



CITY OF MENOMONIE COUNCIL MEETING AGENDA

Menomonie City Hall
800 Wilson Avenue
1st Floor, City Council Chambers
7:00pm
Monday – August 4, 2025

Pledge of Allegiance

1. Roll Call
2. Approval of Minutes
3. Public Hearings
 - a) Public Hearing regarding Proposed Ordinance 2025-05, an Ordinance rezoning certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from Agriculture (A) to Restricted Industrial (I-1).
 - b) Public Hearing regarding Proposed Ordinance 2025-06, an Ordinance rezoning certain lands along 21st Street Northeast and 7th Avenue Northeast (Menomonie Alliance Church) from Single Family Residential (R-1) to Local Commercial (B-2).
4. Public Comments (other agenda items only).
5. Old Business
 - a) Proposed Ordinance 2025-04, an Ordinance annexing certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from the Town of Red Cedar and establishing a temporary Agricultural (A) zoning – discussion, possible introduction, possible waiver of the first reading, possible waiver of the second reading and possible adoption.
 - b) Proposed Ordinance 2025-05, an Ordinance rezoning certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from Agriculture (A) to Restricted Industrial (I-1) – discussion, possible waiver of the first reading, possible waiver of the second reading and possible adoption.
 - c) Proposed Ordinance 2025-06, an Ordinance rezoning certain lands along 21st Street Northeast and 7th Avenue Northeast (Menomonie Alliance Church) from Single Family Residential (R-1) to Local Commercial (B-2) – discussion, possible waiver of the first reading, possible waiver of the second reading and possible adoption.

6. New Business

- a) Proposed Resolution 2025-13, a Resolution Requesting Exemption from the County Library Tax – discussion and possible action.
- b) Fire Department Rescue Boat Purchase – discussion and possible action.
- c) Special Event Requests – discussion and possible action:
 - (1) UW-Stout Move-In, 3rd Street East, August 23 through August 31, 2025.
 - (2) UW-Stout Homecoming Soap Box Derby, Wilson Avenue West, October 20, 2025.
 - (3) UW-Stout Homecoming Parade, Various Downtown Streets, October 25, 2025.

7. Budget Transfers

8. Mayor's Report

9. Communications and Miscellaneous Business

10. Claims

11. Licenses

- a) Normal license list – discussion and possible action

12. Adjourn

“PUBLIC ACCESS”

NOTE: Members of the public may view City Council meetings via Zoom Teleconference / Video Conference or over the internet by going to <https://zoom.us/join> (URL for Zoom meeting), or by calling 1 312 626 6799. The Access Code for the meeting is **841 4777 4147**. Please note this is for viewing purposes ONLY. If you wish to participate, you must appear in person at the 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.



CITY OF MENOMONIE COUNCIL MEETING

STAFF COMMENTS

Monday – August 4, 2025

2. Approval of Minutes

Draft minutes from the City Council Meeting on July 21, 2025, are enclosed. If the Council concurs, the appropriate motion would be ***Approve the Minutes from the July 21, 2025, City Council Meeting*** (simple majority).

3. Public Hearings

Two public hearings will be held at the beginning of the meeting regarding two proposed rezoning ordinances. Notices for the public hearings were published in the Colfax Messenger as Class 2 Notices and mailed to property owners of record within 350-feet of the properties to be rezoned. The City Council must open and close each public hearing separately. The appropriate motions are:

- ***Open the Public Hearing regarding Proposed Ordinance 2025-05 rezoning certain lands along CTH B between 650th Avenue (Eagle Point Road) and 690th Avenue from Agriculture (A) to Restricted Industrial (I-1) (simple majority).***
- ***Close the Public Hearing regarding Proposed Ordinance 2025-05 rezoning certain lands along CTH B between 650th Avenue (Eagle Point Road) and 690th Avenue from Agriculture (A) to Restricted Industrial (I-1) (simple majority).***
- ***Open the Public Hearing regarding Proposed Ordinance 2025-06 rezoning certain lands along 21st Street Northeast and 7th Avenue Northeast (Menomonie Alliance Church) from Single Family Residential (R-1) to Local Commercial (B-2) (simple majority).***
- ***Close the Public Hearing regarding Proposed Ordinance 2025-06 rezoning certain lands along 21st Street Northeast and 7th Avenue Northeast (Menomonie Alliance Church) from Single Family Residential (R-1) to Local Commercial (B-2) (simple majority).***



CITY OF MENOMONIE COUNCIL MEETING

STAFF COMMENTS

Monday – August 4, 2025

5. Old Business

a) Several property owners have submitted a Petition for Direct Annexation by Unanimous Approval for lands along County Highway B between Eagle Point Road (also known as 650th Avenue) and 690th Avenue. Atty. Ludeman has prepared Proposed Ordinance 2025-04. The Plan Commission reviewed the proposed temporary zoning in Proposed Ordinance 2025-04 and unanimously recommended Agriculture (A) District. If the City Council concurs with the proposed Annexation, adoption of Proposed Ordinance 2025-04 is the appropriate action. The appropriate motions are:

- ***Introduce Proposed Ordinance 2025-04, an Ordinance annexing certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from the Town of Red Cedar and establishing a temporary Agricultural (A) zoning*** (no vote).
- ***Waive the First Reading of Proposed Ordinance 2025-04, an Ordinance annexing certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from the Town of Red Cedar and establishing a temporary Agricultural (A) zoning*** (simple majority vote).
- ***Waive the Second Reading of Proposed Ordinance 2025-04, an Ordinance annexing certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from the Town of Red Cedar and establishing a temporary Agricultural (A) zoning*** (simple majority vote).
- ***Adopt Proposed Ordinance 2025-04, an Ordinance annexing certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from the Town of Red Cedar and establishing a temporary Agricultural (A) zoning*** (two-thirds majority vote of elected members).



