



**CITY OF MENOMONIE**  
**PLAN COMMISSION MEETING AGENDA**

Menomonie City Hall  
800 Wilson Avenue  
1st Floor, City Council Chambers

7:00pm

Monday – July 28, 2025

1. Roll Call
2. Approval of Minutes – May 27, 2025
3. Public Comments (agenda items only).
4. New Business
  - a) Consider recommendation regarding temporary zoning of Agriculture (A) District for the proposed annexation of certain lands along County Highway B between 650<sup>th</sup> Avenue (also known as Eagle Point Road) and 690<sup>th</sup> Avenue from the Town of Red Cedar.
  - b) Consider recommendation regarding proposed rezoning of certain lands along County Highway B between 650<sup>th</sup> Avenue (also known as Eagle Point Road) and 690<sup>th</sup> Avenue from Agriculture (A) to Restricted Industrial (I-1) District.
  - c) Consider recommendation regarding proposed rezoning of certain lands along 21<sup>st</sup> Avenue Northeast and 7<sup>th</sup> Avenue Northeast (Menomonie Alliance Church) from Single Family Residential (R-1) to Local Commercial (B-2) District.
  - d) Consider approval of Doug Kettner's Proposed Certified Survey Map on August Lane.
  - e) Consider approval of Eric & Jaclyn Peissig's Proposed Certified Survey Map on Eagle Point Drive.
5. Adjourn

Notice is hereby given that members of the Plan Commission and/or Common Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Plan Commission and/or Common Council pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Common Council will not take any formal action at this meeting.

NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities. For additional information or to request the service, contact the City Clerk or the City Administrator at 715-232-2221.

## Plan Commission Meeting Minutes

Chairman Luther called the Plan Commission Meeting to order in the City Hall Council Chambers on Tuesday May 27, 2025 at 7:00 p.m.

1. Roll Call: Jeff Luther, Cody Gentz, Lowell Prange, Steve Lindberg, Dennis Kropp, Steve Cook, and Dick Martinson. Others Present: David Schofield, Dave Kowieski, Ron Jaspersen (AC/a).
2. Approval of Minutes: Cook moved to approve the April 28, 2025, Plan Commission minutes with a second by Lindberg. Motion carried.
3. Public Comments: None.
4. Items of Discussion:
  - a. Schofield presented the proposed Laird-McConnell certified survey map on 15<sup>th</sup> Street SE. Schofield indicated that the certified survey map will merge three existing lots into one buildable lot. Schofield noted that the property is zoned Single Family Residential (R-1) and a home is proposed to be constructed thereon. Martinson moved to approve the Laird-McConnell certified survey map, with a second by Gentz. Motion carried.
  - b. Schofield and Kowieski provided an update regarding Victory Church, the USH 12/STH 25 project, Estover Terrace, Tanglewood and Pine Avenue project. Schofield indicated that the next Plan Commission meeting is scheduled for Monday June 23, 2025. Prange noted that he will not be able to attend on that date. No actions taken.
5. Martinson moved to adjourn with a second by Lindberg. Motion carried.

Minutes Recorded by David Schofield



## MEMORANDUM

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

TO: Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Proposed Ordinance 2025-04 – Annexation of Certain Lands Along CTH B

DATE: July 28, 2025 Plan Commission Meeting

Nicholas Rassbach, Ronnie E. Prochnow, Rusk Prairie Farms, LLC, Red Cedar Produce, LLC, Janet L. Koepl, Gregory M. Quilling, Anthony J. Swanson, and Adrie E. Swanson have submitted the attached Petition for Direct Annexation by Unanimous Approval for lands along County Highway B between Eagle Point Road (also known as 650<sup>th</sup> Avenue) and 690<sup>th</sup> Avenue.

Atty. Ludeman has prepared Proposed Ordinance 2025-04 which, if adopted, would complete the proposed annexation. Section 3 of the proposed ordinance would temporarily designate the newly annexed lands to be part of the Agricultural District (A) for zoning purposes. Because this pertains to land use, Proposed Ordinance 2025-04 was referred to the Plan Commission to review the temporary zoning prior to introduction and adoption by the City Council.

City Staff would suggest that the Plan Commission should consider the following questions with respect to the temporary zoning:

1. Is the proposed temporary Agriculture (A) District compatible with the applicant's request?
  - a. City Staff notes that the applicants requested temporary Agriculture (A) District in paragraph 8 on Page 2 of the Annexation Petition.
2. Are the land uses that currently exist on the annexation properties (which include farm fields, single family residential and a greenhouse) compatible with the proposed temporary Agriculture (A) District?
  - a. City Code 10-6-1 (which is attached) allows *"any use permitted in the single-family residential district"*.
  - b. City Code 10-6-1 also allows *"general farming..."*. City Code 10-1-4 defines farming as *"...the same meaning as "Agricultural Use" contained in section 91.01(2)(a), Wisconsin statutes, as amended"*. Wis. Stats. 91.01(2)(a) defines agricultural use as *"Any of the following activities conducted for the purpose of producing an income or livelihood: ... 1. Crop or forage production"*.



## MEMORANDUM

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

3. Is the proposed temporary Agriculture (A) District the most restrictive that accommodates the existing land uses?
  - a. City Staff notes that the only District more restrictive than Agriculture (A) District is Open Development Conservancy (C) District.
  - b. City Code 10-5-1 allows the following in the Open Development Conservancy (C) District:
    - i. *"Facilities and structures for drainage, flood control, hydroelectric power, power transmission, ponding, conservation, erosion control, reclamation, fire prevention".*
    - ii. *"Harvesting of wild crops such as marsh hay, ferns, moss, berries".*
    - iii. *"Management of forestry, wildlife and fish".*
    - iv. *"Not for profit historical/heritage museums".*
    - v. *"Parks and open recreational areas".*
    - vi. *"Uses accessory or customarily incidental to any of the above facilities".*
4. What has the City historically used as the temporary zoning classifications for newly annexed lands?
  - a. City Staff notes that the City has historically used the Agriculture (A) District as the temporary zoning classifications, most recently Cedarbrook Church (on Wilson Street) and Harmony Parks (on Eagle Point Road)

It is City's Staff's recommendation that Agriculture (A) District be used as the temporary zoning for the proposed annexation.

If the Plan Commission concurs, the appropriate motion would be to ***Recommend Agriculture (A) District be used as the Temporary Zoning Classification within Proposed Ordinance 2025-04*** (simple majority vote).

The Plan Commission's recommendation will be shared with the City Council on August 4, 2025. The City Council will consider introduction and adoption of Proposed Ordinance 2025-04 on that date.

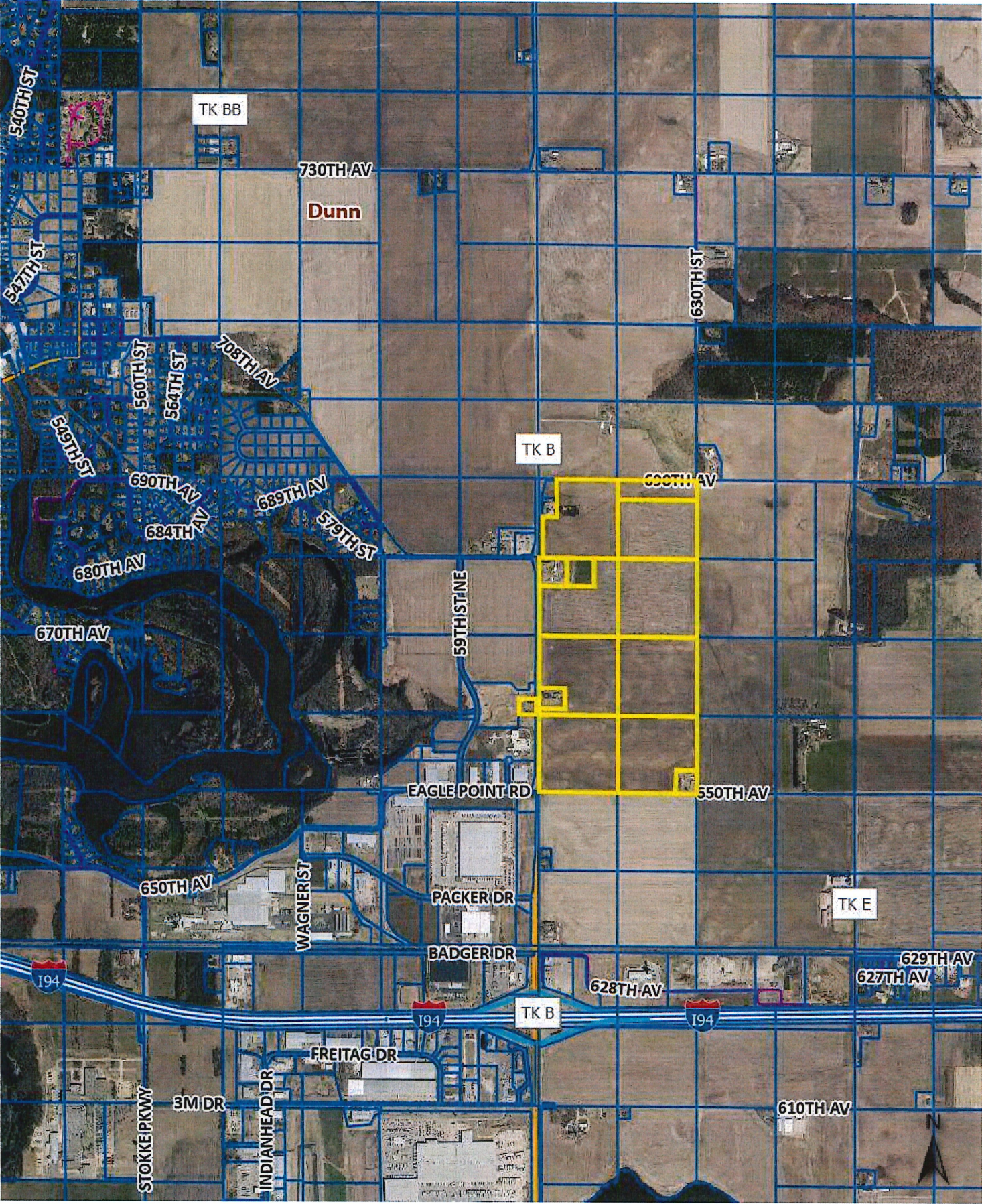
### Attachments:

- Location Map
- Petition for Direct Annexation by Unanimous Approval
- City Code 10-6-1, Agriculture (A) District
- City Code 10-5-1, Open Development Conservancy (C) District
- Proposed Ordinance 2025-04



# Balloonist Annexation

Created by:







33 East Main Street  
Suite 900  
Madison, WI 53703  
608-251-5000  
Fax 608-251-9166  
www.quarles.com

Attorneys at Law in  
Chicago  
Denver  
Indianapolis  
Madison  
Milwaukee  
Minneapolis  
Naples  
Phoenix  
San Diego  
St. Louis  
Tampa  
Tucson  
Washington, D.C.

Douglas S. Buck  
Writer's Direct Dial: 608-283-2466  
E-Mail: Douglas.Buck@quarles.com

June 18, 2025

VIA OVERNIGHT DELIVERY AND E-MAIL

City of Menomonie  
Attention: Kate Martin, City Clerk  
800 Wilson Avenue  
Menomonie, WI 54751  
Email: kmartin@menomonie-wi.gov

**Re: Petition for Direct Annexation by Unanimous Approval**

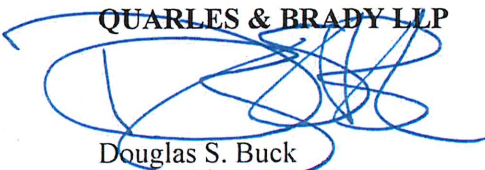
Dear Clerk Martin:

The purpose of this letter is to file a Petition for Direct Annexation By Unanimous Approval executed by the Petitioners (as defined therein) (the "**Petition**") with the City Council of the City of Menomonie, Dunn County, Wisconsin (the "**City**"), for the direct annexation to the City, and the detachment from the Town of Red Cedar, Dunn County, Wisconsin (the "**Town**"), of certain territory as more particularly described in the Petition (the "**Territory**"), pursuant to §66.0217(2) of the Wisconsin Statutes.

Accordingly, enclosed with this letter is a copy of the Petition, which contains the legal description of the Territory to be annexed and a copy of the scaled map of the Territory. A copy of the Petition will also be mailed to the Town's Clerk in accordance with §66.0217(2) of the Wisconsin Statutes.

Sincerely,

**QUARLES & BRADY LLP**



Douglas S. Buck



33 East Main Street  
Suite 900  
Madison, WI 53703  
608-251-5000  
Fax 608-251-9166  
www.quarles.com

Attorneys at Law in  
Chicago  
Denver  
Indianapolis  
Madison  
Milwaukee  
Minneapolis  
Naples  
Phoenix  
San Diego  
St. Louis  
Tampa  
Tucson  
Washington, D.C.

Douglas S. Buck  
Writer's Direct Dial: 608-283-2466  
E-Mail: douglas.buck@quarles.com

June 18, 2025

City of Menomonie  
Attention: David Schofield, Director of Public Works  
800 Wilson Avenue  
Menomonie, WI 54751  
Email: dschofield@menomonie-wi.gov

**Re: Letter In Support of the Petition for Direct Annexation by Unanimous Approval**

Dear Mr. Schofield and City Council:

Quarles & Brady LLP, represents Balloonist, LLP (the "**Applicant**") in its Petition for the Direct Annexation by Unanimous Approval ("**Petition**") to the City of Menomonie ("**City**"). The Applicant desires to annex the property described in the Petition ("**Property**") from the Town of Red Cedar into the City in order to develop the property as a data center ("**Project**") and to obtain certain benefits from the City, including but not limited to access to City municipal water and sewer services.

The Applicant believes it is in the best interest of the City to accept the Petition, for the following reasons:

- **Consistent with City Growth**

The Property is contiguous and adjacent to the City's jurisdictional boundaries and within the extraterritorial zoning jurisdiction. The City's and Town of Red Cedar's ("**Town**") long term plans anticipate that this area of the Town would be incorporated into the City. This annexation, therefore, is consistent with the City's future planned growth. No town islands are created by this annexation.

- **Development is Consistent with Surrounding Area**

The Applicant has concurrently submitted an Application to Rezone the Property to the I-1, Industrial District, which is consistent with the surrounding area which are currently zoned Restricted Industrial District 1 (I-1) and General Industrial District (I-3). The proposed industrial Project is therefore consistent with the surround area and is also consistent with the Comprehensive Plan for the area.

- **Investment in City**

June 18, 2025

Page 2

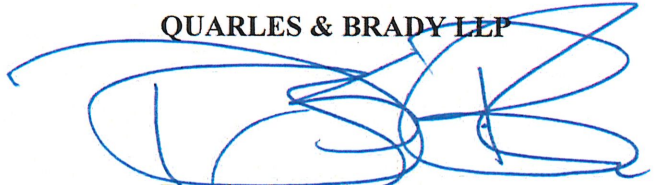
The proposed Project which will include significant capital investment by the Applicant, both in the construction of the Project and the going maintenance. However, without the City's municipal services, this Project cannot move forward. Therefore, annexation is necessary in order for the Project to proceed. Once built, the development of this area is anticipated to attract additional businesses and growth to the City.

Quarles and the Applicant requests your support of the Petition and will make themselves available to answer your questions. If you would like to discuss the Project prior to the Public Hearing, please feel free to contact me by telephone (608) 283-2466 or by email at [douglas.buck@quarles.com](mailto:douglas.buck@quarles.com).

Quarles and the Applicant are looking forward to working with the City, the Plan Commission and Common Council on this Project.

Very truly yours,

**QUARLES & BRADY LLP**



Douglas S. Buck

## PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO: The Honorable Common Council of the City of Menomonie, Wisconsin

c/o City Clerk  
City Hall  
800 Wilson Avenue  
Menomonie, Wisconsin 54751  
Attention: City Clerk

Nichols Rassbach ("**Rassbach**"), Ronnie E. Prochnow ("**Prochnow**"), Rusk Prairie Farms, LLC ("**Rusk**"), Red Cedar Produce LLC ("**Red Cedar**"), Janet L. Koepl ("**Koepl**"), Gregory M. Quilling ("**Quilling**"), Anthony J. Swanson and Adrie E. Swanson, husband and wife ("**Swanson**" and together with Rassbach, Prochnow, Rusk, Red Cedar, Koepl, and Quilling, each a "**Petitioner**" and collectively, "**Petitioners**") hereby respectfully petitions the Common Council of the City of Menomonie, Dunn County, Wisconsin (the "**City**"), pursuant to §66.0217(2) of the Wisconsin Statutes, for the direct annexation to the City, and the detachment from the Town of Red Cedar, Dunn County, Wisconsin (the "**Town**"), of the territory described below in Paragraph 6 (the "**Territory**").

In support of this petition, **each Petitioner** alleges and represents the following on behalf of such entity:

1. Such Petitioner is the sole owner of such land within the Territory as designated on Exhibit A, and Petitioners, in the aggregate, own all of the land within the Territory.

2. There are six (6) electors residing in the Territory, in the Town of Red Cedar. The foregoing identified electors also join in the execution of this Petition below.

3. The population of the Territory is eleven (11) as determined by an actual count provided by the County of Dunn.

4. The purpose of this petition for direct annexation of the Territory to the City is to obtain the benefits to be derived from owning land located within the limits of the City, including, but not limited to, having such Petitioner's property receive municipal

services (e.g., water and sewer) within the same municipality. Such Petitioner believes it to be in its own best interests and the best interests of the affected communities to have the Territory annexed to the City.

5. The Territory is contiguous to the City.

6. The legal description of the Territory is set forth on the attached Exhibit A.

7. Attached to this Petition as Exhibit B is a scale map which reasonably shows the boundaries of the Territory.

8. Petitioner requests that the Territory be given a temporary zoning classification of Agriculture District (A) under Title 10, Chapter 6 of the City's Municipal Code. Pursuant to Petitioner's separate zoning application, Petitioner requests that the Territory be given a permanent zoning classification of Restricted Industrial District (I-1) under Title 10, Chapter 14 of the City's Municipal Code pursuant to a separate filing with the City concerning rezoning of the Territory (except for the Quilling property, which shall be excluded from such rezoning application).


9. The filing of this Petition was duly authorized by the undersigned Petitioner.

*[signature pages follow]*

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

**PETITIONER:**

NICHOLS RASSBACH



Nichols Rassbach

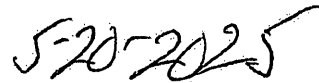
**STATEMENT OF OWNERSHIP AND RESIDENCY**

The undersigned individual represents and warrants the following:

1. That he is one of the petitioners who signed the Petition of Direct Annexation by Unanimous Approval for the property located along 690th Avenue, Red Cedar, Wisconsin.
2. The undersigned makes this Statement in support of the Petition of Direct Annexation by Unanimous Approval of the above-described territory to the City of Menomonie, Dunn County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition of Direct Annexation by Unanimous Approval was signed by all of the electors residing in, on, and at the above-described property and by all of the owners of the above-described property, and the undersigned hereby states and affirms that no other residents or entities have any ownership interest whatsoever in and to said property.



Petitioner Signature



Date

SIGNATURE PAGE TO PETITION  
PETITIONER – RASSBACH



IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

**PETITIONER:**

RONNIE E. PROCHNOW



Ronnie E. Prochnow

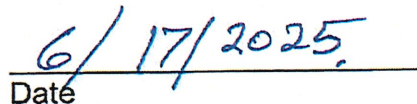
**STATEMENT OF OWNERSHIP AND RESIDENCY**

The undersigned individual represents and warrants the following:

1. That he is one of the petitioners who signed the Petition of Direct Annexation by Unanimous Approval for the property located along 610th Avenue, Red Cedar, Wisconsin.
2. The undersigned makes this Statement in support of the Petition of Direct Annexation by Unanimous Approval of the above-described territory to the City of Menomonie, Dunn County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition of Direct Annexation by Unanimous Approval was signed by all of the electors residing in, on, and at the above-described property and by all of the owners of the above-described property, and the undersigned hereby states and affirms that no other residents or entities have any ownership interest whatsoever in and to said property.