CITY OF MENOMONIE COUNCIL MEETING

STAFF COMMENTS

Monday – August 4, 2025

b) Several property owners and Balloonist, LLC have submitted a Request for Rezoning from Temporary Agriculture (A) District to Restricted Industrial (I-1) District for lands along County Highway B between Eagle Point Road (also known as 650th Avenue) and 690th Avenue. Atty. Ludeman has prepared Proposed Ordinance 2025-05. The Plan Commission reviewed Proposed Ordinance 2025-05 and unanimously recommended approval. If the City Council concurs with the proposed Rezoning to Restricted Industrial (I-1), adoption of Proposed Ordinance 2025-05 is the appropriate action. The appropriate motions are:

- ***Waive the First Reading of Proposed Ordinance 2025-05, an Ordinance rezoning certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from Agricultural (A) District to Restricted Industrial (I-1) District*** (simple majority vote).
- ***Waive the Second Reading of Proposed Ordinance 2025-05, an Ordinance rezoning certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from Agricultural (A) District to Restricted Industrial (I-1) District*** (simple majority vote).
- ***Adopt Proposed Ordinance 2025-05, an Ordinance rezoning certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from Agricultural (A) District to Restricted Industrial (I-1) District*** (majority vote of elected members).



CITY OF MENOMONIE COUNCIL MEETING

STAFF COMMENTS

Monday – August 4, 2025

c) Menomonie Alliance Church and YMCA have submitted a Request for Rezoning from Single Family Residential (R-1) District to Local Commercial (B-2) District for lands along 21st Street NE and 7th Avenue NE. Atty. Ludeman has prepared Proposed Ordinance 2025-06. The Plan Commission reviewed Proposed Ordinance 2025-06 and recommended approval on a 4-3 vote. If the City Council concurs with the proposed Rezoning to Local Commercial (B-2), adoption of Proposed Ordinance 2025-06 is the appropriate action. The appropriate motions are:

- ***Waive the First Reading of Proposed Ordinance 2025-06, an Ordinance rezoning certain lands along 21st Street NE and 7th Avenue NE from Single Family Residential (R-1) to Local Commercial (B-2) District*** (simple majority vote).
- ***Waive the Second Reading of Proposed Ordinance 2025-06, an Ordinance rezoning certain lands along 21st Street NE and 7th Avenue NE from Single Family Residential (R-1) to Local Commercial (B-2) District*** (simple majority vote).
- ***Adopt Proposed Ordinance 2025-06, an Ordinance rezoning certain lands along 21st Street NE and 7th Avenue NE from Single Family Residential (R-1) to Local Commercial (B-2) District*** (majority vote of elected members).



CITY OF MENOMONEE COUNCIL MEETING

STAFF COMMENTS

Monday – August 4, 2025

6. New Business

- a) Enclosed is the proposed Resolution 2025-13 regarding the exemption of Library Tax. Expenditures have qualified the Library for this exemption. City Staff will be available to answer any Council questions. If the City Council concurs, the appropriate motion would be to ***Approve Resolution 2025-13, a Resolution Requesting Exemption from the County Library Tax*** (simple majority).
- b) The Fire Department has proposed to purchase a new rescue boat. A memorandum from the Fire Department is enclosed. The Fire Chief will be on hand to present the recommendation and answer any questions. If the City Council concurs with the vehicle purchase as recommended, the appropriate motion would be ***Approve the Purchase of a 2025 Prodigy 1860 Tunnel from Prodigy Boats at a cost of \$56,060.96*** (roll call vote).
- c) Enclosed are three special event requests from UW-Stout. City Staff have reviewed and recommended approval contingent upon receipt of proof of insurance. If the City Council Concurs, the appropriate motion would be to ***Approve Special Event Permits for UW-Stout's Move-In, Homecoming Soap Box Derby and Homecoming Parade, as presented, contingent upon proof of insurance*** (simple majority).



CITY OF MENOMONIE COUNCIL MEETING

STAFF COMMENTS

Monday – August 4, 2025

7. Budget Transfers

The Fire Department has proposed a budget transfer from the contingency fund for the purchase of updated computer equipment. A required update to Windows 11 creates the need to replace more of the current units than was allotted for the current budget cycle. If City Council concurs, the appropriate motion would be to ***Approve the Budget Transfer, as Presented*** (roll call vote).

If any additional budget transfers are identified, a revised list will be distributed before the meeting. In that case, the appropriate motion would be ***Approve the Revised Budget Transfers, as Presented*** (roll call vote).

10. Claims

The Claims list is enclosed in the packet. If the City Council supports paying the claims, the appropriate motion would be ***Approve the Claims List, as Presented*** (roll call vote).

If any additional claims are identified, a revised list will be distributed before the meeting. In that case, the appropriate motion would be ***Approve the Revised Claims List as Presented*** (roll call vote).

11. Licenses

No license applications have been received as of this writing. If any additional license applications are received, a revised list will be distributed before the meeting. In that case, the appropriate motion would be ***Approve the Revised Normal License List, as presented*** (simple majority).