Petitioner Signature



Date


SIGNATURE PAGE TO PETITION  
PETITIONER – PROCHNOW



IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

**PETITIONER:**

RUSK PRAIRIE FARMS, LLC

By:  Eric Fanetti


Print Name: Eric Fanetti

Title: Owner

**STATEMENT OF OWNERSHIP AND RESIDENCY**

The undersigned individual represents and warrants the following:

1. That he is one of the petitioners who signed the Petition of Direct Annexation by Unanimous Approval for the property located along 610th Avenue, Red Cedar, Wisconsin.
2. The undersigned makes this Statement in support of the Petition of Direct Annexation by Unanimous Approval of the above-described territory to the City of Menomonie, Dunn County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition of Direct Annexation by Unanimous Approval was signed by all of the electors residing in, on, and at the above-described property and by all of the owners of the above-described property, and the undersigned hereby states and affirms that no other residents or entities have any ownership interest whatsoever in and to said property.

 Eric Fanetti  
Petitioner Signature

05/20/25  
Date

SIGNATURE PAGE TO PETITION  
PETITIONER – RUSK

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

**PETITIONER:**

RED CEDAR PRODUCE LLC

By: 


Print Name: Shiv Nath Tandon

Title: Sole Member

**STATEMENT OF OWNERSHIP AND RESIDENCY**

The undersigned individual represents and warrants the following:

1. That he is one of the petitioners who signed the Petition of Direct Annexation by Unanimous Approval for the property located at: N6776, N6778, N6780 County Road B, Menomonie, Wisconsin.
2. The undersigned makes this Statement in support of the Petition of Direct Annexation by Unanimous Approval of the above-described territory to the City of Menomonie, Dunn County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition of Direct Annexation by Unanimous Approval was signed by all of the electors residing in, on, and at the above-described property and by all of the owners of the above-described property, and the undersigned hereby states and affirms that no other residents or entities have any ownership interest whatsoever in and to said property.

  
Petitioner Signature

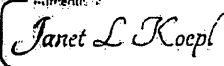
6/16/25  
Date

SIGNATURE PAGE TO PETITION  
PETITIONER – RED CEDAR

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

**PETITIONER: :**

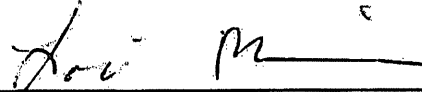
JANET L. KOEPL

Authentisign  


Janet L. Koepf

The undersigned elector(s) joins in the execution of this Petition in compliance with the requirements of Wis. Stat. §66.0217(2).

**ELECTORS:**



Lori Meier



Greg Tuschl

**STATEMENT OF OWNERSHIP AND RESIDENCY**

The undersigned individual represents and warrants the following:

1. That she is one of the petitioners who signed the Petition of Direct Annexation by Unanimous Approval for the property located at: N6628 County Road B, Menomonie, Wisconsin.
2. The undersigned makes this Statement in support of the Petition of Direct Annexation by Unanimous Approval of the above-described territory to the City of Menomonie, Dunn County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition of Direct Annexation by Unanimous Approval was signed by all of the electors residing in, on, and at the above-described property and by all of the owners of the above-described property, and the undersigned hereby states and affirms that no other residents or entities have any ownership interest whatsoever in and to said property.

Authentisign  
  
Petitioner Signature

05/20/25

Date

SIGNATURE PAGE TO PETITION  
PETITIONER – KOEPL

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

**PETIONER:**

 *Gregory M Quilling*

\_\_\_\_\_  
Gregory M. Quilling

**STATEMENT OF OWNERSHIP AND RESIDENCY**

The undersigned individual represents and warrants the following:

1. That he is one of the petitioners who signed the Petition of Direct Annexation by Unanimous Approval for the property located at 6613 County Road B, Menomonie, Wisconsin.
2. The undersigned makes this Statement in support of the Petition of Direct Annexation by Unanimous Approval of the above-described territory to the City of Menomonie, Dunn County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition of Direct Annexation by Unanimous Approval was signed by all of the electors residing in, on, and at the above-described property and by all of the owners of the above-described property, and the undersigned hereby states and affirms that no other residents or entities have any ownership interest whatsoever in and to said property.

 *Gregory M Quilling*

\_\_\_\_\_  
Petitioner Signature

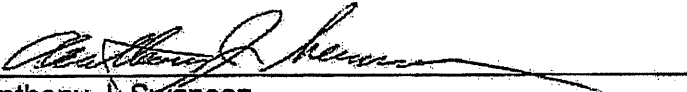
05/20/25

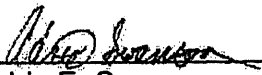
\_\_\_\_\_  
Date

SIGNATURE PAGE TO PETITION  
PETITIONER – QUILLING

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

**PETITIONER:**

  
Anthony J. Swanson

  
Adrie E. Swanson

**STATEMENT OF OWNERSHIP AND RESIDENCY**

The undersigned individual represents and warrants the following:

1. That he is one of the petitioners who signed the Petition of Direct Annexation by Unanimous Approval for the property located at 6283 650<sup>th</sup> Avenue, Menomonie, Wisconsin.
2. The undersigned makes this Statement in support of the Petition of Direct Annexation by Unanimous Approval of the above-described territory to the City of Menomonie, Dunn County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition of Direct Annexation by Unanimous Approval was signed by all of the electors residing in, on, and at the above-described property and by all of the owners of the above-described property, and the undersigned hereby states and affirms that no other residents or entities have any ownership interest whatsoever in and to said property.


  
Petitioner Signature


6-11-2025  
Date

SIGNATURE PAGE TO PETITION  
PETITIONER – SWANSON

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

**PETITIONER:**


  
*Anthony J. Swanson*  
\_\_\_\_\_  
Anthony J. Swanson

  
*Adrie E. Swanson*  
\_\_\_\_\_  
Adrie E. Swanson

**STATEMENT OF OWNERSHIP AND RESIDENCY**

The undersigned individual represents and warrants the following:

1. That he is one of the petitioners who signed the Petition of Direct Annexation by Unanimous Approval for the property located at 6283 650<sup>th</sup> Avenue, Menomonie, Wisconsin.
2. The undersigned makes this Statement in support of the Petition of Direct Annexation by Unanimous Approval of the above-described territory to the City of Menomonie, Dunn County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition of Direct Annexation by Unanimous Approval was signed by all of the electors residing in, on, and at the above-described property and by all of the owners of the above-described property, and the undersigned hereby states and affirms that no other residents or entities have any ownership interest whatsoever in and to said property.

  
*Anthony J. Swanson*  
\_\_\_\_\_

Petitioner Signature

  
*Adrie E. Swanson*  
\_\_\_\_\_

05/20/25

\_\_\_\_\_  
Date

SIGNATURE PAGE TO PETITION  
PETITIONER – SWANSON



## EXHIBIT A

### LEGAL DESCRIPTION OF TERRITORY

Those parts of the Northwest Quarter and Southwest Quarter of Section 9, and those parts of the Northeast Quarter and Southeast Quarter of Section 8, all in Township 28 North, Range 12 West, Dunn County, Wisconsin, described as follows:

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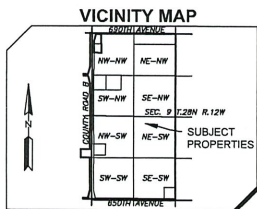
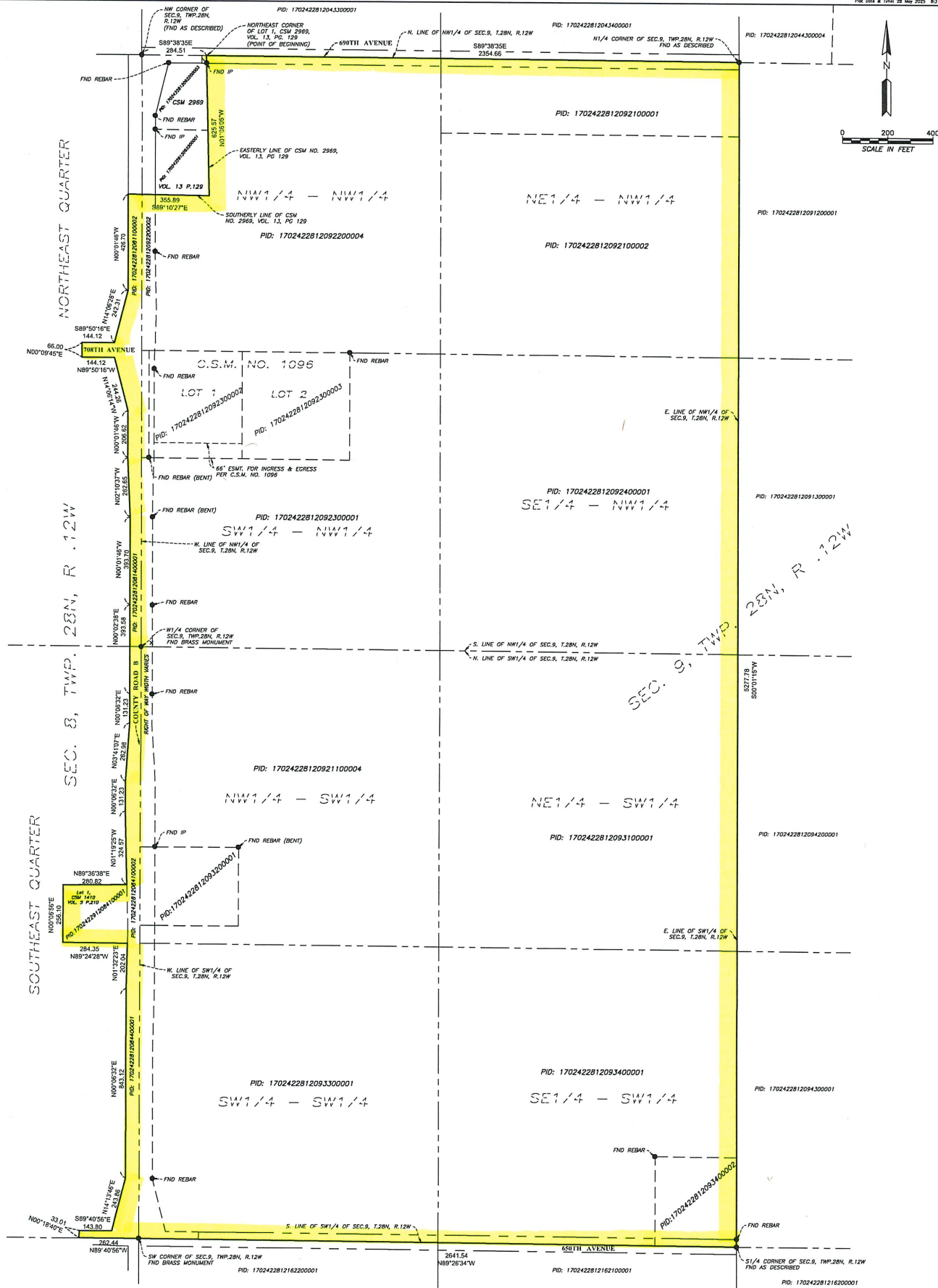
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**EXHIBIT B**

**SCALE MAP OF TERRITORY**

(Attached)



**GENERAL NOTES**  
1. Bearings shown hereon are based on the Dunn County Coordinate System relative to the NAD83(11) control adjustment.



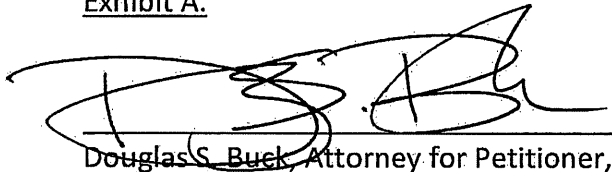
CUSTOMER NAME  
BALLOONIST, LLC  
Exhibit B

PROJECT TITLE			
ANNEXATION EXHIBIT			
DWN BY CHK'D	APP'D	DWG DATE MAY 28, 2025	
RWN	JRN	SCALE SEE SCALE BAR	
PROJECT NO.	SHEET NO.		
2042685200	1 OF 1		

## AFFIDAVIT OF FILING

STATE OF WISCONSIN       )  
  ) SS  
COUNTY OF DANE         )

Douglas S. Buck, Attorney on behalf of the Petitioner, Balloonist, LLC, being first duly sworn on oath, deposes and says that on the 20<sup>th</sup> day of June 2025, he filed with the Town Clerk of the Town of Red Cedar, Dunn County, Wisconsin, a Duplicate Petition Of Direct Annexation By Unanimous Approval of the following described territory, attached hereto as Exhibit A.



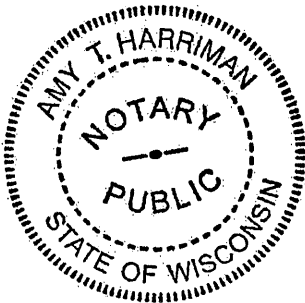
Douglas S. Buck, Attorney for Petitioner, Balloonist, LLC

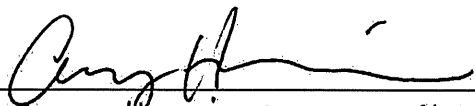
6/20/25  
Date

## ACKNOWLEDGEMENT

STATE OF WISCONSIN       )  
  ) ss.  
COUNTY OF DANE         )

Personally, came before me on the 20<sup>th</sup> day of June 2025, the above-named Douglas S. Buck, Attorney on behalf of the Petitioner, Balloonist, LLC, being known to me to be the person who executed the foregoing instrument and acknowledged the same.



  
Amy Harriman, Notary Public  
My commission expires: permanet

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF TERRITORY**

Those parts of the Northwest Quarter and Southwest Quarter of Section 9, and those parts of the Northeast Quarter and Southeast Quarter of Section 8, all in Township 28 North, Range 12 West, Dunn County, Wisconsin, described as follows:

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## CHAPTER 6

### A AGRICULTURAL DISTRICT

#### SECTION:

#### 10-6-1: Uses

#### 10-6-2: Height, Yards And Area

##### 10-6-1: USES:

In the A agricultural district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered unless otherwise provided in this title, except for one or more of the following uses:

Any use permitted in the single-family residential district.

Dams, power plants and flowage areas.

General farming, except farms operated for the disposal of garbage, rubbish, offal or sewage.

Hospitals and clinics, same as provided in subsection 10-4-2K of this title.

Mobile home parks when the location of each such park shall have been approved in writing by the board of appeals, after public hearing. In approving such a location, the board shall view the proposed site or sites and shall consider such evidence as may be presented at the hearing, bearing upon the general purpose and intent of this title to promote the public health, safety and general welfare, and the specific purpose of this section to prevent the overcrowding of land and the development of housing blight in rural areas. The provisions of section 66.0435, Wisconsin statutes, and all amendments and codes of the city relating thereto, are hereby made a part of this chapter to the extent applicable, and shall be considered a part hereof the same as though herein printed and set forth in full.

Roadside stands for the sale of farm products.

Signs not over eight (8) square feet in area advertising the sale or lease of farm property or the sale of farm products produced on the premises, provided that no advertising sign of any other character shall be permitted in the agricultural district.

A. Chapter 84.30, Wisconsin statutes, and chapter HY19, Wisconsin administrative code, are adopted insofar as they apply to signs adjacent to any interstate highway.

Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay stations, equipment housings and other similar necessary appurtenant facilities; radio and television stations and transmission towers and microwave radio relay towers. (1975 Code Ch. 18 § VI; amd. Ord. 2013-07, 4-1-2013)

##### 10-6-2: HEIGHT, YARDS AND AREA:

A. Generally: For buildings hereafter erected, converted in use, enlarged, moved or structurally altered for human habitation, the minimum dimensions of yards, the lot area per family and minimum dwelling size shall be the same as is required for chapter 7, "R-1 Single-Family Residential District", of this title; and provided that, when applicable, where the regulations of chapter H65, state division of health administrative code, require a larger lot area than any of the above, such regulation shall govern.

B. Setback: There shall be a setback of not less than twenty five feet (25'). Same as provided in section 10-1-4, definition of "yard, front", and subsections 10-4-2E, 10-4-3A, 10-4-5B, C, D, E, and section 10-4-6 of this title.

C. Off Street Parking: Same as provided in section 10-4-7 of this title. (1975 Code Ch. 18 § VI)

## CHAPTER 5

### C OPEN DEVELOPMENT - CONSERVANCY DISTRICT

#### SECTION:

#### 10-5-1: Uses

#### 10-5-2: Height, Yards And Area

#### 10-5-1: USES:

In the C open development - conservancy district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered unless otherwise provided in this title, except for one or more of the following uses:

##### A. Unconditionally Permitted Uses:

Facilities and structures for drainage, flood control, hydroelectric power, power transmission, ponding, conservation, erosion control, reclamation, fire prevention.

Harvesting of wild crops such as marsh hay, ferns, moss, berries.

Management of forestry, wildlife and fish.

Not for profit historical/heritage museums.

Parks and open recreational areas.

Uses accessory or customarily incidental to any of the above facilities.

B. Conditionally Permitted Uses: The following uses when the location thereof shall have been approved in writing by the board of appeals following a public hearing. Such approval shall be consistent with the general purpose and intent of this title and shall be based upon such evidence as may be presented at such public hearing that proposed uses will be established and maintained under conditions consistent with preserving the public health and safety and preventing water or air contamination or pollution:

Boat harbors, marinas.

Crop and tree farming.

Fuel transmission lines and related facilities.

Golf courses.

Gravel pits, stone quarries and washing and grading of products. (1975 Code Ch. 18 § V)

#### 10-5-2: HEIGHT, YARDS AND AREA:

A. Generally: For buildings hereafter erected, converted in use, enlarged, moved or structurally altered, the building height limit, setback, minimum dimension of yards, minimum lot area and minimum dwelling size shall be the same as in the agricultural district and in the single-family residential district.

B. Vision Clearance: Same as provided in subsection 10-4-5G of this title.

C. Off Street Parking: Same as provided in section 10-4-7 of this title. (1975 Code Ch. 18 § V)



**ORDINANCE 2025-04 OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2025.**

An ordinance annexing territory to the City of Menomonie.

**THE COMMON COUNCIL OF THE CITY OF MENOMONIE DO ORDAIN AS FOLLOWS:**

- Section 1.** Territory Annexed. In accordance with Section 66.0217(2), Wisconsin Statutes, the petition for direct annexation by unanimous approval filed with the City Clerk on the 18<sup>th</sup> day of June, 2025, signed by the owners of the land in the described territory on Exhibit A, attached hereto and incorporated herein by this reference, in the Town of Red Cedar, Dunn County, Wisconsin, is annexed to the City of Menomonie, Wisconsin.
- Section 2.** Effect of Annexation. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Menomonie for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations governing the City of Menomonie.
- Section 3.** Temporary Zoning Classification. The territory annexed to the City of Menomonie described in Section 1 of this ordinance shall be temporarily designated to be part of the Agricultural District (A) of the City for zoning purposes and subject to all provisions of Title 10, City Code.
- Section 4.** Ward Designation. The territory described in Section 1 of this ordinance is hereby made a part of the Eleventh (11<sup>th</sup>) Ward of the City of Menomonie, subject to the ordinances, rules, and regulations of the City.
- Section 5.** The population of the territory described in Section 1 of this ordinance is eleven (11).
- Section 6.** Payments to Town. As this territory is located in the Town of Red Cedar, the City shall pay the Town of Red Cedar pursuant to Section 66.0217, Wisconsin Statutes, for 5 years, an amount equal to the amount of property taxes that the Town of Red Cedar levied on the annexed territory, as shown by the tax roll under Section 70.65, Wisconsin Statutes, in the year in which the annexation is final.
- Section 7.** Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provisions or applications.
- Section 8.** Codification. This ordinance shall not be codified.

**Section 9.** This ordinance shall take effect upon the date of publication as provided in Section 62.11(4)(a), Wisconsin Statutes.

INTRODUCED \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY

FIRST READING \_\_\_\_\_

OF \_\_\_\_\_, 2025

SECOND READING \_\_\_\_\_

\_\_\_\_\_  
MAYOR, Randy Knaack

PASSED \_\_\_\_\_

PUBLISHED \_\_\_\_\_

SUBMITTED BY:

ATTEST \_\_\_\_\_

\_\_\_\_\_

CITY CLERK, Catherine Martin

ALDERPERSON

## EXHIBIT A

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## MEMORANDUM

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

TO: Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Proposed Ordinance 2025-05 – Rezoning of Certain Lands Along CTH B

DATE: July 28, 2025 Plan Commission Meeting

Nicholas Rassbach, Ronnie E. Prochnow, Rusk Prairie Farms, LLC, Red Cedar Produce, LLC, Janet L. Koepl, Anthony J. Swanson, Adrie E. Swanson and Balloonist, LLC (“Balloonist”) have submitted the attached Request for Rezoning from Temporary Agriculture (A) District to Restricted Industrial (I-1) District for lands along the east side of County Highway B between Eagle Point Road (also known as 650<sup>th</sup> Avenue) and 690<sup>th</sup> Avenue. Please note that Gregory M. Quilling has **not** requested rezoning and would remain Agriculture (A) District.

The intended use is a data center.

Atty. Ludeman has prepared Proposed Ordinance 2025-05 which, if adopted, would complete the proposed rezoning. Because this pertains to land use, Proposed Ordinance 2025-05 was introduced by the City Council and referred to the Plan Commission for a recommendation prior to final consideration by the City Council.

City Staff would suggest that the Plan Commission should consider the following questions with respect to the proposed rezoning:

1. Is the proposed Restricted Industrial (I-1) District compatible with the applicant’s request?
  - a. City Staff notes that the applicants requested Restricted Industrial (I-1) District on the Request for Rezoning (which is attached).
2. Is the proposed land use compatible with the proposed Restricted Industrial (I-1) District?
  - a. City Code 10-14-1 (which is attached) allows *“Storage or warehousing of materials or products...”* and *“Uses customarily incidental to the foregoing uses and accessory buildings and structures”*.



## MEMORANDUM

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

- b. City Code 10-1-4 (which is attached) indicates that warehousing *"shall mean any of the following ... D. Establishments used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations"*.
3. Is the proposed Restricted Industrial (I-1) District the most restrictive that accommodates the proposed land use?
  - a. City Staff notes that data centers would be allowed in the Restricted Industrial 2 (I-2) District and the General Industrial (I-3) District, both of which are less restrictive than the proposed Restricted Industrial (I-1) District.
4. Is the proposed rezoning consistent with the City's adjacent zoning districts?
  - a. City Staff notes that the City's zoning map shows the lands to the west and southwest of the proposed rezoning in the City are zoned Restricted Industrial (I-1) District and General Industrial (I-3) District, respectively.
  - b. City Staff notes that Mr. Quilling's property on the west side of CTH B, which is part of the annexation petition but not the request to rezone, will be an island of Agriculture (A) District entirely surrounded by Restricted Industrial (I-1) District. City Staff note that Mr. Quilling has specifically and consciously opted out of the proposed rezoning.
5. Is the proposed rezoning consistent with the City's Comprehensive Plan?
  - a. City Staff notes that the City's Comprehensive Plan's Future Land Use Map (which is attached) shows "Future Industrial" in the areas north of Eagle Point Road (also known as 650<sup>th</sup> Avenue) and east of Stokke Parkway.
6. Is the proposed rezoning consistent with the Town/City Development Map?
  - a. City Staff notes that the City of Menomonie and adjoining Towns, including the Town of Red Cedar, prepared a Town/City Development Map over a series of meetings in August 2021, October 2021, January 2022, March 2022, June 2022, and August 2022.
  - b. City Staff notes that the City of Menomonie and adjoining Towns, including the Town of Red Cedar, reviewed the Town/City Development Map in January 2024 and April 2024.
  - c. City Staff notes that the Town/City Development Map (which is attached) shows the entire property proposed to be rezoned as "Town/City Future Development".



## MEMORANDUM

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

City Staff is aware of public comments regarding the following:

1. Town of Red Cedar's Comprehensive Plan
  - a. City Staff note that the City of Menomonie is under no obligation to follow the Town of Red Cedar's Comprehensive Plan.
  - b. City Staff note that the Town of Red Cedar participated in the development of the Town/City Development Map and reviewed on at least eight (8) occasions.
2. Development of Farmland
  - a. City Staff note that the 2022 USDA Census of Agriculture for Dunn County (which is attached) indicates that there were, at that time, 260,795 acres of croplands in Dunn County, of which 51,998 acres were irrigated.
  - b. City Staff note that the proposed annexation and rezoning impact 0.12% of all cropland in Dunn County and 0.31% of irrigated cropland in Dunn County.
3. Water Usage
  - a. City Staff note that some data centers use evaporative cooling, which use significant quantities of water.
  - b. City Staff note that Balloonist has proposed to use a closed loop cooling system. According to Balloonist, the closed loop cooling system would use an average of approximately 75,000 gallons per day of municipal water and wastewater. If compared to 2024 water sales, Balloonist would be the City's fifth (5<sup>th</sup>) largest user behind Cardinal FG, 3M, ConAgra and UW-Stout.
4. Energy Usage
  - a. City Staff note that the City of Menomonie does not operate an electric utility.
  - b. City Staff note that Balloonist is working with Xcel Energy and the Wisconsin Public Service Commission regarding energy matters.

The Plan Commission can take the following actions:

- If the Plan Commission concurs with the proposed rezoning from Temporary Agriculture (A) District to Restricted Industrial (I-1) District, the appropriate motion would be ***Recommend approval of proposed Ordinance 2025-05*** (simple majority vote).
- If the Plan Commission does not concur with the proposed rezoning from Temporary Agriculture (A) District to Restricted Industrial (I-1) District, the appropriate motion would be ***Recommend denial of proposed Ordinance 2025-05*** (simple majority vote).



## **MEMORANDUM**

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

The Plan Commission's recommendation will be shared with the City Council on August 4, 2025. A public hearing will be held that evening City Council meeting (which has been publicly noticed including publication of a Class II Public Notice and a mailing to all property owners within 350-feet) to gather public input. After the public hearing, the City Council will consider adoption of Proposed Ordinance 2025-05.

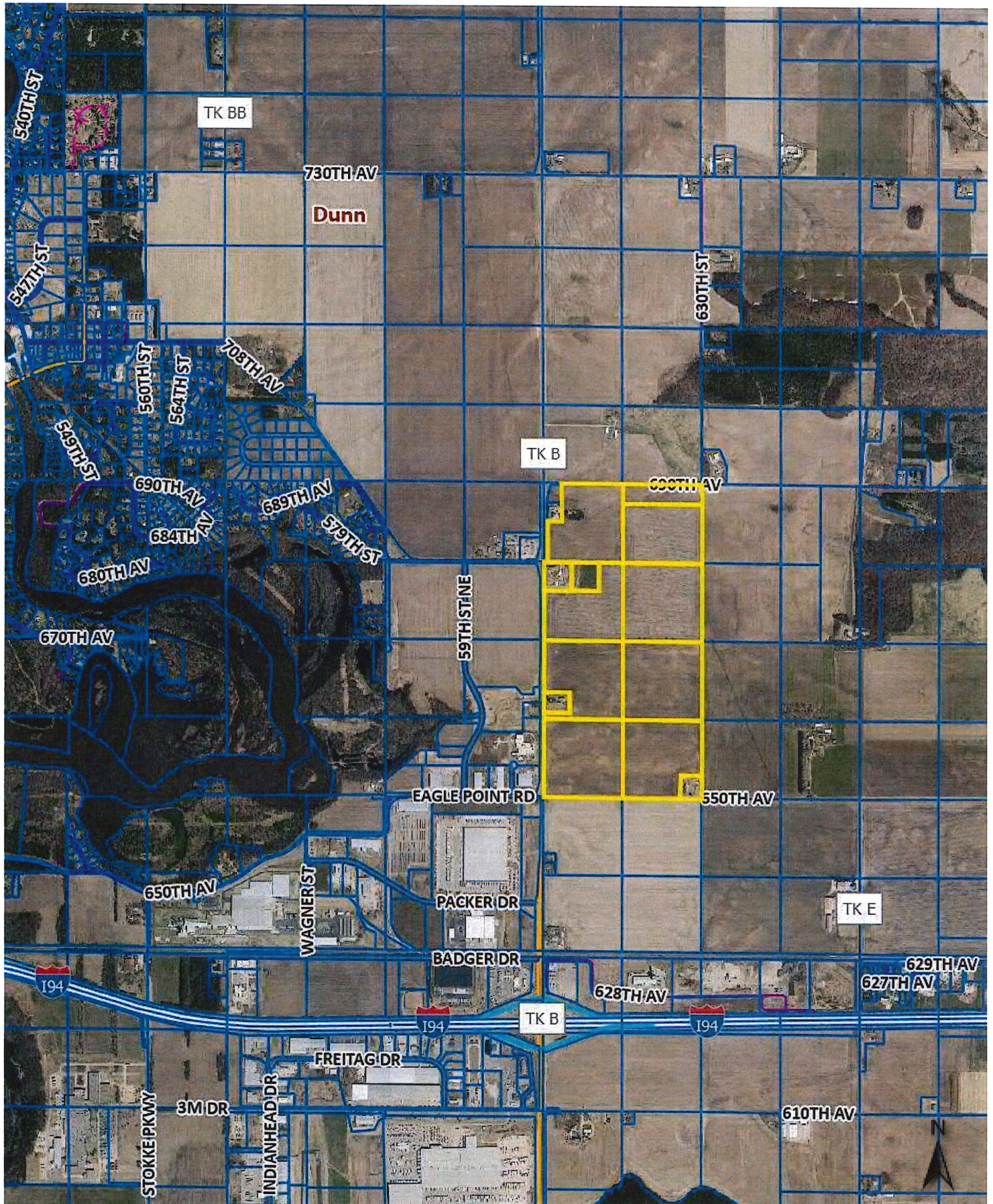
### Attachments:

- Location Map
- Request for Rezoning
- City Code 10-14-1, Restricted Industrial (I-1) District
- City Code 10-1-4, Zoning Definitions
- City of Menomonie Comprehensive Plan Future Land Use Map
- Town/City Development Map
- 2022 USDA Census of Agriculture for Dunn County
- Proposed Ordinance 2025-05



# Balloonist Rezone

Created by:





DATE: June 18, 2025

## REQUEST FOR REZONING



NAME: Balloonist LLC, c/o Douglas Buck, Quarles & Brady LLP

ADDRESS: See attached Exhibit A for Property Address

TELEPHONE NUMBER: 608-263-2466

EMAIL ADDRESS: douglas.buck@quarles.com

PROPERTY OWNER IF DIFFERENT THAN ABOVE: Nichols Rassbach; Red Cedar Produce LLC

Rusk Prairie Farms, LLC; Ronnie E. Prochnow; Janet L. Koepl; and Anthony J. Swanson and Adrie E. Swanson

### LOCATION OF PROPERTY YOU ARE REQUESTING TO BE REZONED (ATTACH MAP):

Please see the Map of Survey, attached as Exhibit B

### EXACT LEGAL DESCRIPTION OF PROPERTY:

Please see the Legal Description, attached as Exhibit A

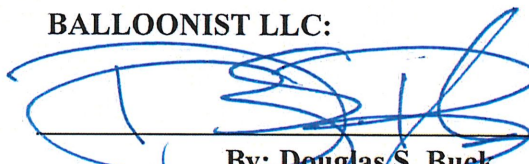
Property is currently in the Town of Red Cedar and zoned General Agriculture District (GA) under Dunn County Zoning. Property Owners have requested Annexation to the  
**CURRENT ZONING:** City of Menomonie. Property Owners understand that the Annexation Ordinance, if approved, would give the property a temporary zoning classification of Agriculture District (A) under Title 10, Chapter 6 of the City's Municipal Code.

**PROPOSED ZONING:** I-1 Restricted Industrial District

### PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

The proposed use of the property is a data center which meets the definition of Warehousing as defined in Title 10, Chapter 1, Section 4 of the City's Municipal Code. The concept site plan is attached as Exhibit C.

**BALLOONIST LLC:**

  
By: Douglas S. Buck  
Its: Attorney

NON-REFUNDABLE FEE: \$250

Receipt # \_\_\_\_\_ Account - 01.44733 (02)

To City Council: \_\_\_\_\_

To Plan Commission: \_\_\_\_\_

Publication Dates: \_\_\_\_\_

Cedar Notified (Wendy & Mark) \_\_\_\_\_



33 East Main Street  
Suite 900  
Madison, WI 53703  
608-251-5000  
Fax 608-251-9166  
www.quarles.com

Attorneys at Law in  
Chicago  
Denver  
Indianapolis  
Madison  
Milwaukee  
Minneapolis  
Naples  
Phoenix  
San Diego  
St. Louis  
Tampa  
Tucson  
Washington, D.C.

Douglas S. Buck  
Writer's Direct Dial: 608-283-2466  
E-Mail: douglas.buck@quarles.com

June 18, 2025

City of Menomonie  
Attention: David Schofield, Director of Public Works  
800 Wilson Avenue  
Menomonie, WI 54751  
Email: dschofield@menomonie-wi.gov

**Re: Letter In Support of Zoning Application**

Dear Mr. Schofield, Plan Commission, and the City Council:

Quarles & Brady LLP, represents Balloonist, LLP (the "**Applicant**") in its application to rezone certain agricultural farmland to Restricted Industrial District 1 (I-1) ("**Zoning Application**") in order to develop the property as a data center ("**Project**"). The Applicant believes the City should approve the Applicant's Zoning Application for the following reasons:

- **Development is Consistent with Surrounding Area**

The property, as described in Exhibit A to the Zoning Application (the "**Property**"), is currently used as agricultural farmland. The Applicant wishes to rezone the Property to Restricted Industrial District 1 (I-1) which allows data centers as a permitted use under the definition of "Warehousing" as defined in Title 10, Chapter 1, Section 4 of the City's Municipal Code.

The land to the west of the Property is currently zoned Restricted Industrial District 1 (I-1) and General Industrial District (I-3), therefore the Project is consistent with the surrounding area. The proposed industrial Project is also consistent with the comprehensive plan for the area.

- **Consistent with City Growth**

The City's Comprehensive Plan envisions expanding the industrial park to include the Property. The City and Town of Red Cedar have prepared and planned for this type of growth in this area, therefore the Project is consistent with the City's future planned growth.

- **Investment in City**

The proposed Project will include significant capital investment by the Applicant, both in the construction of the Project and the going maintenance. Once built, the Project will employ multi-

June 18, 2025  
Page 2

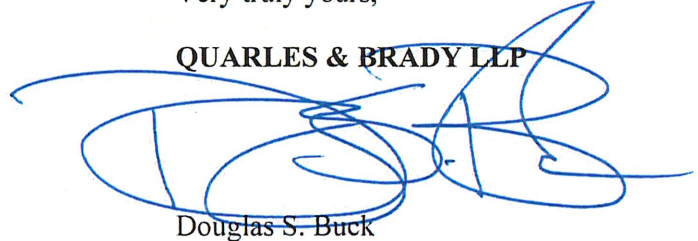
disciplinary teams, adding to the pool of talented and skilled workers to attract additional businesses and growth. Studies demonstrate that similar projects have a strong net benefit to the public, with low public sector costs. Additionally, these types of projects have positive effects on the local economy that generally would not have occurred if not for the investment in the Project.

Quarles and the Applicant requests your support of the Zoning Application and will make themselves available to answer your questions. If you would like to discuss the Project prior to the Public Hearing, please feel free to contact me by telephone at (608) 283-2466 or by email at [douglas.buck@quarles.com](mailto:douglas.buck@quarles.com).

Quarles and the Applicant are looking forward to working with the City, the Plan Commission and City Council on this Project.

Very truly yours,

**QUARLES & BRADY LLP**

A handwritten signature in blue ink, appearing to read 'Douglas S. Buck', is written over the printed name. The signature is stylized with large, sweeping loops.

Douglas S. Buck

**Exhibit A**

**Legal Description**

**Rassbach Parcels:**

**PARCEL 1:**

The North Ten (10) Acres of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the Town of Red Cedar, Dunn County, Wisconsin.

*For Informational Purposes Only:*

Tax Parcel No.: 1702422812092100001

**PARCEL 2:**

The Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the Town of Red Cedar, Dunn County, Wisconsin.

EXCEPTING THEREFROM Certified Survey Map No. 2969, recorded June 16, 2004 in Volume 13 of Certified Survey Maps on Page 129 as Document No. 513162.

FURTHER EXCEPTING THEREFROM that portion conveyed for public road purposes in Instrument recorded September 30, 1999 in Volume 857 of Records, Page 302 as Document No. 454443.

*For Informational Purposes Only:*

Tax Parcel No. 1702422812092200004

**Red Cedar Produce Parcels:**

**PARCEL 1:**

Lot 1 of CERTIFIED SURVEY MAP NO. 1096 recorded in the Office of the register of Deeds for Dunn County, Wisconsin on October 29, 1992, in Volume 4 of Survey Maps, Page 161 as Document No. 399188, said certified survey map being a part of the Southwest 1/4 of the Northwest 1/4, Section 9, Township 28 North, Range 12 West, EXCEPTING THEREFROM that part conveyed in Warranty Deed recorded July 9, 1999, in Volume 841, page 299, as Document No. 452277, FURTHER EXCEPTING THEREFROM that part conveyed in Warranty Deed recorded September 30, 1999, in Volume 857, page 307, Document No. 454445, in the Town of Red Cedar, Dunn County, Wisconsin.

*For Informational Purposes Only:*

Property Address: N6778 and N6780 County Road B, Menomonie, WI 54751

Tax Parcel No. 1702422812092300002

PARCEL 2:

Lot 2 of CERTIFIED SURVEY MAP NO. 1096 recorded in the Office of the register of Deeds for Dunn County, Wisconsin on October 29, 1992, in Volume 4 of Survey Maps, Page 161 as Document No. 399188, said certified survey map being a part of the Southwest 1/4 of the Northwest 1/4, Section 9, Township 28 North, Range 12 West, in the Town of Red Cedar, Dunn County, Wisconsin.

*For Informational Purposes Only:*

Property Address: N6776 County Road B, Menomonie, WI 54751

Tax Parcel No. 1702422812092300003

**Rusk Prairie Farms Parcels:**

PARCEL 1:

The South Thirty (30) Acres of the Northeast Quarter of the Northwest Quarter (NE ¼ of NW ¼) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the Town of Red Cedar, Dunn County, Wisconsin.

PARCEL 2:

The Southeast Quarter of the Northwest Quarter (SE¼ of NW¼) of Section Nine (9), Township Twentyeight (28) North, Range Twelve (12) West, in the Town of Red Cedar, Dunn County, Wisconsin.

PARCEL 3:

The Southwest Quarter of the Northwest Quarter (SW¼ of NW¼) of Section Nine (9), Township Twentyeight (28) North, Range Twelve (12) West, in the Town of Red Cedar, Dunn County, Wisconsin; EXCEPTING THEREFROM Certified Survey Map No. 1096, recorded in Volume 4 of Certified Survey Maps on Page 161 as Document No. 399188; FURTHER EXCEPTING THEREFROM that portion conveyed for public road purposes in Vol. 808 Records, Page 73 as Document No. 447790.

*For Informational Purposes Only:*

Tax Parcel No. 1702422812092100002, 1702422812092400001, 1702422912092300001

**Prochnow Parcels:**

PARCEL 1:

The Northwest Quarter of the Southwest Quarter (NW ¼ of SW ¼) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the Town of Red Cedar, Dunn County, Wisconsin;

EXCEPTING THEREFROM Certified Survey Map No. 3550, recorded in Volume 16 of Certified Survey Maps on Page 170 as Document No. 544659; FURTHER EXCEPTING THEREFROM that portion conveyed for public road purposes in Vol. 828 Records, Page 69 as Document No. 450481.

**PARCEL 2:**

The Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼) of Section Nine (9), Township Twentyeight (28) North, Range Twelve (12) West, in the Town of Red Cedar, Dunn County, Wisconsin.