CITY OF MENOMONIE COUNCIL MEETING

OFFICIAL COUNCIL PROCEEDINGS

MOTION A regular meeting of the City Council of the City of Menomonie, Dunn County, Wisconsin, was held in open session on July 21, 2025, and called to order by Mayor Knaack at 7:00 p.m. in the City Council Chambers. The following members were present: Crowe, Sutherland, Yonko, Pickard, Schwebs, Brennan, Erdman, and Sommerfeld. Gentz attended via Zoom. Solberg joined the meeting via Zoom at 7:24 p.m. Luther was absent.

MOTION made by Erdman, seconded by Brennan, and carried unanimously to approve the minutes of the July 7, 2025, council meeting, with a correction to Alderperson Sydney Brennan's name misspelling.

PUBLIC HEARING – None

PUBLIC COMMENTS – Darrin Witucki, representing the Library Board, was present to speak in support of item 5 (b). Laura Mau, representing Hostetter Pub, LLC, was present to speak in support of agenda item 10 (b). Ingmar Amberson was present to speak in opposition to agenda item 12 (b). Bruce Siebold was present to speak in opposition to agenda item 12 (b). Terry Siebold was present to speak in opposition to agenda item 12 (b). Ann Vogl, representing Downtown Menomonie, was present to speak in support of agenda item 4 (a). Ron Welch was present to speak in opposition to agenda item 12 (b). Andrew Hagen was present to share concerns regarding agenda item 12 (b).

MOTION was made by Crowe, seconded by Brennan, and carried to approve the Non-Profit Grant Program, as presented. Sommerfeld and Schwebs were opposed.

MOTION to waive the rules to allow Craig Wildenburg to address Council regarding agenda item 5 (a), was made by Erdman, seconded by Sommerfeld, and carried unanimously.

NO ACTION was taken on the presentation by Altas Holdings, LLC, regarding the redevelopment of the former Badger Iron site.

MOTION was made by Brennan, seconded by Pickard, and carried unanimously on roll call vote to approve Resolution 2025-12, regarding the Menomonie Library Roof Replacement.

MOTION was made by Schwebs, seconded by Yonko, and carried unanimously on roll call vote to award the ConAgra Water Main Repair Phase II construction contract to Skid Steer Guy at a cost of \$166,005, contingent upon receipt of bonding and insurance from Skid Steer Guy and receipt of a utility easement from ConAgra.

MOTION was made by Yonko, seconded by Crowe, and carried unanimously to approve the Special Event Permit for St. Joseph Church on Wilson Avenue, on September 21, 2025, as presented.

BUDGET TRANSFERS – MOTION was made by Erdman, seconded by Brennan, and carried unanimously on roll call vote to approve the Solid Waste Department’s intra-fund transfer for the purchase of a used Ford Taurus from the Menomonie Police Department for use by the City’s Environmental Program Coordinator.

MAYOR’S REPORT – Mayor Knaack reported on the successful return of the Let’s Paint the Town event this past weekend and it was well attended and a great event for the community.

COMMUNICATIONS AND MISCELLANEOUS BUSINESS –

Aldersperson Brennan shared that several of her constituents have complained about the city deer population and would like to bring it to Council’s attention.

CLAIMS – MOTION was made by Brennan, seconded by Pickard, and carried unanimously on roll call vote to approve payment of the following claims:

JULY 21, 2025 CLAIMS

BARTINGALE MECHANICAL	\$1,053.75
EO JOHNSON	\$63.00
WIPFLI	\$20,585.74
TOTAL	\$21,585.74
PARKING UTILITY CLAIMS	
CLANCY SYSTEMS	\$350.00
IPS GROUP	\$626.64
PARKING TOTAL	\$976.64

MOTION was made by Pickard, seconded by Brennan, and carried unanimously to approve the following licenses:

LICENSE YEAR – 2025-2026

TEMPORARY CLASS “B” BEER LICENSE:

St. Joseph Church – 910 Wilson Ave

St. Joseph Parish Fall Festival – 921 Wilson Ave

09/21/2025

TEMPORARY CLASS “B” BEER & “CLASS B” WINE LICENSE:

Dunn County Fair - 3001 US Hwy. 12 E, Suite 2

Dunn County Fair, 620 17th St SE

07/23/2025 – 07/27/2025

MOBILE FOOD ESTABLISHMENT:

Dana’s Kitchen (E6005 852nd Ave, Colfax, WI 54730)

Four Piggies BBQ, LLC (480 E Hepburn St, Lot 14, Prairie Farm, WI 54762)

Frybread Factory, LLC (3340 Mall Dr, Eau Claire, WI 54701)

TOBACCO:

Fiesta Cantina Mexican Grill (Fiesta Cantina Authentic Mexican Grill, Inc., 1705 Plaza Dr)

MOTION to waive the rules to allow Laura Mau to address Council regarding agenda item 10 (b), was made by Erdman, seconded by Yonko, and carried unanimously.

MOTION was made by Pickard, seconded by Sutherland, and carried unanimously to approve the issuance of a Class B Combination License (“Class B” liquor and Class “B” beer) to Hostetter Pub, LLC, for Hoss’s Pub at 516 Broadway Street South, as presented.

MOTION was made by Brennan, seconded by Sommerfeld, and carried unanimously on roll call vote to convene in closed session under Wisconsin Statutes 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to discuss/consider a proposed Development Agreement with Balloonist, LLC.

MOTION was made by Brennan, seconded by Erdman, and carried unanimously on roll call vote to reconvene in open session under Wisconsin Statutes 19.85(2).