**PARCEL 3:**

The Southwest Quarter of the Southwest Quarter (SW ¼ of SW ¼) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the Town of Red Cedar, Dunn County, Wisconsin; EXCEPTING THEREFROM that portion conveyed for public road purposes in Vol. 811 Records, Page 91 as Document No. 448237.

**PARCEL 4:**

The Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼) of Section Nine (9), Township Twentyeight (28) North, Range Twelve (12) West, in the Town of Red Cedar, Dunn County, Wisconsin; EXCEPTING THEREFROM Certified Survey Map No. 1037, recorded in Volume 4 of Certified Survey Maps on Page 102 as Document No. 395835.

*For Informational Purposes Only:*

Property Address: 6628 County Road B, Menomonie, WI 54751

Tax Parcel No. 1702422812091100004 and 1702422812093100001 and 1702422812093300001 and 1702422812093400001

**Koepl Parcel:**

Lot 1 of CERTIFIED SURVEY MAP NO. 3550 recorded in the office of the Register of Deeds for Dunn County, Wisconsin on June 19, 2007, in Volume 16 of Certified Survey Maps, Page 170 as Document No. 544659, Said Certified Survey Map being a part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 12 West of the 4th Principal Meridian, in the Town of Red Cedar, Dunn County, Wisconsin.

*For Informational Purposes Only:*

Property Address: 6628 County Road B, Menomonie, WI 54751

Tax Parcel No. 1702422812093200001

**Swanson Parcel:**

Lot 1 of CERTIFIED SURVEY MAP NO. 1037 recorded in the office of the register of deeds for Dunn County, Wisconsin on May 11, 1992, in Volume 4 of Certified Survey Maps, Page 102 as Document No.

395835, said Certified Survey Map being a part of the Southeast Quarter of the Southwest Quarter (SE¼ of the SW¼) of Section 9, Township 28 North, Range 12 West, Town of Red Cedar, Dunn County, Wisconsin.

*For Informational Purposes Only:*

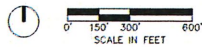
Property Address: E6283 650<sup>th</sup> Avenue, Menomonie, WI 54751

Tax Parcel No. 1702422812093400002



1 OF 3





LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY BOUNDARY
- SECTION LINE
- RIGHT OF WAY
- SECURE PERIMETER FENCE
- PROPOSED BUILDING/EQUIPMENT YARD
- PROPOSED PARKING AREA
- PROPOSED STORMWATER MANAGEMENT AREAS, FINAL SIZING TBD
- GREEN SPACE
- PROPOSED CONSTRUCTION LOGISTICS



## CHAPTER 14

### I-1 RESTRICTED INDUSTRIAL DISTRICT

#### SECTION:

#### 10-14-1: Uses

#### 10-14-2: Height, Yards, Area And Other Requirements

#### 10-14-1: USES:

A. In the restricted industrial district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered unless otherwise provided in this title, except for one or more of the following uses:

Any use permitted in the commercial district, conditionally or unconditionally, including any residential uses and educational, religious, charitable or medical institutions constructed, under construction or for which a valid building permit has been issued on or before the effective date of this title; provided that after such date no new residential uses or educational, religious, charitable or medical institutions shall be permitted.

Airports.

Contractor's storage yard.

Enameling and painting shops, provided that all painting, cleaning and related operations shall be conducted within a building.

Food locker plants.

Laboratories.

Machine shops and sheet metal products manufacture, provided that no stamp or punch presses exceeding twenty (20) tons' capacity, or forge or drop hammers shall be located within two hundred feet (200') of the boundary of any residential district.

Manufacture and assembly of home and office appliances and supplies, sporting goods and supplies.

Manufacture and bottling of nonalcoholic beverages.

Manufacture of electrical and electronic appliances and devices.

Manufacture of jewelry, toys and novelties.

Manufacture of products from textiles, furs, glass, leather, plaster, paper, plastics, rubber and wood, not including planing mills or the manufacture of paper, pulp, plastics or leather or the tanning of hides.

Processing, packing and manufacture of confections, cosmetics, food and pharmaceuticals, except meat and meat products, fish and fish products, sauerkraut and cabbage byproducts and the vining of peas.

**Storage or warehousing of materials or products,** provided that all such storage or warehousing shall be within a fully enclosed building or inside a screening wall forming a complete opaque screen not less than six feet (6') in height; and provided further that no materials or products shall be stacked or piled so as to exceed the height of such screening wall. The materials used for the screening wall may be an earthen berm and/or plants and/or solid fencing. No woven metal or chainlink fence shall be used for such screening.



Uses customarily incidental to the foregoing uses and accessory buildings and structures. (1975 Code Ch. 18 § XIII; amd. Ord. 2009-01, 2-16-2009)

B. The following uses are strictly prohibited whether or not they are located in a fully enclosed building:

Ammunition manufacture, storage or warehousing.

Automobile wrecking yard.

Explosives manufacture, storage or warehousing.

Fireworks manufacture, storage or warehousing.

Inflammable gases or liquids manufacture, storage or warehousing (except in conjunction with the operation of an airport).

Junkyard. (Ord. 2009-01, 2-16-2009)

**10-14-2: HEIGHT, YARDS, AREA AND OTHER REQUIREMENTS:**

In the restricted industrial district, the height of buildings, minimum dimensions of yards, minimum lot area, vision clearance, off street parking and other requirements shall be as follows for all buildings hereafter erected, converted in used, enlarged, moved or structurally altered:

A. Height: Forty five feet (45') or three (3) stories, whichever is least.

B. Front Yard Setback: There shall be a front yard setback of fifty feet (50').

C. Side Yard Setback: There shall be a side yard setback of ten feet (10'); except that on any corner lot, the setback on the street side yard of the corner lot shall be twenty five feet (25').

Notwithstanding the above, if the side yard directly abuts any residential district, the side yard setback shall be twenty five feet (25'); provided, however, if the boundary line is a public street or public alley, the side yard shall not be deemed to directly abut the residential district.

D. Rear Yard Setback: There shall be a rear yard setback of twenty five feet (25'). Loading platforms may be established in such rear yard where it abuts on a railroad.

E. Lot Area: Same as provided in section 14-4-7 of this code.

F. Vision Clearance: Same as provided in subsection 10-4-5G of this title.

G. Off Street Parking: Same as provided in section 10-4-7 of this title. (Ord. 2008-05, 5-19-2008)

#### **10-1-4: DEFINITIONS:**

For the purposes of this title, certain words and terms are defined as follows:

Words used in the present tense include the future; the singular number includes the plural number and the plural number includes the singular number; the word "building" includes the word "structure", the word "shall" is mandatory and not directory. Any words not herein defined shall be construed as defined in the state and city building codes.

ADT: Average daily traffic volume on a street.

ACCESSORY USE OR BUILDING: A use or building on the same lot with and subordinate to the main use or building, and customarily incidental thereto. An automobile trailer or other vehicle or part thereof, or other building used as a temporary or permanent dwelling or lodging place, is not an accessory use or building for the purposes of this title.

AFFORDABLE HOUSING: Housing in which mortgage, amortization, taxes, insurance, and condominium and association fees, if any, constitute no more than twenty eight percent (28%) of gross household income for a household of the size which may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than thirty percent (30%) of gross annual household income for a household of the size that may occupy the unit.

AIRPORT, PUBLIC: Any airport which complies with the definitions contained in section 114.013(3), Wisconsin statutes, or any airport which serves or offers to serve common carriers engaged in air transport.

ALLEY: A public or private way less than twenty one feet (21') wide which affords only secondary vehicular access to abutting property.

ARTERIAL: A major street for carrying a large volume of through traffic in the area, normally controlled by traffic signs and signals.

AUTOMOBILE WRECKING YARD: Any premises on which more than one automotive vehicle not in running or operating condition is stored in the open.

BASEMENT: A story partly or wholly underground, which, if occupied for living purposes, shall be counted as a story for purposes of height measurements.

BLOCK: A unit of one and bounded by streets or a combination of streets and public land, railroad right of way, water mains, or any other barrier to the community of development.

BUILDING: Any structure having a roof supported by columns or walls and used, designed or intended for the protection, shelter or enclosure of persons, animals or property. When a building is divided into separate parts by unpierced walls extending from the ground up, each part shall be deemed a separate building. The word "building" includes the word "structure".

BUILDING, ACCESSORY: See definition of Accessory Use Or Building.

BUILDING, HEIGHT OF: The vertical distance from the average curb level in front of the lot or the finished grade at the front building line, whichever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable of a gambrel, hip or pitch roof. The average height of a gambrel, hip or pitch roof is the mid height between the roof eaves and the roof ridge, regardless of the shape of the roof.

BUILDING, MAIN: A building constituting the principal use of a lot.

BUILDING SCALE: The relationship between the mass of a building and its surroundings, including the width of street, open space, and mass of surrounding buildings. Mass is determined by the three-dimensional bulk of a structure: height, width, and depth.

**COLLECTOR:** A street designed to carry moderate volumes of traffic from local streets to arterial streets or from arterial to arterial.

**COMMON OPEN SPACE:** Squares, greens, neighborhood parks, city parks, and linear environmental corridors owned and maintained by the city.

**CONTRACTOR'S STORAGE YARD:** A parcel of land used by a building contractor, electrical contractor, plumbing contractor, heating and ventilating and air conditioning (HVAC) contractor, concrete contractor, drywall contractor, painting contractor, masonry contractor, flooring contractor, steel erecting contractor, steel fabricating contractor or other construction related contractor for the purpose of on site fabrication or for the storage of supplies, equipment, inventory or materials, or components thereof, customarily used in the trade carried on by the contractor.

**COURT:** An open space which is bounded on two (2) or more sides by the walls of a building, unoccupied and unobstructed upward from the ground or from the intersection of such building walls with a roof, except for such projections as are permitted hereinafter.

**DWELLING, MULTIPLE:** A building or portion thereof designed for and occupied by more than two (2) families including tenement houses, row houses, apartment houses and apartment hotels.

**DWELLING, SINGLE-FAMILY:** A detached building designed for and occupied exclusively by one family. This definition shall include a manufactured home.

**DWELLING, TWO-FAMILY:** A detached or semidetached building designed for and occupied exclusively by two (2) families.

**EXCEPTION:** The use of property, including the use and location of buildings, the size of lots and the dimensions of yards, otherwise not allowable under the terms of this title, for which a special permit may be issued under conditions specified in this title.

**FAMILY:** One or more persons related by blood, marriage, adoption or legal guardianship, living together in one dwelling unit as a single housekeeping entity.

**FARMING:** Shall have the same meaning as "Agricultural Use" contained in section 91.01(2)(a), Wisconsin statutes, as amended. The keeping or maintaining of chickens in accordance with Title 3, Chapter 21 of this code shall not be considered Farming. The keeping or maintaining of domestic pets in accordance with Title 5, Chapter 3 of this code shall not be considered Farming.

**FITNESS CENTER:** An establishment that, for profit, provides as its primary purpose services or facilities that are purported to assist patrons in physical exercise, in weight control, or in figure development, including, but not limited to, a fitness center, studio, salon or club. "Fitness center" does not include an organization solely offering training or facilities in an individual sport or a weight reduction center.

**FLOOR AREA:** The area within the exterior wall lines of a building; provided, that the floor area of a dwelling shall not include attics, basement or utility rooms, garage, breezeway and unenclosed porches, and other areas not furnished or usable as living quarters.

**FRONTAGE:** All the property abutting on one side of a street between two (2) intersecting streets or all of the property abutting on one side of a street between an intersecting street and the dead end of a street.

**GARAGE, PRIVATE:** An accessory building or space for the storage of motor driven vehicles.

**GARAGE, PUBLIC:** Any building or premises other than a private or a storage garage, where motor driven vehicles, pursuant to previous arrangements and not to transients, where no equipment, parts, fuel, grease or oil is sold and vehicles are not equipped, serviced, repaired, hired or sold.

**HOME OCCUPATION:** A gainful occupation, conducted by members of the family only, within their place of residence and that no stock in trade is kept or sold; that no sign other than an unlighted nameplate of not more than one square foot in area is installed and that no person other than a member of the immediate family living on the premises is employed in such occupation.

**HOMELESS SHELTER FACILITY:** Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

**HOTEL:** A building in which lodging, with or without meals, is offered to transient guests for compensation in which there are more than five (5) sleeping rooms with no cooking facilities in any individual room or apartment except those occupied by the owner or manager.

**JUNKYARD:** Any premises on which there is an accumulation of scrap metal, paper, rags, glass, scrap lumber or other scrap materials stored or customarily stored for salvage or sale, unless such accumulation shall be housed in a completely enclosed building.

**LESS RESTRICTED:** The use of land or buildings permitted in a certain district is less restricted than other uses permitted in districts appearing earlier in the numerical order in which such districts are numbered in this title.

**LIVESTOCK:** Shall have the same meaning as "Livestock" contained in section 97.42(1)(em), Wisconsin statutes, as amended. Domestic pets in accordance with Title 5, Chapter 3 of this code shall not be considered Livestock.

**LOADING SPACE:** An off street space or berth on the same lot with a building, or contiguous to a group of buildings, and abutting on or affording direct access to a public street or alley, for the temporary parking of a commercial vehicle while loading or unloading cargo. A loading space is not a parking space for the purposes of this title.

**LODGING OR ROOMING HOUSE:** Any single-family residential premises (1 dwelling unit per structure) occupied by three (3) or more persons unrelated by blood or marriage to each other, or any other premises all or a portion of which is occupied by three (3) or more persons unrelated by blood or marriage to each other.

**LOT:** A parcel of land having a width and depth sufficient to provide the space necessary for one main building and its accessory buildings, together with the open spaces required by this title and abutting on a public street or officially approved place.

**LOT, AREA OF:** The horizontally projected area within the lot lines, not including any areas lying within streets or alleys dedicated to the public or shown on the official map.

**LOT, CORNER:** A lot abutting on two (2) or more streets at their intersection, provided that the interior angle of such intersection is less than one hundred thirty five degrees (135°).

**LOT, INTERIOR:** A lot other than a corner lot.

**LOT LINES:** The lines bounding a "lot" as defined herein.

**LOT, THROUGH:** An interior lot having frontage on two (2) nonintersecting streets.

**LOT, WIDTH OF:** The shortest distance between the side lines of a lot, measured at the rear of the required front yard.

**MANUFACTURED HOME:** Shall have the meaning set forth at sections 66.0435(1)(cm) and 101.91(2), Wisconsin statutes.

**MINI-STORAGE FACILITY:** A storage facility consisting of no more than two hundred (200) separate and distinct units each of which shall not exceed four hundred (400) square feet in size and each of

which shall be made secure by the installation of individualized locks. The facility may consist of no more than five (5) separate structures each of which shall not exceed fifteen feet (15') in height. No flammable, corrosive, or otherwise hazardous liquids, gases, or solids shall be permitted to be stored at said facility except such materials that are necessary for the movement of storage items into and away from the facility and which are in fact located within the stored item. Each unit is to be used by individuals and/or business concerns for the purpose of "dead storing" household items and/or inventory and no work on or with the stored or to be stored items shall be permitted except insofar as is necessary to deposit or remove the stored item or items.

**MOBILE HOME:** Shall have the meaning set forth at section 101.91(10), Wisconsin statutes, and for purposes of this title, shall also have the meaning of the term manufactured home as that term is defined at sections 66.0435(1)(cm) and 101.91(2), Wisconsin statutes. A recreational mobile home shall not, for purposes of this title, be included in this definition.

**MOBILE HOME COURT:** See definition of Mobile Home Park.

**MOBILE HOME PARK:** Shall have the meaning of the term manufactured and mobile home community, as that term is defined at section 66.0435(1)(cg), Wisconsin statutes, and shall also have the meaning of the term manufactured home community as that term is defined at section 101.91(5m), Wisconsin statutes.

**MODEL HOME:** A dwelling unit used for the purpose of displaying the materials, construction methods, physical arrangement or other characteristics of dwelling units available for purchase, lease or rent.

**MORE RESTRICTED:** The use of land or buildings permitted in a certain district is more restricted than other uses permitted in districts appearing later in the numerical order in which such districts are numbered in this title.

**MOTEL:** A building or group of buildings in which lodging, with or without meals, is offered to transient guests for compensation, with no kitchen facilities in any individual room or apartment, and with not less than one off street parking space provided for each such room or apartment.

**NET ACRE:** An acre of land excluding street right of way and other publicly dedicated improvements such as parks, open space and stormwater detention and retention facilities.

**NONCONFORMING USE:** A building or premises lawfully used or occupied at the time of the passage of this title or amendments thereto, which use or occupancy does not conform to the regulations of this title or any amendments thereto.

**PARKING LOT:** A building or premises off the public street containing one or more parking spaces, open to the public free or for a fee, and providing access from a public street or alley to each parking space within such parking lot.

**PARKING SPACE:** An unobstructed piece of ground or floor space sufficient for the temporary storage of one automobile. Each such parking space shall not be less than nine feet (9') wide and one hundred eighty (180) square feet in area exclusive of maneuvering space and access from or to a public street or alley. A loading space is not a parking space for the purposes of this title.

**PLANNED UNIT DEVELOPMENT:** A lot with more than one main building and/or a building with more than twelve (12) residential dwelling units.

**POULTRY:** Shall have the same meaning as "Poultry" contained in section 97.42(1)(L), Wisconsin statutes, as amended. Domestic pets in accordance with Title 5, Chapter 3 of this code shall not be considered Poultry.

**PROFESSIONAL OFFICE:** The office of a doctor, practitioner, dentist, minister, architect, landscape architect, professional engineer, lawyer, author, musician or other recognized profession.



**QUEING:** The use of one travel lane on local street with parking (usually an intermittent parking pattern) on both sides.

**RECYCLING FACILITIES:** A facility that includes one or more of the following four (4) types of facilities:

A. **Reverse Vending Machine:** A mechanical device that accepts one or more types of empty beverage containers and issues a cash refund. There are two (2) types of reverse vending machines: single fed and bulk fed. Single fed machines resemble soda vending machines in size and appearance. Bulk reverse vending machines are larger and accept several containers at once. Because of their larger size and noise, bulk vending machines will be deemed to be "small collection facilities" in this title.

B. **Small Collection Facilities:** These facilities are smaller than three hundred (300) square feet in size and are intended for collection only. Such facilities have room for limited day to day storage of material, and do not include power driven processing equipment except as part of bulk reverse vending machines. These facilities are typically an accessory use on a site.

C. **Large Collection Facilities:** Such facilities will typically involve buying or accepting material from the public, moving it to a shipping container and storing it until there is enough for a shipment. These facilities are larger than three hundred (300) square feet in size and most likely are the principal use of the building on site, rather than an accessory use. These facilities have capacity for aggregating and storing large amounts of materials on site in preparation for shipping to processing facilities.

D. **Processing Facilities:** A building used for the collection and processing of recyclable materials. "Processing" means the preparation of materials for efficient shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning or remanufacturing.

**ROADSIDE STAND:** A structure not permanently fixed to the ground that is readily removable in its entirety, covered or uncovered and not wholly enclosed, and used solely for the sale of farm products produced on the premises.

**SECONDARY DWELLING UNIT:** An additional dwelling unit located within the principal dwelling on the lot in a freestanding building or above a residential garage.

**SETBACK:** The depth of the front yard, measured horizontally on a lot from and at right angles to the front line or the right of way line of a proposed street on the official map, whichever results in the greater front yard depth, excluding only such projections as are permitted hereinafter.

**SIGN:** Any structure or device, except those placed by the public authorities for public purposes, on which advertising is displayed or attention is directed to advertising on the same or any other structure by any means visible to the eye.

**STORY:** That portion of a building included between the surface of a floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it. A basement or cellar, if not occupied for living purposes, having one-half (1/2) or more of its height above grade shall be deemed a story for purposes of height regulation.

**STORY, HALF:** The space under any roof except a flat roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two feet (2') above the floor of such story.

**STREET:** All property dedicated or intended for public or private street purposes or subject to public easements therefor, which affords the principal means of vehicular access to abutting property, and is over forty feet (40') in width.

**STREET LINE:** A dividing line between a lot, tract or parcel of land and a contiguous street.

**STREET, SIDE:** The street abutting one side line of a corner lot.

**STRUCTURAL ALTERATIONS:** Any change in the supporting members of a building or any change in the roof structure or in the exterior walls.

**STRUCTURE:** Anything constructed or erected, the use of which requires a permanent location on the ground or attached to something having a permanent location on the ground.

**TEMPORARY STRUCTURE:** A movable structure not designed for human occupancy nor permanent location or attachment.

**TRADITIONAL NEIGHBORHOOD:** A compact, mixed use neighborhood where residential, commercial and civic buildings are within close proximity to each other.

**TWIN HOME:** A two-family dwelling; provided, however, each of the dwelling units shall be located on a separate lot.

**VARIANCE:** A departure from the terms of this title as applied to a specific building or lot, which the board of appeals may permit, contrary to the regulations of this title for the district in which such building or lot is located, when the board finds that a literal application of such regulations will cause a limitation on the use of the property which does not generally apply to other properties in the same district and for which there is no compensating gain to the public health, safety or welfare.

**VISION CLEARANCE:** A space at the street corner of a corner lot which is bounded by the street lines and a setback line connecting points on each street line located as specified hereinafter.

**WAREHOUSING:** Shall mean any of the following:

A. Establishments engaged in the storage or movement of goods for themselves or other firms or the sale, lease, or rental of goods primarily intended for industrial, institutional, or commercial businesses.

B. Establishments engaged in long-term and short-term storage of goods that do not meet the definition of a Mini-Storage Facility.

C. Establishments engaged in the wholesale sales, bulk storage, and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms

D. Establishments used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.

E. Establishments which provide indoor spaces with specialized surfacing and wall coverings used primarily to host practices and/or competitions for organized team sports including, but not limited to, tennis, pickleball, basketball, baseball, softball, soccer, football, martial arts, boxing, dance, gymnastics, golf, hockey and/or curling. Facilities meeting the definition of Fitness Center, or facilities constructed on municipal park, county park, church, school or university property shall not be considered warehousing.

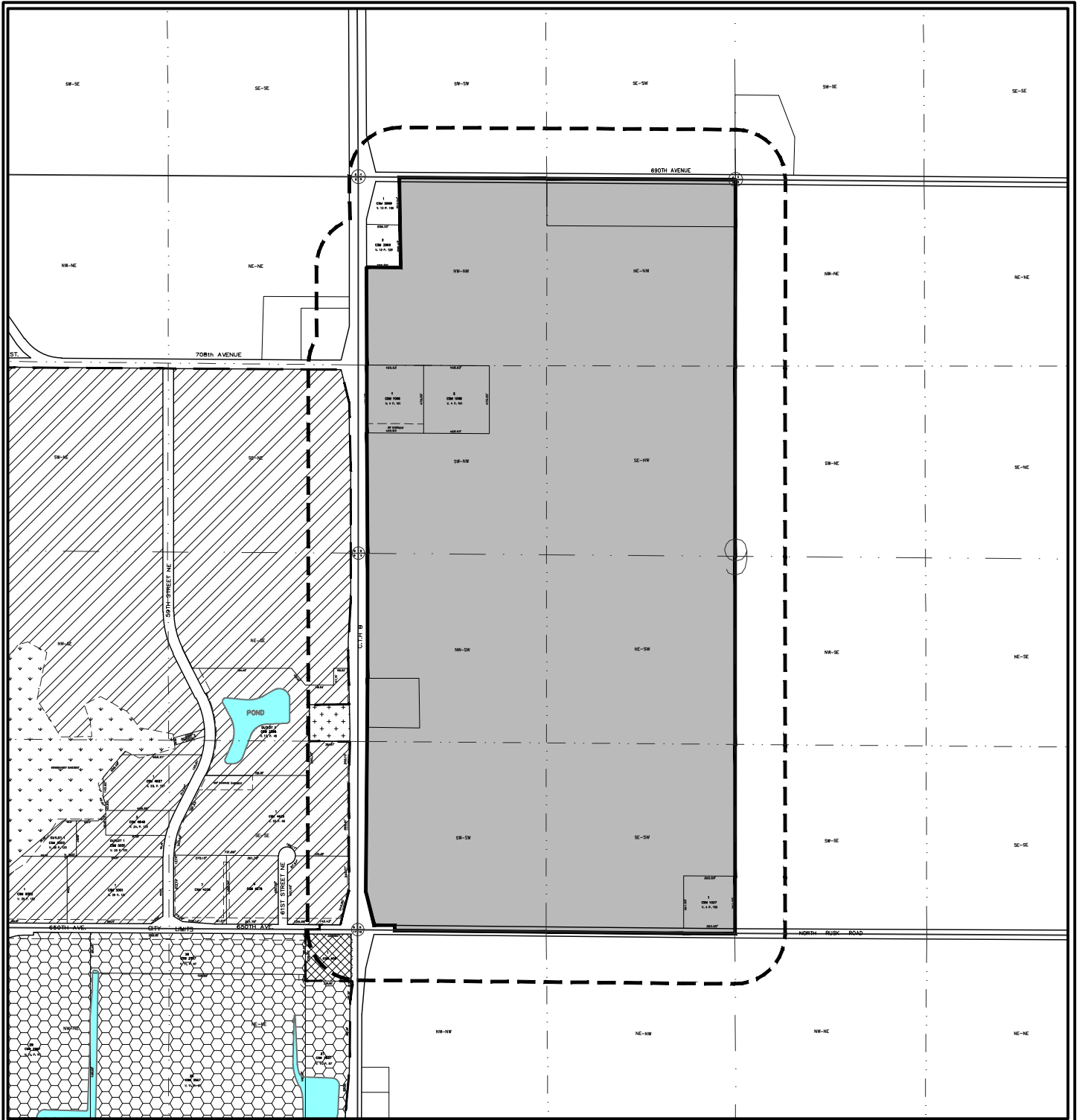
**YARD:** An open space on the same lot with a building, unoccupied and unobstructed from the ground upward except as otherwise provided herein.

**YARD, FRONT:** A yard extending the full width of a lot between the nearest wall of the main building and the front lot line or the right of way line of a proposed street on the official map, whichever requires the greater front yard depth, excluding only such projections as are permitted hereinafter. The front lot line of a corner lot shall be that street line upon which the principal entrance faces.

**YARD, REAR:** A yard extending the full width of the lot between the rear lot line and the nearest wall of the main building, excluding only such projections as are permitted hereinafter. In the case of irregular

or triangular lots, where none of the lines bounding the rear of the lot are parallel or approximately parallel to the front lot line, the rear lot line for the purposes of this title shall be a line fifteen feet (15') long, wholly within the lot, parallel to the front lot line or the main chord thereof, and at the maximum distance from the front lot line.

**YARD, SIDE:** A yard extending from the front yard to the rear yard, between the side lot line and the nearest wall of the main building, excluding only such projections as are permitted hereinafter. (1975 Code Ch. 18 § III; amd. Ord. 2006-12, 6-5-2006; Ord. 2006-23, 12-4-2006; 2009 Code; Ord. 2009-01, 2-16-2009; Ord. 2013-07, 4-1-2013; Ord. 2013-16, 10-7-2013; Ord. 2024-04, 3-18-2024; Ord. 2024-05, 4-15-2024)



## CITY OF MENOMONIE REZONING MAP



SCALE:  
0 250 500 1000



REZONE FROM A TO I-1



350'-NOTIFICATION LIMITS AS REQUIRED  
BY THE CITY ORDINANCE



I-1 RESTRICTED INDUSTRIAL DISTRICT



I-3 GENERAL INDUSTRIAL DISTRICT



B-1 EXTRATERRITORIAL ZONING GENERAL COMMERCIAL DISTRICT



C OPEN DEVELOPMENT - CONSERVANCY DISTRICT



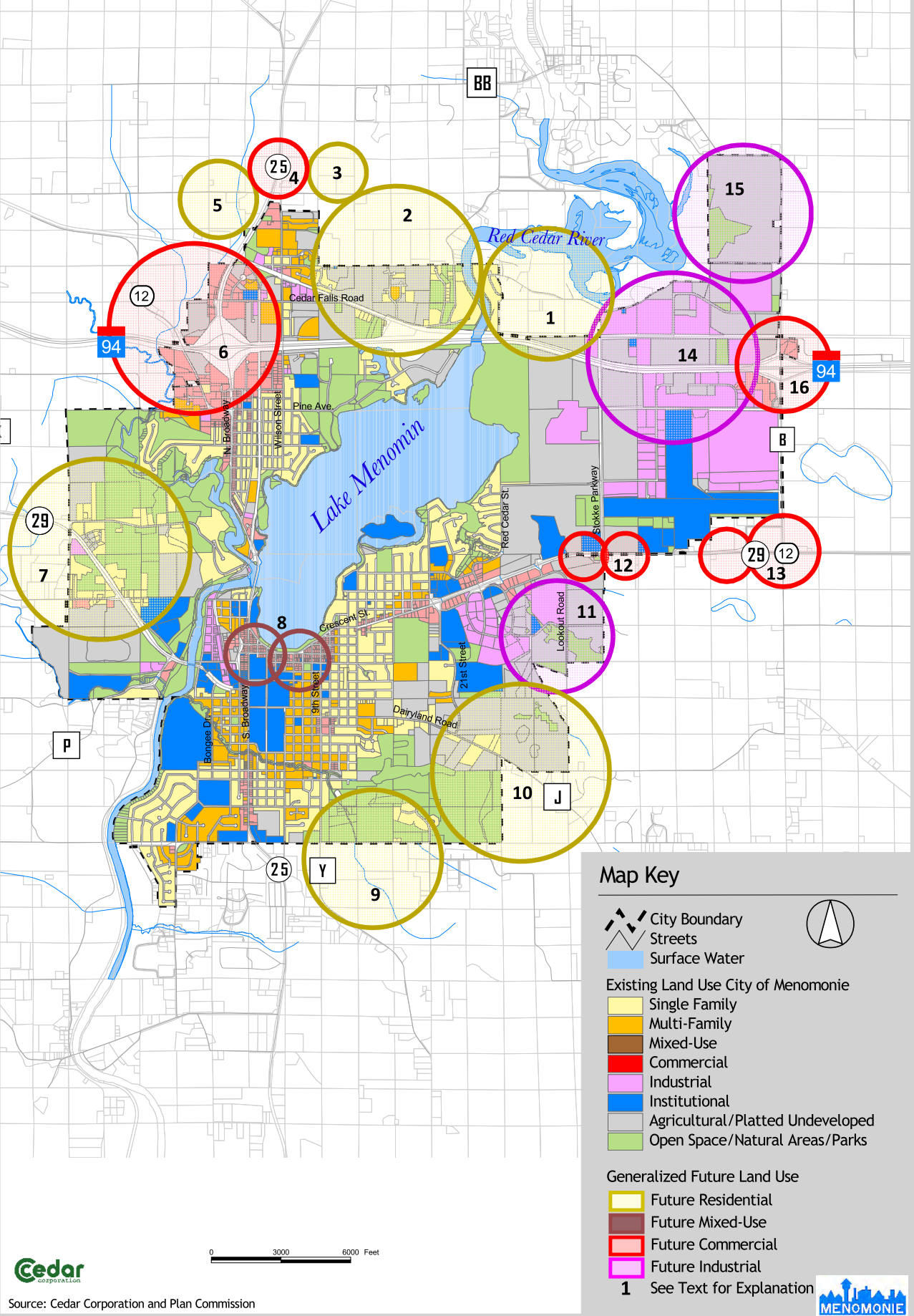
A AGRICULTURE DISTRICT



# Generalized Future Land Use

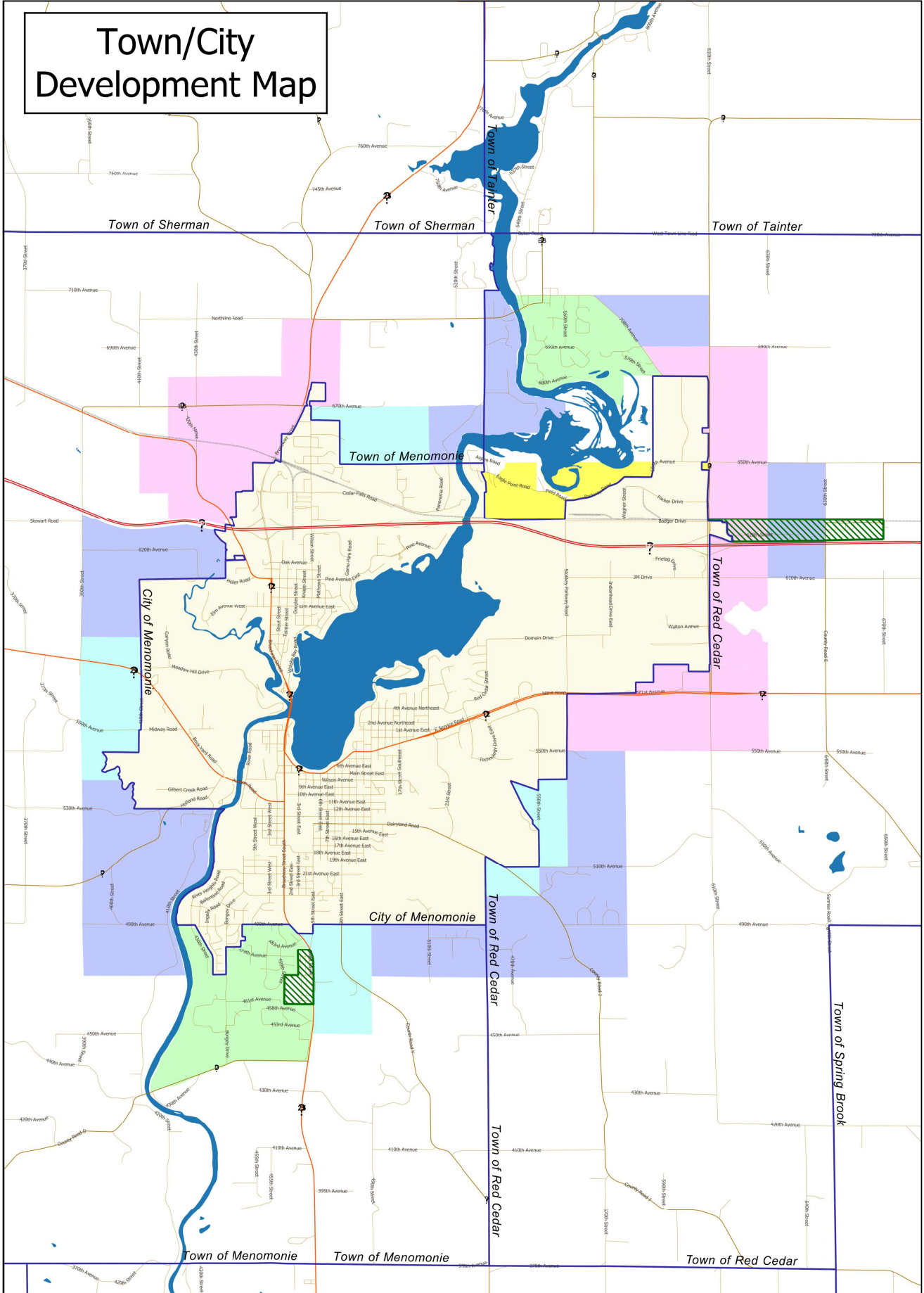
## City of Menomonie

Map 5-4





# Town/City Development Map



## Town/City Development Areas

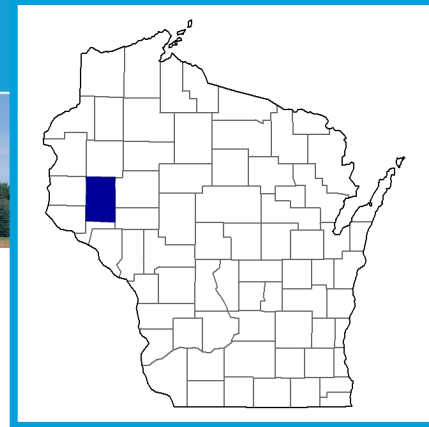
- |                              |                                  |
|------------------------------|----------------------------------|
| Town Future Development      | Existing Sanitary Districts      |
| City Future Development      | Extraterritorial Zoning District |
| Town/City Future Development | City of Menomonee                |
| Future Sanitary District     |                                  |

0 0.5 1 mi





## Dunn County Wisconsin



### Total and Per Farm Overview, 2022 and change since 2017

	2022	% change since 2017
Number of farms	1,209	-6
Land in farms (acres)	372,774	+7
Average size of farm (acres)	308	+14
<b>Total</b>	<b>(\$)</b>	
Market value of products sold	381,326,000	+79
Government payments	3,253,000	+75
Farm-related income	9,712,000	-23
Total farm production expenses	287,533,000	+62
Net cash farm income	106,758,000	+116
<b>Per farm average</b>	<b>(\$)</b>	
Market value of products sold	315,406	+91
Government payments <sup>a</sup>	11,661	+236
Farm-related income <sup>a</sup>	13,737	-3
Total farm production expenses	237,827	+72
Net cash farm income	88,303	+130

**2** Percent of state agriculture sales

#### Share of Sales by Type (%)

Crops	44
Livestock, poultry, and products	56

#### Land in Farms by Use (acres)

Cropland	260,795
Pastureland	14,741
Woodland	71,457
Other	25,781

**Acres irrigated: 51,998**

14% of land in farms

#### Land Use Practices (% of farms)

No till	30
Reduced till	26
Intensive till	15
Cover crop	17

#### Farms by Value of Sales

	Number	Percent of Total <sup>b</sup>
Less than \$2,500	367	30
\$2,500 to \$4,999	103	9
\$5,000 to \$9,999	117	10
\$10,000 to \$24,999	144	12
\$25,000 to \$49,999	94	8
\$50,000 to \$99,999	88	7
\$100,000 or more	296	24

#### Farms by Size

	Number	Percent of Total <sup>b</sup>
1 to 9 acres	92	8
10 to 49 acres	314	26
50 to 179 acres	385	32
180 to 499 acres	247	20
500 to 999 acres	79	7
1,000+ acres	92	8

## Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State <sup>c</sup>	Counties Producing Item	Rank in U.S. <sup>c</sup>	Counties Producing Item
<b>Total</b>	<b>381,326</b>	<b>17</b>	<b>72</b>	<b>343</b>	<b>3,078</b>
<b>Crops</b>	<b>167,578</b>	<b>10</b>	<b>72</b>	<b>488</b>	<b>3,074</b>
Grains, oilseeds, dry beans, dry peas	145,975	7	72	421	2,917
Tobacco	-	-	5	-	267
Cotton and cottonseed	-	-	-	-	647
Vegetables, melons, potatoes, sweet potatoes	8,192	14	72	304	2,831
Fruits, tree nuts, berries	(D)	58	71	(D)	2,711
Nursery, greenhouse, floriculture, sod	1,179	44	71	899	2,660
Cultivated Christmas trees, short rotation woody crops	(D)	(D)	67	(D)	1,274
Other crops and hay	11,627	9	71	297	3,035
<b>Livestock, poultry, and products</b>	<b>213,747</b>	<b>19</b>	<b>72</b>	<b>312</b>	<b>3,076</b>
Poultry and eggs	8,797	15	71	623	3,027
Cattle and calves	36,865	16	71	490	3,047
Milk from cows	164,649	16	66	74	1,770
Hogs and pigs	2,301	12	68	550	2,814
Sheep, goats, wool, mohair, milk	598	19	68	327	2,967
Horses, ponies, mules, burros, donkeys	278	20	65	912	2,907
Aquaculture	(D)	(D)	53	(D)	1,190
Other animals and animal products	(D)	(D)	71	(D)	2,909

Producers <sup>d</sup>	2,111	Percent of farms that:	Top Crops in Acres <sup>e</sup>	
<b>Sex</b>				
Male	1,345	Have internet access	Corn for grain	96,715
Female	766		Soybeans for beans	75,593
<b>Age</b>			Forage (hay/haylage), all	42,919
<35	156	Farm organically	Corn for silage/greenchop	18,298
35 – 64	1,196		Dry edible beans	(D)
65 and older	759			
<b>Race</b>				
American Indian/Alaska Native	-	Sell directly to consumers	<b>Livestock Inventory</b> (Dec 31, 2022)	
Asian	14		Broilers and other meat-type chickens	1,363
Black or African American	-		Cattle and calves	67,781
Native Hawaiian/Pacific Islander	-	Hire farm labor	Goats	1,496
White	2,095		Hogs and pigs	6,501
More than one race	2		Horses and ponies	1,127
<b>Other characteristics</b>			Layers	22,835
Hispanic, Latino, Spanish origin	20	Are family farms	Pullets	249
With military service	128		Sheep and lambs	1,669
New and beginning farmers	565		Turkeys	(D)

<sup>a</sup> Average per farm receiving. <sup>b</sup> May not add to 100% due to rounding. <sup>c</sup> Among counties whose rank can be displayed. <sup>d</sup> Data collected for a maximum of four producers per farm. <sup>e</sup> Crop commodity names may be shortened; see full names at [www.nass.usda.gov/go/cropnames.pdf](http://www.nass.usda.gov/go/cropnames.pdf). <sup>f</sup> Position below the line does not indicate rank. (D) Withheld to avoid disclosing data for individual operations. (NA) Not available. (Z) Less than half of the unit shown. (-) Represents zero.