NO ACTION was taken regarding the proposed Development Agreement with Balloonist, LLC.

MOTION to adjourn was made by Pickard, seconded by Sommerfeld, and carried unanimously.

Kate Martin, City Clerk



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

July 9, 2025

To Whom It May Concern:

I am writing on behalf of the City of Menomonie as its Director of Public Works.

The owner of a property within 350-feet of your property have requested annexation to the City of Menomonie and rezoning to Restricted Industrial (I-1).

If you would like to share your opinion regarding the proposed rezoning, you may do so at a public hearing to be held in the coming weeks. I have attached a copy of the public notice for said hearing.

If you have any questions regarding this correspondence, I can be reached by e-mail at dschofield@menomonie-wi.gov or by phone at 715.232.2221 extension 1020.

Respectfully Submitted,
CITY OF MENOMONIE

A handwritten signature in black ink that reads "David Schofield, PE". The signature is written in a cursive, flowing style.

David Schofield, PE
Director of Public Works

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Menomonie will hold a public hearing in the City Council Chambers (800 Wilson Avenue, First Floor South Wing, Menomonie, WI 54751) at 7:00 p.m. on August 4, 2025, which hearing shall be on the following proposed change in the Zoning Ordinance:

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

See the attached map.

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 $\frac{1}{4}$ 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. 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 (SE $\frac{1}{4}$ of the SW $\frac{1}{4}$) of Section 9, Township 28 North, Range 12 West, City of Menomonie, Dunn County, Wisconsin.

From: Temporary Agricultural District (A)

To: Restricted Industrial District (I-1)

This item will also be discussed at the July 28, 2025, Plan Commission Meeting.

(ATTACH MAP)

Dated: July 9, 2025

Published: July 16, 2025
July 23, 2025

Kate Martin, City Clerk



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

July 9, 2025

To Whom It May Concern:

I am writing on behalf of the City of Menomonie as its Director of Public Works.

Alliance Church, which is within 350-feet of your property, has requested rezoning to Local Commercial (B-2).

If you would like to share your opinion regarding the proposed rezoning, you may do so at a public hearing to be held in the coming weeks. I have attached a copy of the public notice for said hearing.

If you have any questions regarding this correspondence, I can be reached by e-mail at dschofield@menomonie-wi.gov or by phone at 715.232.2221 extension 1020.

Respectfully Submitted,
CITY OF MENOMONIE

A handwritten signature in black ink that reads "David Schofield, PE". The signature is written in a cursive, flowing style.

David Schofield, PE
Director of Public Works

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Menomonie will hold a public hearing in the City Council Chambers (800 Wilson Avenue, First Floor South Wing, Menomonie, WI 54751) at 7:00 p.m. on August 4, 2025, which hearing shall be on the following proposed change in the Zoning Ordinance:

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

See the attached map.

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.

The subject property is located at 502 21st St N, Menomonie, Wisconsin.

From: Single Family Residential District (R-1)

To: Local Commercial District (B-2)

This item will also be discussed at the July 28, 2025, Plan Commission Meeting.

(ATTACH MAP)

Dated: July 9, 2025

Published: July 16, 2025
July 23, 2025

Kate Martin, City Clerk



MEMORANDUM

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

TO: Mayor Knaack & City Council

FROM: David Schofield, Director of Public Works

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

DATE: August 4, 2025 City Council 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 650th Avenue) and 690th Avenue, a copy of which is attached hereto.

Atty. Ludeman has prepared Proposed Ordinance 2025-04 which, if adopted, would add the lands to the City of Menomonie.

City Council referred Proposed Ordinance 2025-04 to the Plan Commission on July 7, 2025. The Plan Commission reviewed the temporary zoning and recommended Agriculture (A) District on July 28, 2025.

Annexation of property is amongst the weightiest of decisions that a City Council has to make. City Staff would suggest that the City Council should consider the following questions:

1. Will anyone be annexed against their will?
 - a. No. This is a Petition for Direct Annexation by Unanimous Approval. All property owners, and electors, within the proposed annexation boundary have signed the Petition, a copy of which is attached hereto.
2. Is the proposed annexation contiguous with the City's existing corporate boundary?
 - a. Yes. City Staff notes that the proposed annexation is directly adjacent to the City's existing boundary for three-quarters of a mile along CTH B between Eagle Point Road and 708th Avenue.
3. Is the proposed Annexation consistent with the City's Comprehensive Plan?
 - a. Yes. City Staff notes that the Comprehensive Plan, an excerpt of which is attached hereto, shows future industrial development to the east and north of the north industrial park.



MEMORANDUM

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

4. Is the proposed Annexation consistent with the Town/City Development Map?
 - a. Yes. City Staff notes that the Town/City Development Map, a copy of which is attached hereto, shows the proposed annexation area as "Town/City Future Development".
5. Can the City serve the proposed annexation property with water and sewer?
 - a. City Staff notes that the water utility has 20-inch diameter water main at the intersection of 59th Street and 708th Avenue and 16-inch diameter water main at the intersection Eagle Point Road and CTH B which is directly adjacent to the southwest corner of the proposed annexation area. The water utility has capacity to provide the proposed 75,000 gallons per day average water demand. Additionally, the City anticipates having a new municipal well, Well #9, constructed by December 2027.
 - b. City Staff notes that the sewer utility has 10-inch diameter sanitary sewer at the intersection of Eagle Point Road and CTH B which is directly adjacent to the southwest corner of the proposed annexation area. The City is working with Wisconsin DNR and West Central Wisconsin Regional Planning to update the Urban Sewer Service Area Plan, which is expected to be complete by January 2026, well before sewer service would be needed. The sewer utility has capacity to accept the proposed 75,000 gallons per day average wastewater flow.
6. Is the proposed temporary Agriculture (A) District appropriate?
 - a. City Staff notes that the applicants requested temporary Agriculture (A) District in paragraph 8 on Page 2 of the Annexation Petition.
 - b. City Staff notes that Agriculture (A) District is the most restrictive zoning district that accommodates the existing land uses on the property.
 - c. City Staff note that the City has historically used Agriculture (A) District as the temporary zoning district.
 - d. Plan Commission recommended the use of Agriculture (A) District as the temporary zoning district for this proposed annexation. A draft copy of the minutes is attached hereto.