## **ORDINANCE 2025-05 OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2025.**

An ordinance changing the boundaries of certain districts under the Zoning Ordinance of the City of Menomonie.

### **THE COMMON COUNCIL OF THE CITY OF MENOMONIE DO ORDAIN AS FOLLOWS:**

**Section 1.** The district boundaries as shown on "District Map, City of Menomonie, Wisconsin," dated April 5, 1971, as amended, are hereby amended and changed as follows:

#### **Parcel 1:**

The North Ten (10) Acres of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the City of Menomonie, Dunn County, Wisconsin.

#### **Parcel 2:**

The Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the City of Menomonie, Dunn County, Wisconsin.

EXCEPTING THEREFROM Certified Survey Map No. 2969, recorded June 16, 2004 in Volume 13 of Certified Survey Maps on Page 129 as Document No. 513162.

FURTHER EXCEPTING THEREFROM that portion conveyed for public road purposes in Instrument recorded September 30, 1999 in Volume 857 of Records, Page 302 as Document No. 454443.

#### **Parcel 3:**

Lot 1 of CERTIFIED SURVEY MAP NO. 1096 recorded in the Office of the register of Deeds for Dunn County, Wisconsin on October 29, 1992, in Volume 4 of Survey Maps, Page 161 as Document No. 399188, said certified survey map being a part of the Southwest 1/4 of the Northwest 1/4, Section 9, Township 28 North, Range 12 West, in the City of Menomonie.

EXCEPTING THEREFROM that part conveyed in Warranty Deed recorded July 9, 1999, in Volume 841, page 299, as Document No. 452277.

FURTHER EXCEPTING THEREFROM that part conveyed in Warranty Deed recorded September 30, 1999, in Volume 857, page 307, Document No. 454445.

#### **Parcel 4:**

Lot 2 of CERTIFIED SURVEY MAP NO. 1096 recorded in the Office of the register of Deeds for Dunn County, Wisconsin on October 29, 1992, in Volume 4 of Survey Maps, Page 161 as Document No. 399188, said certified survey map being a part of the Southwest 1/4 of the Northwest 1/4, Section 9,

Township 28 North, Range 12 West, in the City of Menomonie, Dunn County, Wisconsin.

Parcel 5:

The South Thirty (30) Acres of the Northeast Quarter of the Northwest Quarter (NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the City of Menomonie, Dunn County, Wisconsin.

Parcel 6:

The Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the City of Menomonie, Dunn County, Wisconsin.

Parcel 7:

The Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the City of Menomonie, Dunn County, Wisconsin;

EXCEPTING THEREFROM Certified Survey Map No. 1096, recorded in Volume 4 of Certified Survey Maps on Page 161 as Document No. 399188;

FURTHER EXCEPTING THEREFROM that portion conveyed for public road purposes in Vol. 808 Records, Page 73 as Document No. 447790.

Parcel 8:

The Northwest Quarter of the Southwest Quarter (NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the City of Menomonie, Dunn County, Wisconsin;

EXCEPTING THEREFROM Certified Survey Map No. 3550, recorded in Volume 16 of Certified Survey Maps on Page 170 as Document No. 544659;

FURTHER EXCEPTING THEREFROM that portion conveyed for public road purposes in Vol. 828 Records, Page 69 as Document No. 450481.

Parcel 9:

The Northeast Quarter of the Southwest Quarter (NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the City of Menomonie, Dunn County, Wisconsin.

Parcel 10:

The Southwest Quarter of the Southwest Quarter (SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the City of Menomonie, Dunn County, Wisconsin;

EXCEPTING THEREFROM that portion conveyed for public road purposes in Vol. 811 Records, Page 91 as Document No. 448237.

Parcel 11:

The Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼) of Section Nine (9), Township Twenty-eight (28) North, Range Twelve (12) West, in the City of Menomonie, Dunn County, Wisconsin;

EXCEPTING THEREFROM Certified Survey Map No. 1037, recorded in Volume 4 of Certified Survey Maps on Page 102 as Document No. 395835.

Parcel 12:

Lot 1 of CERTIFIED SURVEY MAP NO. 3550 recorded in the office of the Register of Deeds for Dunn County, Wisconsin on June 19, 2007, in Volume 16 of Certified Survey Maps, Page 170 as Document No. 544659, Said Certified Survey Map being a part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 12 West of the 4th Principal Meridian, in the City of Menomonie, Dunn County, Wisconsin.

Parcel 13:

Lot 1 of CERTIFIED SURVEY MAP NO. 1037 recorded in the office of the register of deeds for Dunn County, Wisconsin on May 11, 1992, in Volume 4 of Certified Survey Maps, Page 102 as Document No. 395835, said Certified Survey Map being a part of the Southeast Quarter of the Southwest Quarter (SE¼ of the SW¼) of Section 9, Township 28 North, Range 12 West, City of Menomonie, Dunn County, Wisconsin.

Be and hereby are changed from **Agriculture District (A)** to **Restricted Industrial District (I-1)**.

**Section 2.** This ordinance shall take effect upon the date of publication as provided in Section 62.11(4)(a), Wisconsin Statutes.

INTRODUCED \_\_\_\_\_

FIRST READING \_\_\_\_\_

SECOND READING \_\_\_\_\_

PASSED \_\_\_\_\_

PUBLISHED \_\_\_\_\_

ATTEST \_\_\_\_\_

CITY CLERK, Catherine Martin

APPROVED THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR, Randy Knaack

SUBMITTED BY:

\_\_\_\_\_  
ALDERPERSON



## MEMORANDUM

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

TO: Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Proposed Ordinance 2025-06 – Rezoning of Certain Lands Along 21<sup>st</sup> Street NE and 7<sup>th</sup> Avenue NE

DATE: July 28, 2025 Plan Commission Meeting

Menomonie Alliance Church and YMCA have submitted the attached Request for Rezoning from Single Family Residential (R-1) to Local Commercial (B-2) for their property in the southeast quadrant of the intersection of 21<sup>st</sup> Street NE and 7<sup>th</sup> Avenue NE.

The intended use is a day care center.

Atty. Ludeman has prepared Proposed Ordinance 2025-06 which, if adopted, would complete the proposed rezoning. Because this pertains to land use, Proposed Ordinance 2025-06 must be referred to the Plan Commission prior to adoption by the City Council.

City Staff would suggest that the Plan Commission should consider the following questions with respect to the proposed rezoning:

1. Is the proposed Local Commercial (B-2) District compatible with the applicant's request?
  - a. City Staff notes that the applicants requested Local Commercial (B-2) District on the Request for Rezoning (which is attached).
2. Is the proposed land use compatible with the proposed Local Commercial (B-2) District?
  - a. The Local Commercial (B-2) District allows:
    - i. *"Churches, public and parochial schools, public libraries and other public educational and cultural institutions"* (via passthrough from R-1),
    - ii. *"Public recreational and community center buildings and grounds, such as parks, playgrounds, golf courses and swimming pools"* (via passthrough from R-1),
    - iii. *"Fitness center"* (via passthrough to B-1),
    - iv. *"Private business and commercial schools"* (via passthrough to B-1),
    - v. *"Commercial recreation uses, other than a fitness center"*.





## MEMORANDUM

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

3. Is the proposed Local Commercial (B-2) District the most restrictive that accommodates the proposed land use?
  - a. City Staff notes a day care center would be allowed use in the General Commercial (B-1) District which is less restrictive than the proposed Local Commercial (B-2) District.
4. Is the proposed rezoning consistent with the City's adjacent zoning districts?
  - a. City Staff notes that the City's zoning map (which is attached) shows the lands to the west, north and northeast of the proposed rezoning in the City are zoned Single Family Residential (R-1) District.
  - b. City Staff notes that the City's zoning map shows the lands to the southeast and south of the proposed rezoning in the City are zoned Limited Multiple Family Residential (R-2) District.
  - c. City Staff notes that the nearest Local Commercial (B-2) District is the Mayo Health Systems Campus, located approximately 500-feet to the south.
5. Is the proposed rezoning consistent with the City's Comprehensive Plan?
  - a. City Staff notes that the City's Comprehensive Plan's Future Land Use Map (which is attached) shows "Institutional" on the subject property.
6. Is the proposed land use consistent with historical use of the property?
  - a. City Staff notes that a private parochial elementary school was operated on the property for many years.

The Plan Commission can take the following actions:

- If the Plan Commission concurs with the proposed rezoning from Single Family Residential (R-1) District to Local Commercial (B-2) District, the appropriate motion would be ***Recommend approval of proposed Ordinance 2025-06*** (simple majority vote).
- If the Plan Commission does not concur with the proposed rezoning from Single Family Residential (R-1) District to Local Commercial (B-2) District, the appropriate motion would be ***Recommend denial of proposed Ordinance 2025-06*** (simple majority vote).

The Plan Commission's recommendation will be shared with the City Council on August 4, 2025. A public hearing will be held that evening City Council meeting (which has been publicly noticed including publication of a Class II Public Notice and a mailing to all property owners within 350-feet) to gather public input. After the public hearing, the City Council will consider adoption of Proposed Ordinance 2025-06.



## **MEMORANDUM**

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

### Attachments:

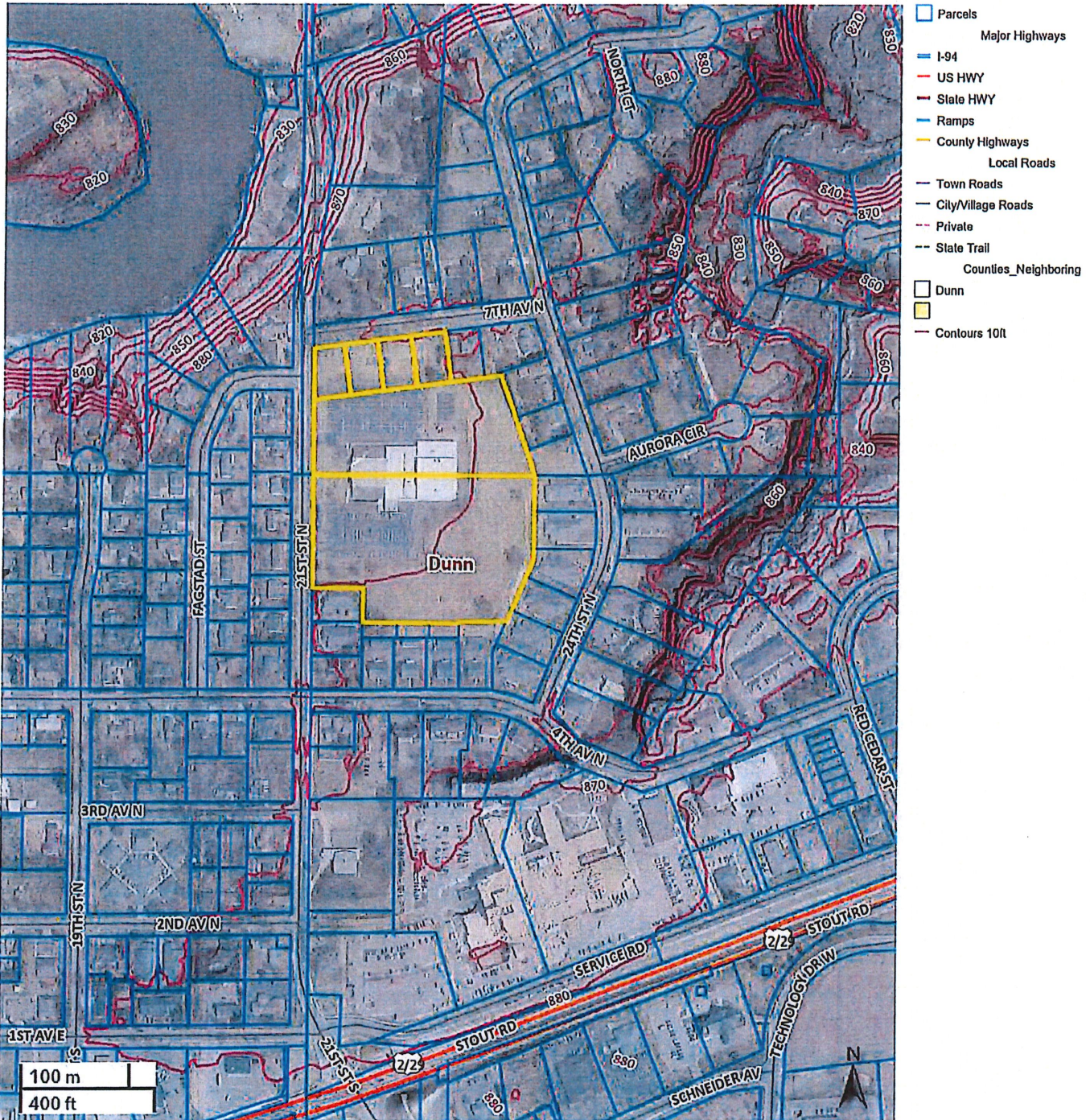
- Location Map
- Request for Rezoning
- City Zoning Map
- Comprehensive Plan Future Zoning Map
- Proposed Ordinance 2025-06



# Aliance Church of Menomonie

## Proposed Rezone to B-2 Local Commercial District

Created by: DAS



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Date created: 6/20/2025

Last Data Uploaded: 6/19/2025 11:37:04 PM

Developed by





DATE: 6-19-25

REQUEST FOR REZONING



NAME: Alliance Church of Menomonie

ADDRESS: 502 21<sup>st</sup> St N, Menomonie, WI 54751

TELEPHONE NUMBER: 715-235-4261

EMAIL ADDRESS: machurch@machurch.net

PROPERTY OWNER IF DIFFERENT THAN ABOVE: \_\_\_\_\_

LOCATION OF PROPERTY YOU ARE REQUESTING TO BE REZONED (ATTACH MAP):

502 21<sup>st</sup> St N, Menomonie, WI 54751

EXACT LEGAL DESCRIPTION OF PROPERTY:

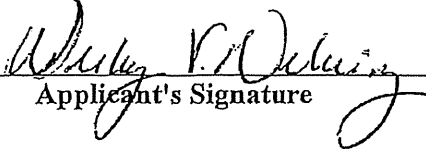
See attached

CURRENT ZONING: R1

PROPOSED ZONING: B2

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

See cover letter

  
Applicant's Signature

NON-REFUNDABLE FEE: \$250

Receipt # \_\_\_\_\_ Account - 01.44733 (02)

To City Council: \_\_\_\_\_

To Plan Commission: \_\_\_\_\_

Publication Dates: \_\_\_\_\_

6/23/2025

Mayor Randy Knaack and City Council  
City of Menomonie  
800 Wilson Ave  
Menomonie, WI 54751

Dear Mayor Knaack and City Council Members,

I am writing to respectfully request consideration for the rezoning of the Menomonie Alliance Church property located at 502 21<sup>st</sup> St NE to allow for the operation of a licensed childcare program serving school-age children.

Menomonie Alliance Christian School, a ministry of the Menomonie Alliance Church, existed from 1981 to 2008. It began with kindergarten through 3rd grade and eventually expanded to include 8th grade by 1996. The school ministry ended at the conclusion of the 2007-08 school year. This location previously served the same age group as we are hoping to with the rezoning, for 26 years.

There is a growing need for accessible, high-quality childcare, especially for working families who rely on safe and affordable options before and after school. Licensing the space allows families to receive state assistance and make childcare more affordable. Rezoning this property would enable us to establish a program that directly supports local children, empowers working parents, and contributes to the overall well-being of the community.

The proposed location is ideally suited for this purpose due to its proximity to schools, safe neighborhood, accessibility, size, and existing infrastructure. We are committed to meeting all licensing and safety requirements set by the state and to ensuring the facility meets the highest standards of care.

By allowing this rezoning, the City would be taking a proactive step in addressing a critical shortage in youth services. Childcare is not only an essential service but also a long-term investment in family stability, school success, and economic productivity.

We welcome the opportunity to collaborate with city staff to address any concerns and to demonstrate how this program will positively impact the neighborhood and city.

Thank you for your time and thoughtful consideration. I would be happy to provide any additional information or participate in public hearings to discuss this request further.

Sincerely,

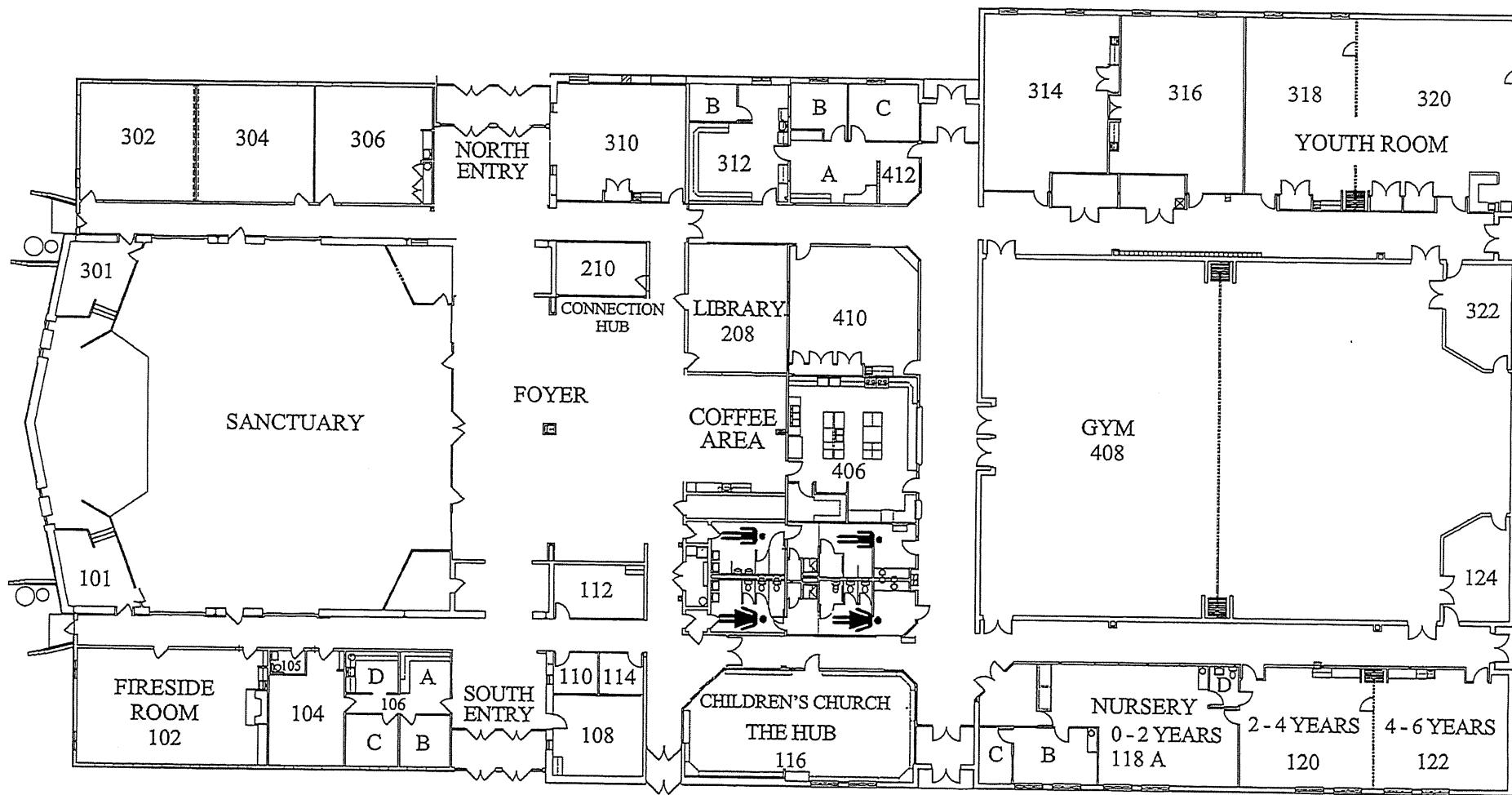


Amy Peterson-Foss  
Director of Program Quality  
YMCA of the Chippewa Valley  
715-895-8107 / 715-559-7312  
[afoss@ymca-cv.org](mailto:afoss@ymca-cv.org)



James Cameron  
Lead Pastor  
Menomonie Alliance Church  
715-235-4261  
[jcameron@machurch.net](mailto:jcameron@machurch.net)





## REZONE DESCRIPTION

LOTS 1, 2, 3 AND 4, LAKEWOOD ADDITION AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, ALL LOCATED IN TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER SAID SECTION 25;

THENCE S89°52'30"E 33.00 FEET TO THE EAST RIGHT OF WAY LINE OF 21ST STREET EAST AND THE POINT OF BEGINNING;

THENCE N00°03'28"E 370.47 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 1, LAKEWOOD ADDITION;

THENCE N82°45'22"E 390.35 FEET ALONG THE NORTH LINE OF LOTS 1, 2, 3 AND 4 OF LAKEWOOD ADDITION TO THE NORTHEAST CORNER SAID LOT 4;

THENCE S07°11'06"E 150.00 FEET ALONG THE EAST LINE SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF;

THENCE N82°45'22"E 148.42 FEET ALONG THE SOUTH LINES OF LOT 5 AND LOT 6 OF LAKEWOOD ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE S19°14'00"E 308.22 FEET ALONG THE WEST LINES OF LOTS 7, 8, 9 AND 10 OF LAKEWOOD ADDITION TO THE NORTHWEST CORNER LOT 18 OF PETER'S ADDITION;

THENCE S00°05'30"W 242.02 FEET ALONG THE WEST LINES OF LOTS 18, 17 AND 16 OF PETER'S ADDITION;

THENCE S23°34'31"W 199.24 FEET ALONG THE WEST LINES OF LOTS 16, 15 AND LOT 14 OF PETER'S ADDITION TO THE NORTHEAST CORNER OF OUTLOT 4, CERTIFIED SURVEY MAP NUMBER 744;

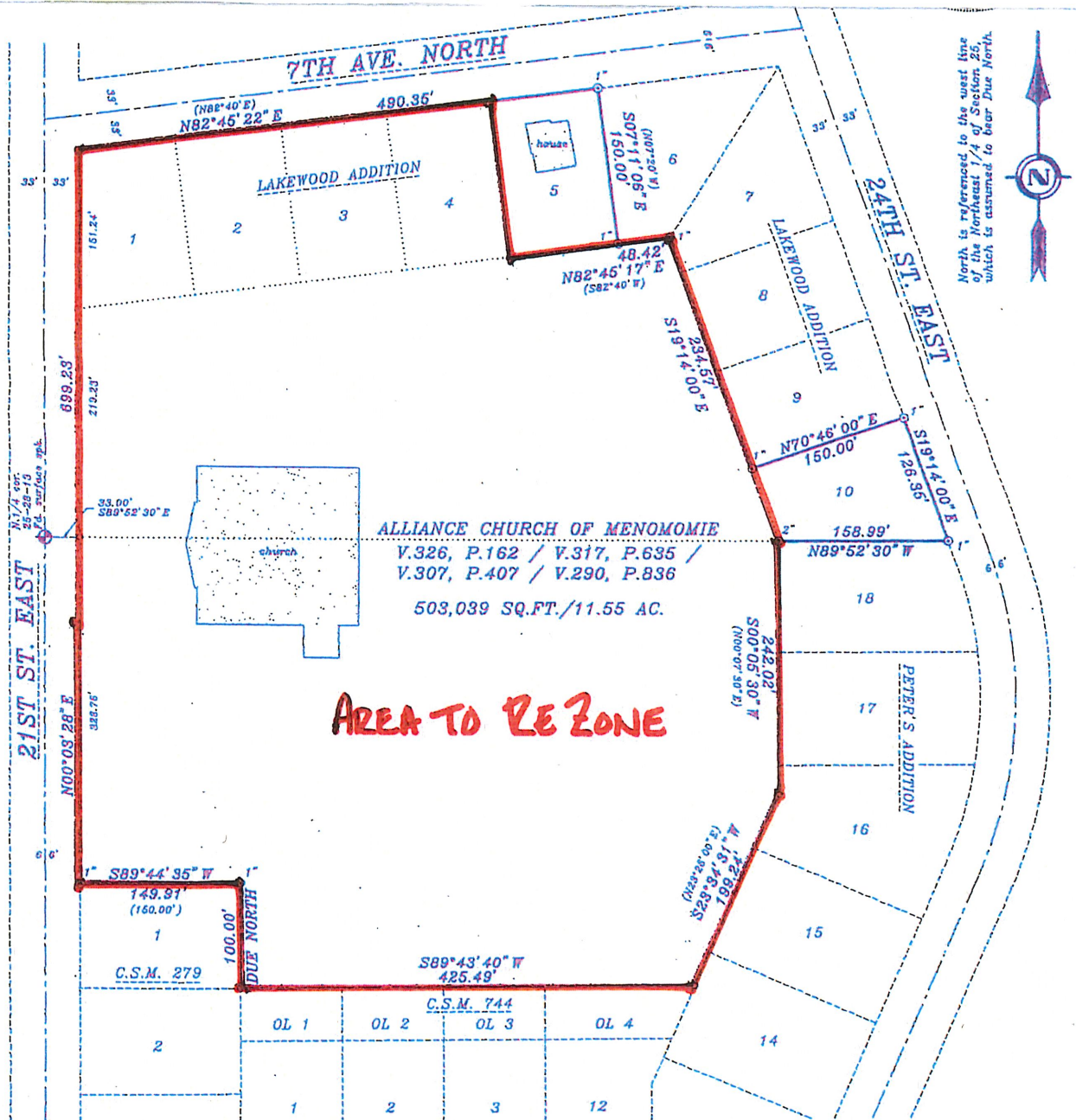
THENCE S89°43'40"W 425.49 FEET ALONG THE NORTH LINES OF OUTLOTS 4, 3, 2 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 744 TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NUMBER 279;

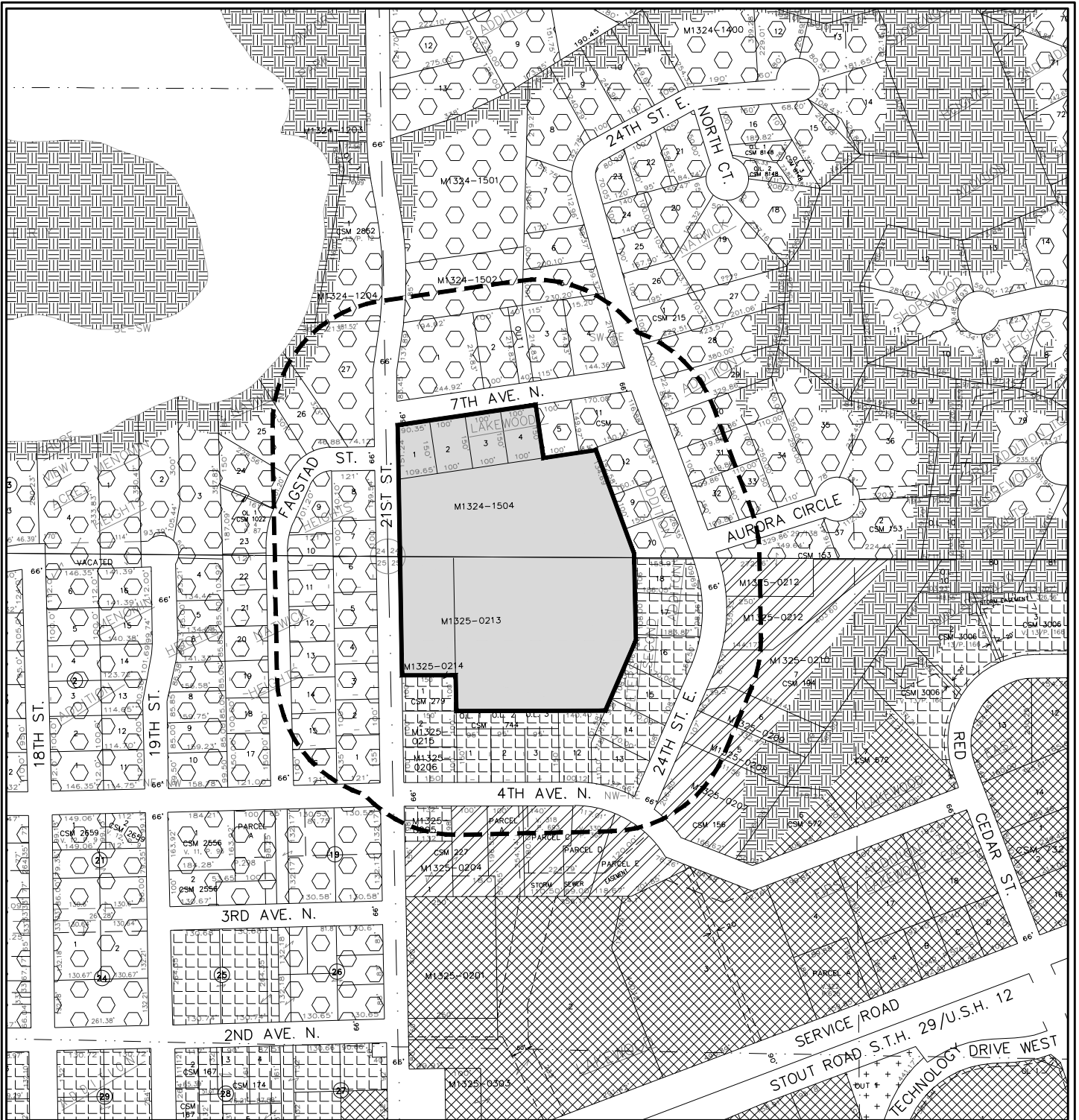
THENCE N00°00'00"E 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE S89°44'35"W 149.91 FEET ALONG THE NORTH LINE SAID LOT 1 TO THE EAST RIGHT OF WAY LINE OF 21ST STREET EAST;

THENCE N00°03'26"E 328.76 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, AND  
 PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, ALL IN T.28 N.,  
 R.13 W., CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

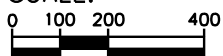




## CITY OF MENOMONIE REZONING MAP



SCALE:



	C	OPEN DEVELOPMENT CONSERVANCY DISTRICT
	B-2	LOCAL COMMERCIAL DISTRICT
	R-1	SINGLE FAMILY RESIDENTIAL DISTRICT
	R-2	LIMITED MULTIPLE RESIDENTIAL DISTRICT
	R-3	MULTIPLE RESIDENTIAL DISTRICT
	T-1	TECHNOLOGY PARK DISTRICT

REZONE FROM R-1 TO B-2

350'-NOTIFICATION LIMITS AS REQUIRED BY THE CITY ORDINANCE

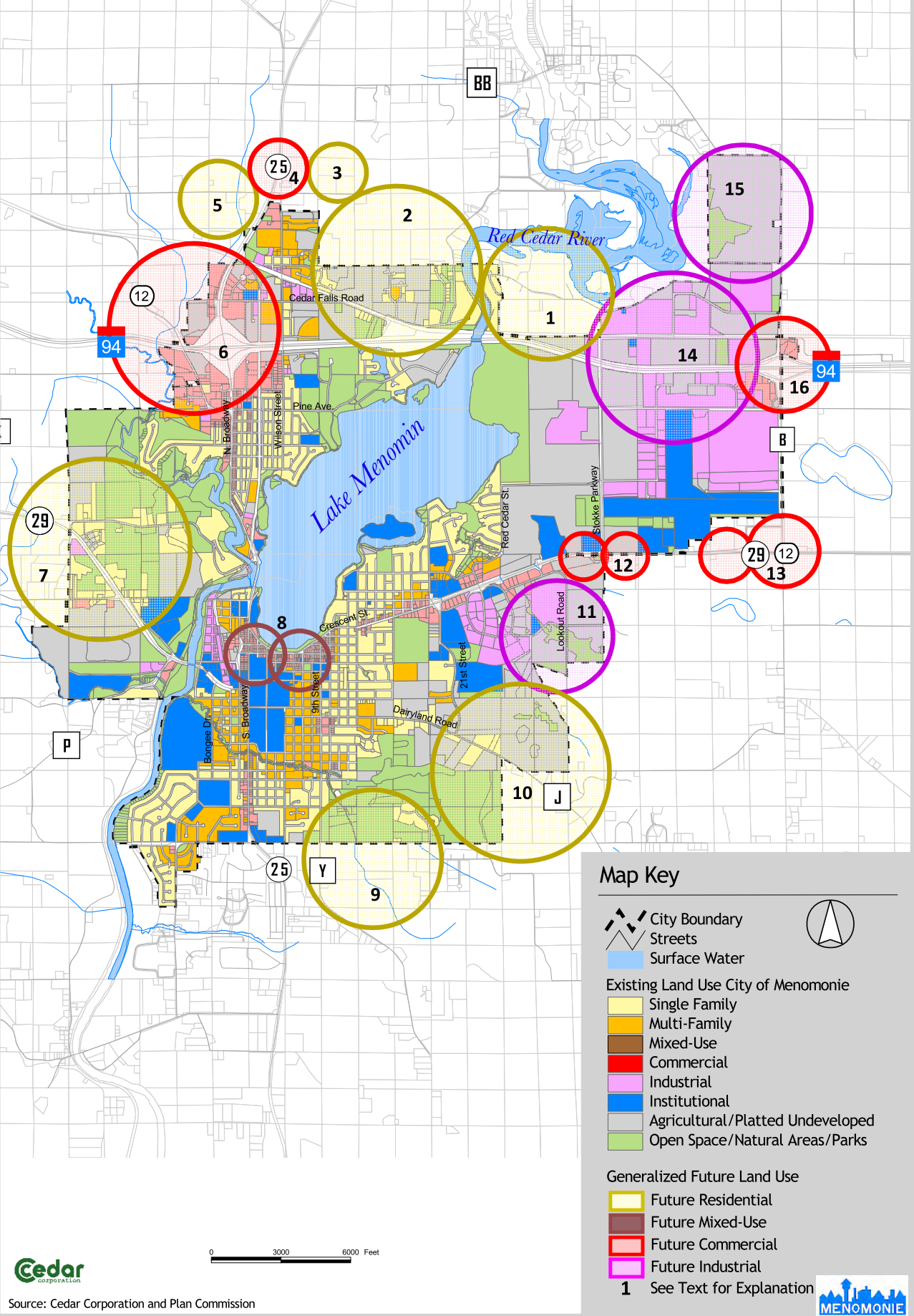




# Generalized Future Land Use

## City of Menomonie

Map 5-4





## **ORDINANCE 2025-06 OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2025.**

An ordinance changing the boundaries of certain districts under the Zoning Ordinance of the City of Menomonie.

### **THE COMMON COUNCIL OF THE CITY OF MENOMONIE DO ORDAIN AS FOLLOWS:**

**Section 1.** The district boundaries as shown on "District Map, City of Menomonie, Wisconsin," dated April 5, 1971, as amended, are hereby amended and changed as follows:

LOTS 1, 2, 3 AND 4, LAKEWOOD ADDITION AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, ALL LOCATED IN TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER CORNER SAID SECTION 25;  
THENCE S89°52'30"E 33.00 FEET TO THE EAST RIGHT OF WAY LINE OF 21ST STREET EAST AND THE POINT OF BEGINNING;  
THENCE N00°03'28"E 370.47 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 1, LAKEWOOD ADDITION;  
THENCE N82°45'22"E 390.35 FEET ALONG THE NORTH LINE OF LOTS 1, 2, 3 AND 4 OF LAKEWOOD ADDITION TO THE NORTHEAST CORNER SAID LOT 4;  
THENCE S07°11'06"E 150.00 FEET ALONG THE EAST LINE SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF;  
THENCE N82°45'22"E 148.42 FEET ALONG THE SOUTH LINES OF LOT 5 AND LOT 6 OF LAKEWOOD ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 6;  
THENCE S19°14'00"E 308.22 FEET ALONG THE WEST LINES OF LOTS 7, 8, 9 AND 10 OF LAKEWOOD ADDITION TO THE NORTHWEST CORNER LOT 18 OF PETER'S ADDITION;  
THENCE S00°05'30"W 242.02 FEET ALONG THE WEST LINES OF LOTS 18, 17 AND 16 OF PETER'S ADDITION;  
THENCE S23°34'31"W 199.24 FEET ALONG THE WEST LINES OF LOTS 16, 15 AND LOT 14 OF PETER'S ADDITION TO THE NORTHEAST CORNER OF OUTLOT 4, CERTIFIED SURVEY MAP NUMBER 744;  
THENCE S89°43'40"W 425.49 FEET ALONG THE NORTH LINES OF OUTLOTS 4, 3, 2 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 744 TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NUMBER 279;  
THENCE N00°00'00"E 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE S89°44'35"W 149.91 FEET ALONG THE NORTH LINE SAID LOT 1 TO THE EAST RIGHT OF WAY LINE OF 21ST STREET EAST;  
THENCE N00°03'26"E 328.76 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

Be and hereby is changed from **Single-Family Residential District (R-1)** to **Local Commercial District (B-2)**.

**Section 2.** This ordinance shall take effect upon the date of publication as provided in Section 62.11(4)(a), Wisconsin Statutes.

INTRODUCED \_\_\_\_\_

FIRST READING \_\_\_\_\_

SECOND READING \_\_\_\_\_

PASSED \_\_\_\_\_

PUBLISHED \_\_\_\_\_

ATTEST \_\_\_\_\_

CITY CLERK, Catherine Martin

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR, Randy Knaack

SUBMITTED BY:

\_\_\_\_\_  
ALDERPERSON



## MEMORANDUM

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

TO: Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Kettner Certified Survey Map on August Lane

DATE: July 28, 2025 Plan Commission Meeting

Doug Kettner has proposed to reconfigure the lots in a two lot CSM he previously completed in 2023 on August Lane. The entire property is zoned A.