Please note that the applicants have requested that annexation and rezoning both be considered in unison.



MEMORANDUM

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

If the City Council concurs with the proposed Annexation, adoption of Proposed Ordinance 2025-04 is the appropriate action. The appropriate motions are:

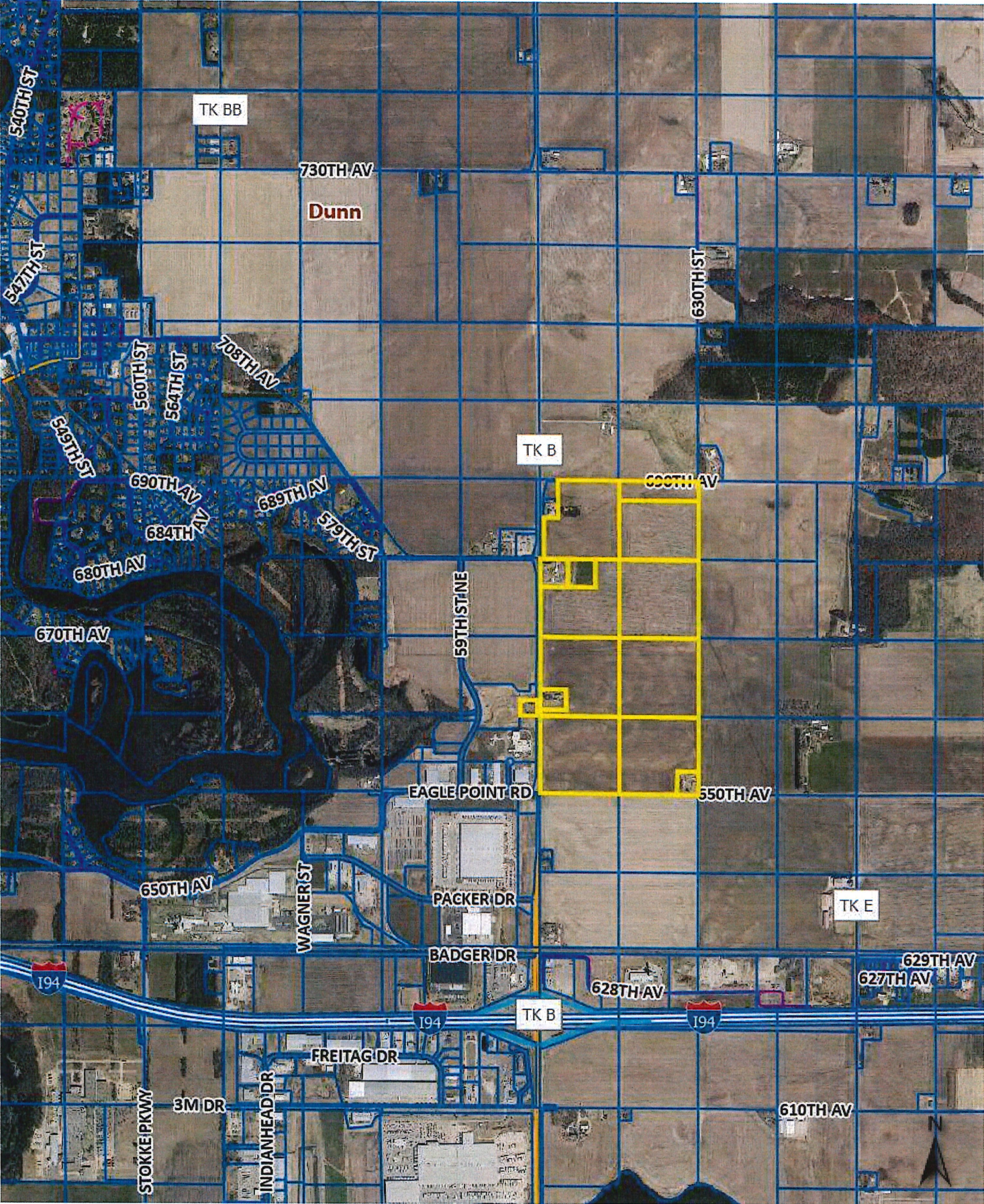
1. ***Introduce Proposed Ordinance 2025-04, an Ordinance annexing certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from the Town of Red Cedar and establishing a temporary Agricultural (A) zoning*** (no vote).
2. ***Waive the First Reading of Proposed Ordinance 2025-04, an Ordinance annexing certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from the Town of Red Cedar and establishing a temporary Agricultural (A) zoning*** (simple majority vote).
3. ***Waive the Second Reading of Proposed Ordinance 2025-04, an Ordinance annexing certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from the Town of Red Cedar and establishing a temporary Agricultural (A) zoning*** (simple majority vote).
4. ***Adopt Proposed Ordinance 2025-04, an Ordinance annexing certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from the Town of Red Cedar and establishing a temporary Agricultural (A) zoning*** (two-thirds majority vote of elected members).