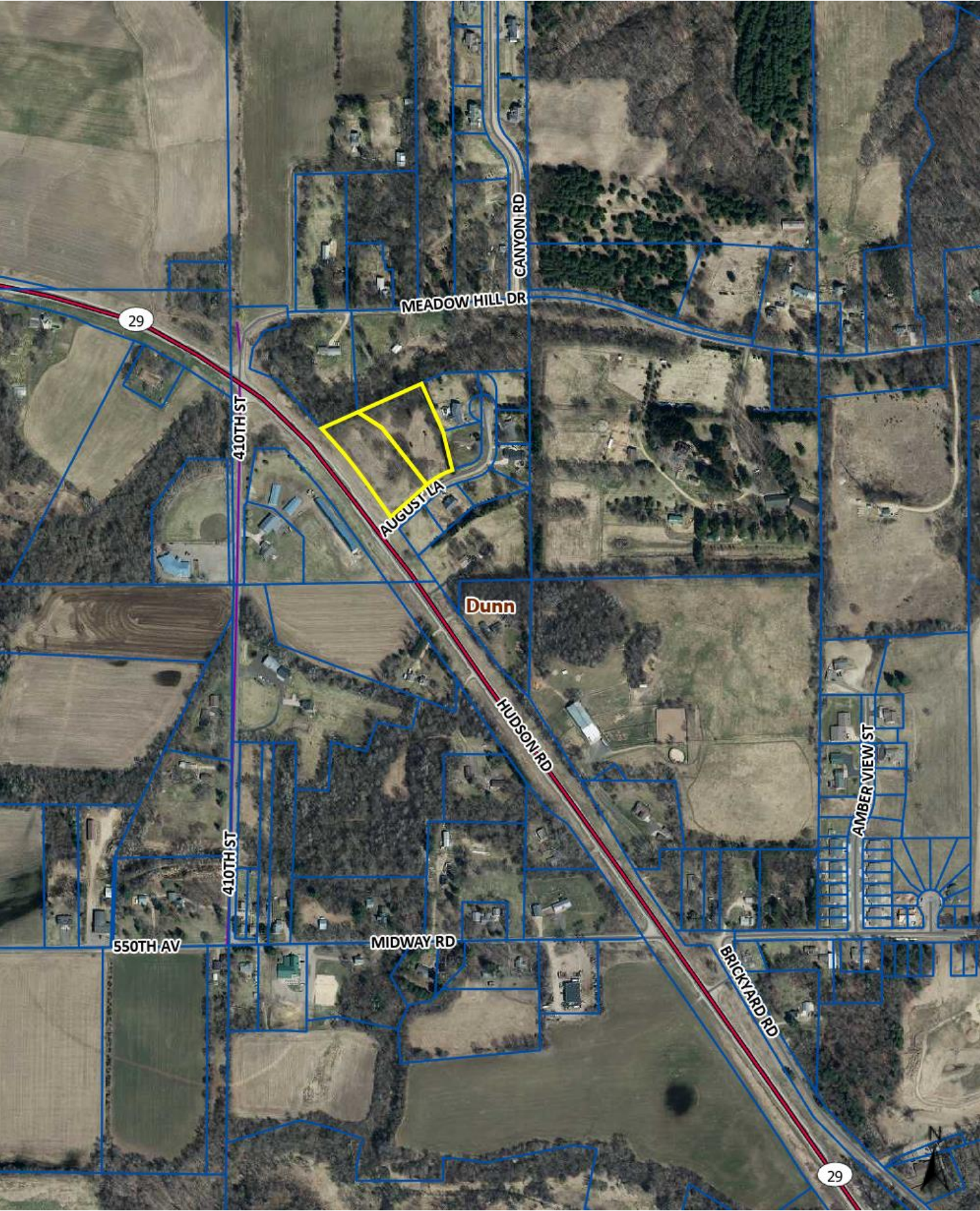
City staff have reviewed the proposed certified survey map and recommend approval.

If the Plan Commission concurs, the appropriate motion would be ***Approve Kettner's Proposed Certified Survey Map on August Lane, as presented*** (simple majority).

### Attachments:

- Location Map
- Proposed Certified Survey Map







CERTIFIED SURVEY MAP

BEING ALL OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP  
NUMBER 5009, VOLUME 25, PAGE 139 OF CERTIFIED SURVEYS,  
LOCATED WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 13 WEST,  
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

CURVE DATA:

CURVE 1-2  
RADIUS=2382.01', CENTRAL ANGLE=08°09'14"  
LONG CHD.=S39°27'39"E-338.70'  
ARC LENGTH=338.99'  
TAN IN=S43°32'16"E  
TAN OUT=S35°23'02"E

PARCEL #1

PARCEL #2

MAP OF SURVEY S-1035

OUTLOT 3  
C.S.M. No. 504

LOT 10

MEADOW

LOT 2

LOT 1

LOT 3

LOT 4

CONTAINS 52,674 SQ.FT.  
(1.21 ACRES)

LOT 13

HILL

LOT 5

ESTATES

LEGEND

- ◆ FOUND PUBLIC LAND SURVEY CORNER (AS NOTED)
- FOUND 2 1/2" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- ∅ FOUND 3/4" IRON REBAR
- (0.00) PREVIOUSLY RECORDED DATA
- ▲ SEPTIC TANK OR VENT
- PLATTED UTILITY EASEMENT
- ◆ UTILITY JUNCTION BOX

CURVE DATA:

CURVE 11-12  
RADIUS=313.74', CENTRAL ANGLE=24°17'14"  
LONG CHD.=N60°23'50"E-132.00'  
ARC LENGTH=132.99'  
TAN IN=N48°15'13"E  
TAN OUT=N72°32'27"E

PREPARED BY:

KOCHAVER LAND SURVEYING, LLC  
E5824 490TH AVENUE  
MENOMONIE, WISCONSIN 54751

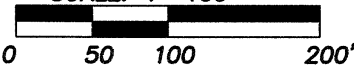
PREPARED FOR:

DOUGLAS F. KETTNER  
2028 MEADOW LANE  
EAU CLAIRE, WI 54701

PREPARED FOR:

JAKE D. & ANNE WHITTIER  
N6856 558TH ST  
MENOMONIE, WI 54751

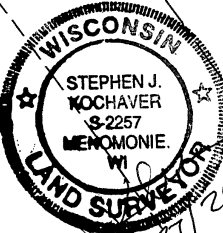
SCALE: 1"=100'



SHEET 1 OF 2

JOB # 2025269

BASIS OF BEARINGS IS NORTH AMERICAN DATUM 1983 (1991 ADJUSTMENT)  
AS RELATED TO THE DUNN COUNTY GRID PROJECTION SYSTEM:  
THE SOUTH LINE OF THE SOUTHWEST 1/4 BEARS N89°05'53"E



SOUTHWEST CORNER 22-28-13  
2" PIPE IN CONCRETE  
(CONFIRMED TIES)  
FIELD WORK ON 6/24/2025

SOUTH 1/4 CORNER 22-28-13  
(CONFIRMED TIES)





CERTIFIED SURVEY MAP

BEING ALL OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP  
NUMBER 5009, VOLUME 25, PAGE 139 OF CERTIFIED SURVEYS,  
LOCATED WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 13 WEST,  
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

DESCRIPTION

I, STEPHEN J. KOCHAVER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:  
THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND LOCATED IN  
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 22, TOWNSHIP 28 NORTH,  
RANGE 13 WEST OF THE 4TH PRINCIPAL MERIDIAN, LOCATED IN, AND FORMING A PART OF,  
THE CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1 AND ALL OF LOT 2, CERTIFIED SURVEY MAP  
NUMBER 5009, VOLUME 25, PAGE 139 OF CERTIFIED SURVEYS,  
LOCATED WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 13 WEST,  
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

SAID OVERALL PARCEL CONTAINING 184,175 SQUARE FEET (4.23 ACRES) TOGETHER WITH, AND  
SUBJECT TO, ANY, AND ALL, EASEMENTS, RIGHTS OF WAY, COVENANTS, PLAT RESTRICTIONS  
AND/OR CONVEYANCES OF RECORD.

OWNER'S CERTIFICATE

WE, DOUGLAS F. KETTNER AND JAKE D. AND ANNE WHITTIER, OWNERS, HEREBY CERTIFY  
THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED  
AND MAPPED, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP  
IS REQUIRED BY §.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:  
THE CITY OF MENOMONIE

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS 27<sup>th</sup> DAY OF June, 2025  
IN THE PRESENCE OF:

Douglas F. Kettner  
DOUGLAS F. KETTNER

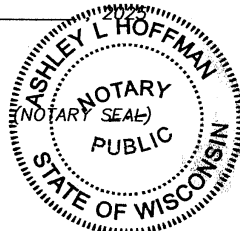
Jake D. Whittier  
JAKE D. WHITTIER  
Anne Whittier  
ANNE WHITTIER

STATE OF WISCONSIN )  
COUNTY OF DUNN ) SS

PERSONALLY CAME BEFORE ME THIS 27<sup>th</sup> DAY OF June  
THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS  
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, Ashley L Hoffman, WISCONSIN

MY COMMISSION EXPIRES 7-30-2027



SURVEYOR'S CERTIFICATE

I, STEPHEN J. KOCHAVER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN FULL  
COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES,  
AND THE PROVISIONS OF THE WISCONSIN ADMINISTRATIVE CODE AE-7,  
AND THE PROVISIONS OF THE CITY OF MENOMONIE SUBDIVISION REGULATIONS,  
AND UNDER THE DIRECTION OF DOUGLAS F. KETTNER AND JAKE D. & ANNE WHITTIER,  
I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE DESCRIBED PARCELS OF LAND AND THAT  
THIS IS A CORRECT REPRESENTATION OF THE BOUNDARY THEREOF.

DATED THIS 27<sup>th</sup> DAY OF June, 2025

Stephen J. Kochaver  
STEPHEN J. KOCHAVER S-2257  
KOCHAVER LAND SURVEYING

CITY OF MENOMONIE PLANNING COMMISSION

RESOLVED THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF MENOMONIE,  
IS HEREBY APPROVED BY THE PLAN COMMISSION:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025





## MEMORANDUM

David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

TO: Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Peissig Certified Survey Map on Eagle Point Drive

DATE: July 28, 2025 Plan Commission Meeting

Eric and Jaclyn Peissig have proposed to merge two (2) existing lots in the Third Addition to Eagle Point Plat into a single buildable lot by way of the proposed certified survey map before the Plan Commission. The entire property is zoned R-1.

City staff have reviewed the proposed certified survey map and recommend approval.

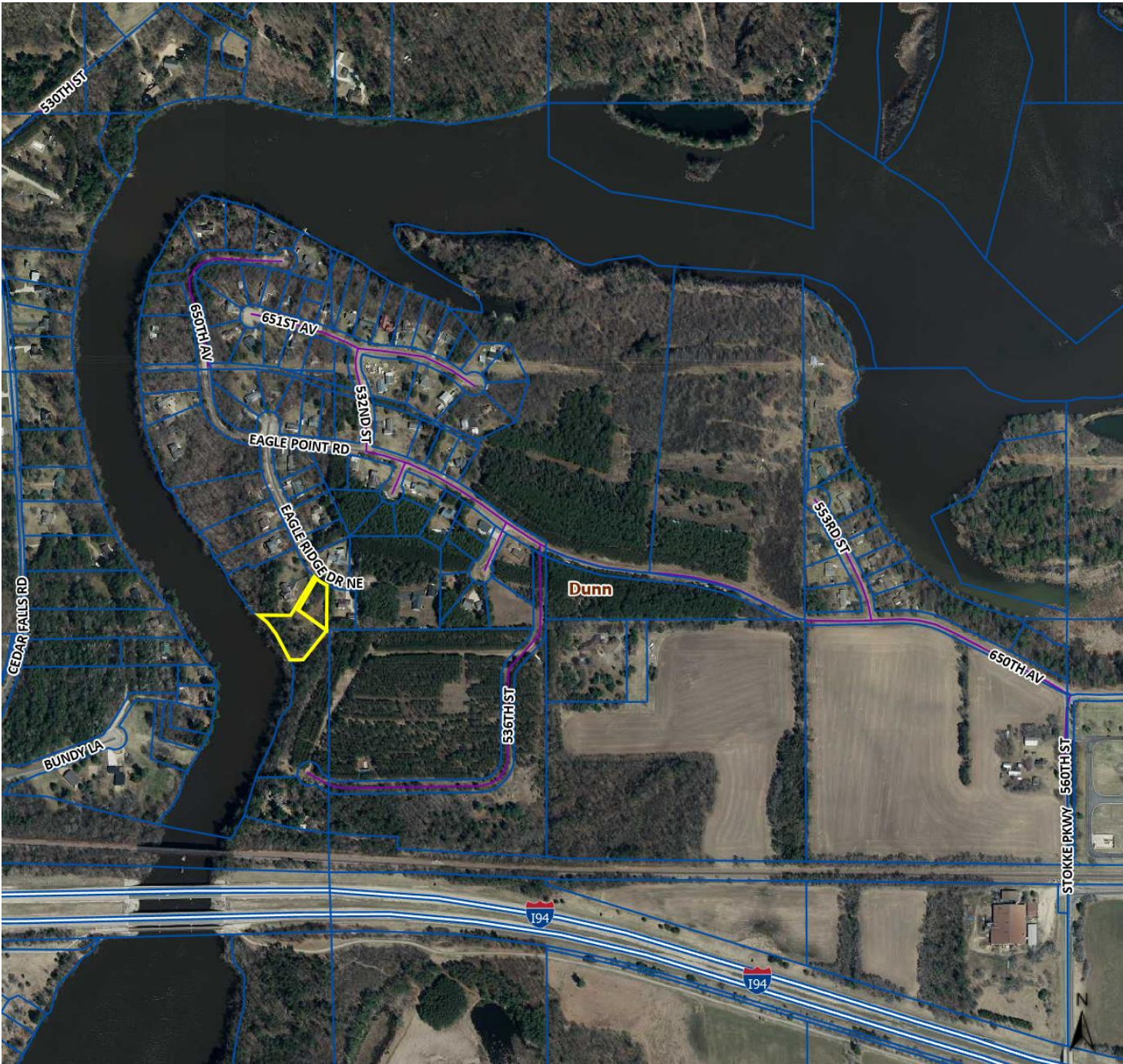
If the Plan Commission concurs, the appropriate motion would be ***Approve Peissig's Proposed Certified Survey Map on Eagle Point Drive, as presented*** (simple majority).

### Attachments:

- Location Map
- Proposed Certified Survey Map

# Peissig CSM

Created by:



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

BEING ALL OF LOT 71 AND 72 OF THE THIRD ADDITION TO  
EAGLE POINT, LOCATED IN GOVERNMENT LOT 3 AND 4 OF  
SECTION 13, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF  
MENOMONIE, DUNN COUNTY, WISCONSIN.

OWNER/PREPARED FOR:  
ERIC J. & JACLYN T. PEISSIG  
1702 FOX RUN,  
MENOMONIE, WISCONSIN 54751



North is referenced to the East line of  
the Northeast 1/4, Section 13, which  
bears S00°06'41"W  
(Dunn County Grid System)

**PUBLIC TRUST NOTE:**  
"ANY LAND BELOW THE ORDINARY  
HIGH WATER MARK OF A LAKE OR A  
NAVIGABLE STREAM IS SUBJECT TO  
THE PUBLIC TRUST IN NAVIGABLE  
WATERS THAT IS ESTABLISHED  
UNDER ARTICLE IX, SECTION 1, OF  
THE STATE CONSTITUTION."

EAGLE POINT DRIVE

NORTHEAST CORNER  
SECTION 13, FOUND  
BRASS MONUMENT  
(TIES VERIFIED)

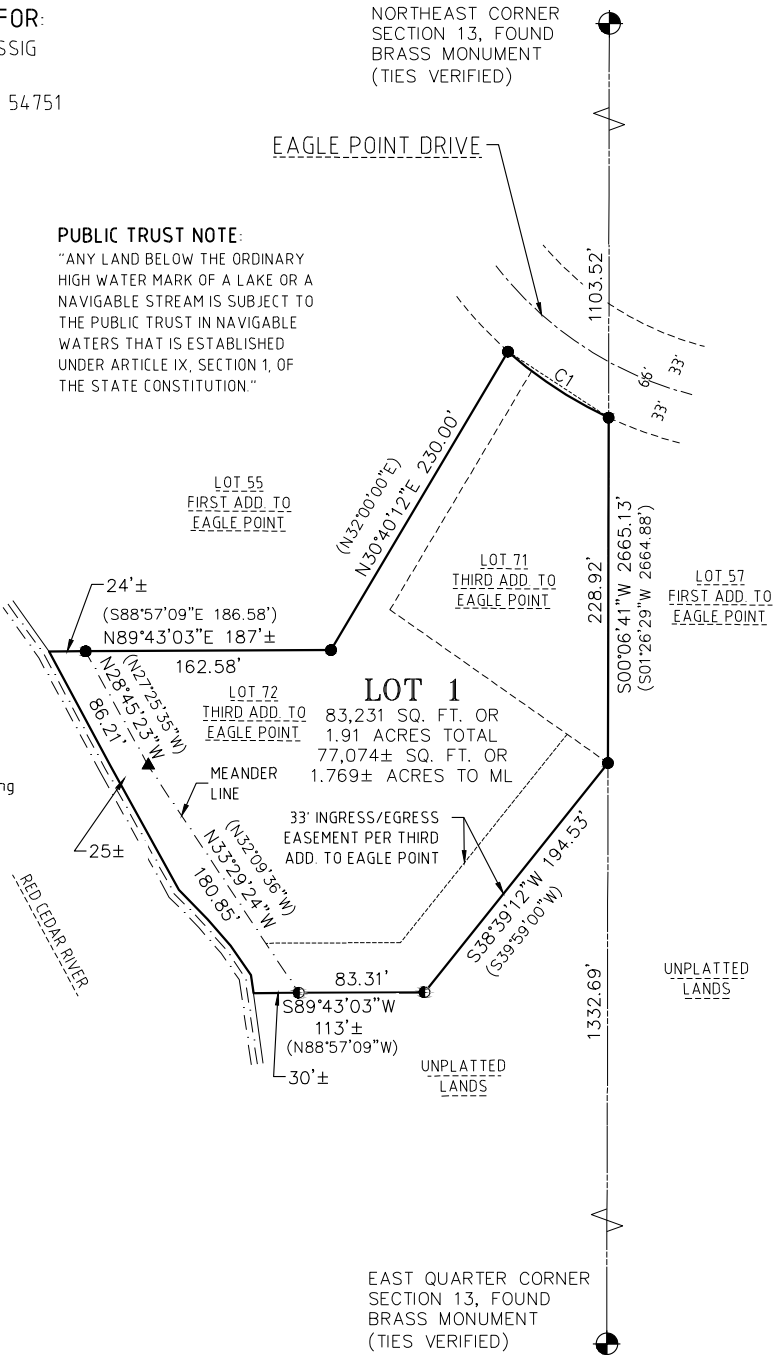
LOT 55  
FIRST ADD. TO  
EAGLE POINT

LOT 71  
THIRD ADD. TO  
EAGLE POINT

LOT 57  
FIRST ADD. TO  
EAGLE POINT

LEGEND

- .....Government Corner (As Noted)
- .....Set 3/4" x 18" Iron Rebar Weighing  
1502 Pounds/Lineal Foot
- .....Found 3/4" Iron Rebar
- ⊙.....Found 1-1/4" Iron Rebar
- ▲.....Found 2" O.D. Iron Pipe
- ( ).....Recorded Bearing



**Preliminary**

07/22/2025

EAST QUARTER CORNER  
SECTION 13, FOUND  
BRASS MONUMENT  
(TIES VERIFIED)

SCALE: 1" = 100'



Dustin J. LaBlonde, PLS  
Cedar Corporation  
604 Wilson Avenue  
Menomonie, Wisconsin 54751

07/\_\_\_/2025 COMPLETION DATE OF THE FIELDWORK

SHEET 1 OF 2 SHEETS

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

BEING ALL OF LOT 71 AND 72 OF THE THIRD ADDITION TO  
EAGLE POINT, LOCATED IN GOVERNMENT LOT 3 AND 4 OF  
SECTION 13, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF  
MENOMONIE, DUNN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of Government Lot 3 and 4 of Section 13, Township 28 North, Range 13 West, City of Menomonie, Dunn County, Wisconsin, more particularly described as follows:

Being all of Lot 71 and 72 of the Third Addition To Eagle Point.

Said parcel contains 83,048 square feet (1.907 acres), more or less, including all lands lying between the meander line and the waters edge of the Red Cedar River. Said Parcel is subject to any and all easements, reservations, restrictions and conveyances of record and as shown.

That I have made such survey, land division, and map at the direction of Eric J. & Jaclyn T. Peissig, owners, 1702 Fox Run, Menomonie, Wisconsin 54751. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Menomone in surveying, dividing and mapping the same.

Dated this 22nd day of July, 2025.

**Preliminary**

Dustin J LaBlonde, P.L.S. #3096

CITY OF MENOMONIE PLAN COMMISSION

Resolved: That this Certified Survey Map in the City of Menomonie is hereby approved by the City of Menomonie Plan Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Signature of Approving Authority

Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C1	80.00'	273.85'	16°44'17"	S56°41'19.5"E	79.72'	S48°19'11"E	S65°03'28"E
(C1)				(S55°21'31.5"E)		(S46°59'23"E)	(S63°43'40"E)