Attachments:

- Location Map
- Petition for Direct Annexation by Unanimous Approval
- Comprehensive Plan Excerpt
- Town/City Development Map
- Draft 7/28/25 Plan Commission Minutes
- 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

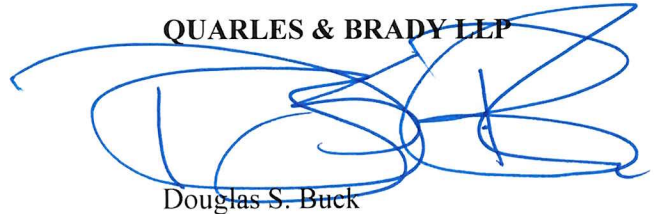
The proposed Project which will include significant capital investment by the Applicant, both in the construction of the Project and the going maintenance. However, without the City's municipal services, this Project cannot move forward. Therefore, annexation is necessary in order for the Project to 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.

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

A handwritten signature in blue ink, appearing to be 'Douglas S. Buck', is written over the printed name. The signature is stylized with large loops and a long horizontal stroke.

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).

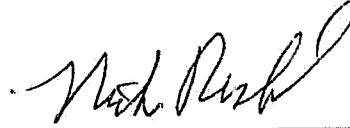
9. The filing of this Petition was duly authorized by the undersigned Petitioner.

[signature pages follow]

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

PETITIONER:

NICHOLS RASSBACH



Nichols Rassbach

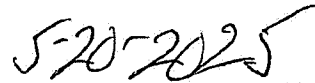
STATEMENT OF OWNERSHIP AND RESIDENCY

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

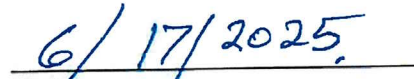

Ronnie E. Prochnow

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

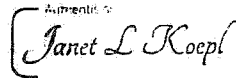
6/16/25
Date

SIGNATURE PAGE TO PETITION
PETITIONER – RED CEDAR

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

PETITIONER: :

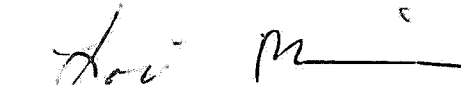
JANET L. KOEPL

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.

PETITIONER:

 *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 650th 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 650th 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:

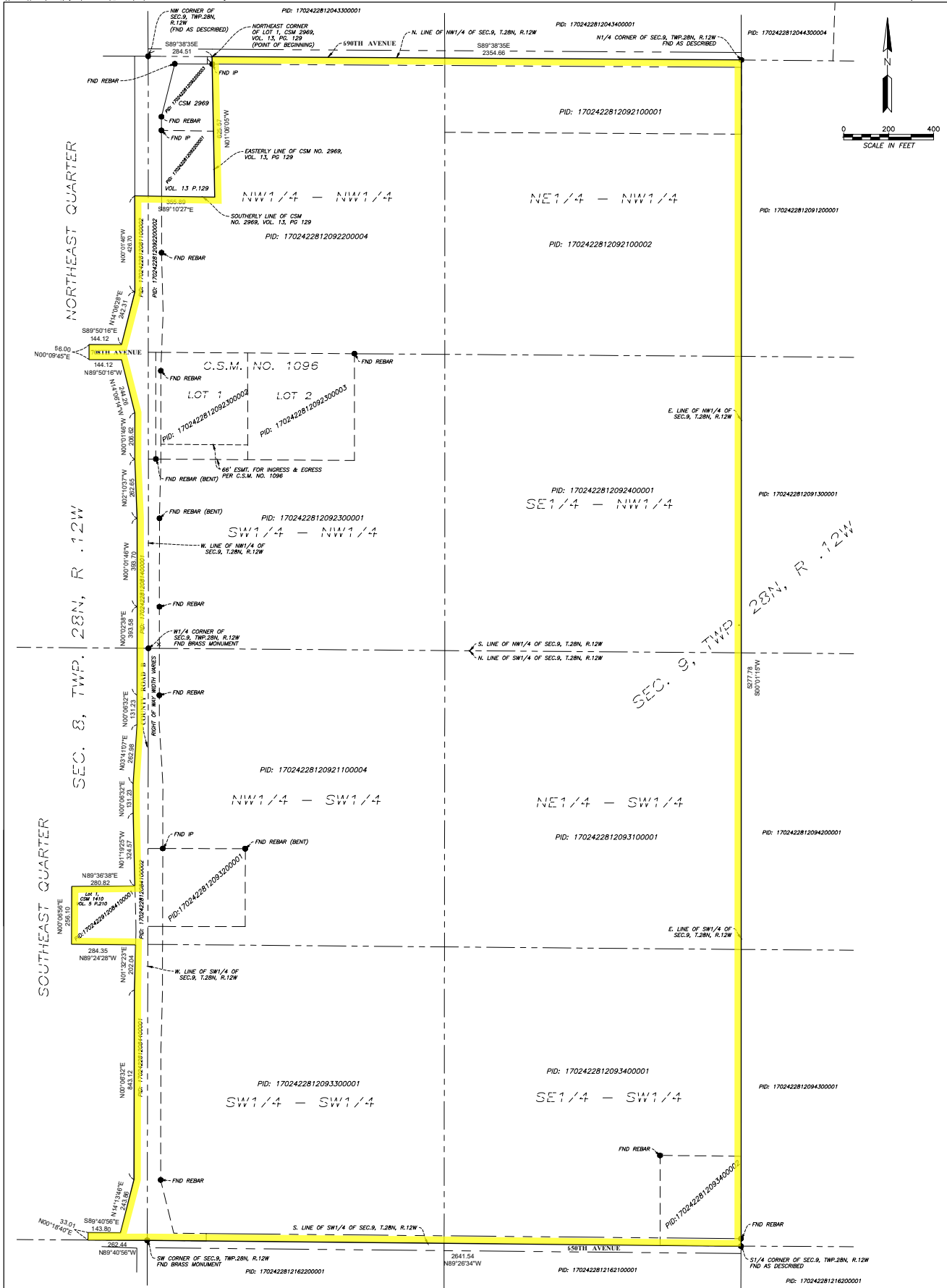
Commencing at the Northwest corner of said Northwest Quarter; thence South 89 degrees 38 minutes 35 seconds East, assumed bearing along the north line of said Northwest Quarter, 284.51 feet to the northeast corner of Lot 1, Certified Survey Map No. 2969, recorded June 16, 2004 in Volume 13 of Certified Survey Maps on Page 129 as Document No. 513162, said Dunn County, and the point of beginning; thence continuing South 89 degrees 38 minutes 35 seconds East along said north line of the Northwest Quarter, 2354.66 feet to the northeast corner of said Northwest Quarter; thence South 00 degrees 01 minute 15 seconds West along the east line of said Northwest Quarter and the east line of said Southwest Quarter, 5277.78 feet to southeast corner of said Southwest Quarter; thence North 89 degrees 26 minutes 34 seconds West, along said south line of the Southwest Quarter, 2641.54 feet to the southwest corner of said Southwest Quarter; thence North 89 degrees 40 minutes 56 seconds West along the south line of said Southeast Quarter of Section 8, a distance of 262.44 feet; thence North 00 degrees 18 minutes 40 seconds East, 33.01 feet; thence South 89 degrees 40 minutes 56 seconds East, 143.80 feet to the westerly right of way line of County Highway B; thence North 14 degrees 13 minutes 46 seconds East along said westerly right of way line of County Highway B, a distance of 243.86 feet; thence North 00 degrees 06 minutes 32 seconds East, along said westerly right of way line of County Highway B, a distance of 843.12 feet; thence North 01 degree 32 minutes 23 seconds East, along said westerly right of way line of County Highway B, a distance of 202.04 feet; thence North 89 degree 24 minute 28 seconds West, 284.35 feet; thence North 00 degrees 06 minutes 56 seconds East, 256.10 feet; thence North 89 degrees 36 minutes 38 seconds East, 280.82 feet to said westerly right of way line of County Highway B; thence North 01 degree 19 minutes 25 seconds West, along said westerly right of way line of County Highway B, a distance of 324.57 feet; thence North 00 degrees 06 minutes 32 seconds East, along said westerly right of way line of County Highway B, a distance of 131.23 feet; thence North 03 degrees 41 minutes 07 seconds East, along said westerly right of way line of County Highway B, 262.98 feet; thence North 00 degree 06 minutes 32 seconds East, along said westerly right of way line of County Highway B, a distance of 131.23 feet; thence North 00 degrees 02 minutes 38 seconds East, along said westerly right of way line of County Highway B, a distance of 393.58 feet; thence North 00 degrees 01 minutes 46 seconds West, along said westerly right of way line of County Highway B, a distance 393.70 feet; thence North 02 degrees 10 minutes 37 seconds West, along said westerly right of way line of County Highway B, a distance of 262.65 feet; thence North 00 degrees 01 minute 46 seconds West, along said westerly right of way line of County Highway B, a distance of 206.62 feet; thence North 14 degrees 06 minutes 14 seconds West, along said westerly right of way line of County Highway B, a distance of 244.26 feet; thence North 89 degrees 50 minutes 16 second West, along said westerly right of way line of County Highway B, a distance of 144.12 feet; thence North 00

degree 09 minutes 45 seconds East, along said westerly right of way line of County Highway B, a distance of 66.00 feet; thence South 89 degrees 50 minutes 16 seconds East, along said westerly right of way line of County Highway B, a distance of 144.12 feet; thence North 14 degrees 06 minutes 28 seconds East, along said westerly right of way line of County Highway B, a distance of 242.31 feet; thence North 00 degrees 01 minute 46 seconds West, along said westerly right of way line of County Highway B, a distance of 426.70 feet to the intersection with the westerly extension of the south line of said Certified Survey Map No. 2969; thence South 89 degrees 10 minutes 27 seconds East, along said south line of Certified Survey Map No. 2969, a distance of 355.89 feet to said easterly line of Certified Survey Map No. 2969; thence North 01 degree 06 minutes 05 seconds West, along said easterly line of Certified Survey Map No. 2969, a distance of 625.57 feet to the point of beginning.

EXHIBIT B

SCALE MAP OF TERRITORY

(Attached)



CLIENT NAME

BALLOONIST, LLC

Exhibit B

PROJECT TITLE

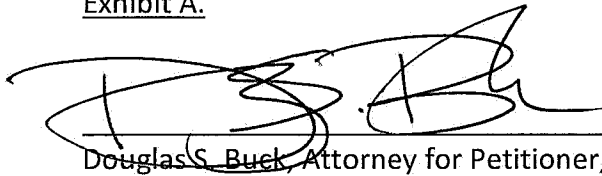
ANNEXATION EXHIBIT

DWN BY RWN	CHK'D JRN	APP'D	DWG DATE MAY 28, 2025 SCALE SEE SCALE BAR
PROJECT NO. 2042685200		SHEET NO. 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 20th 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 20th 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.



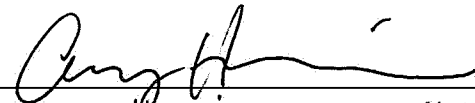

Amy Harriman, Notary Public
My commission expires: permanet

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:

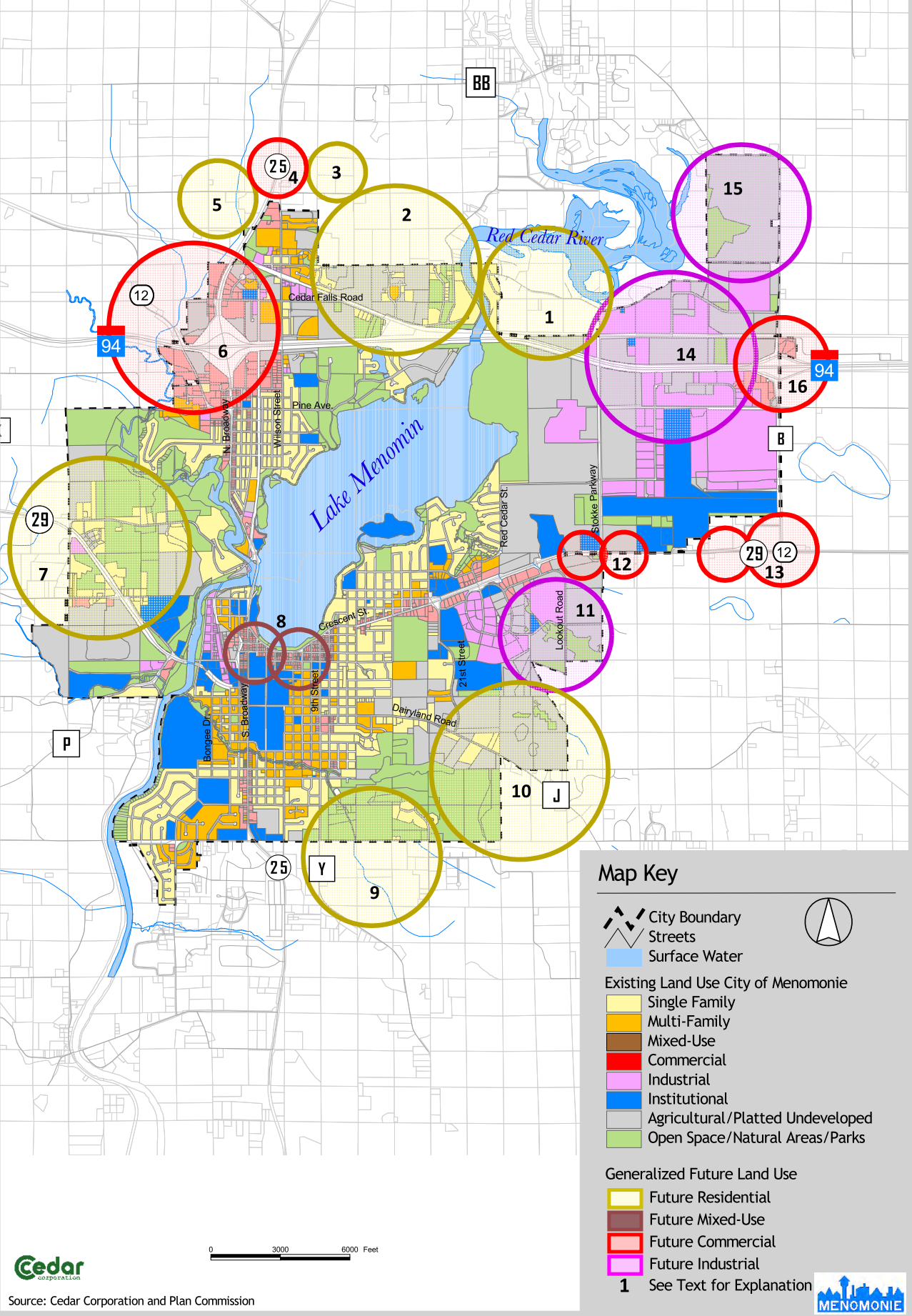
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degree 09 minutes 45 seconds East, along said westerly right of way line of County Highway B, a distance of 66.00 feet; thence South 89 degrees 50 minutes 16 seconds East, along said westerly right of way line of County Highway B, a distance of 144.12 feet; thence North 14 degrees 06 minutes 28 seconds East, along said westerly right of way line of County Highway B, a distance of 242.31 feet; thence North 00 degrees 01 minute 46 seconds West, along said westerly right of way line of County Highway B, a distance of 426.70 feet to the intersection with the westerly extension of the south line of said Certified Survey Map No. 2969; thence South 89 degrees 10 minutes 27 seconds East, along said south line of Certified Survey Map No. 2969, a distance of 355.89 feet to said easterly line of Certified Survey Map No. 2969; thence North 01 degree 06 minutes 05 seconds West, along said easterly line of Certified Survey Map No. 2969, a distance of 625.57 feet to the point of beginning.

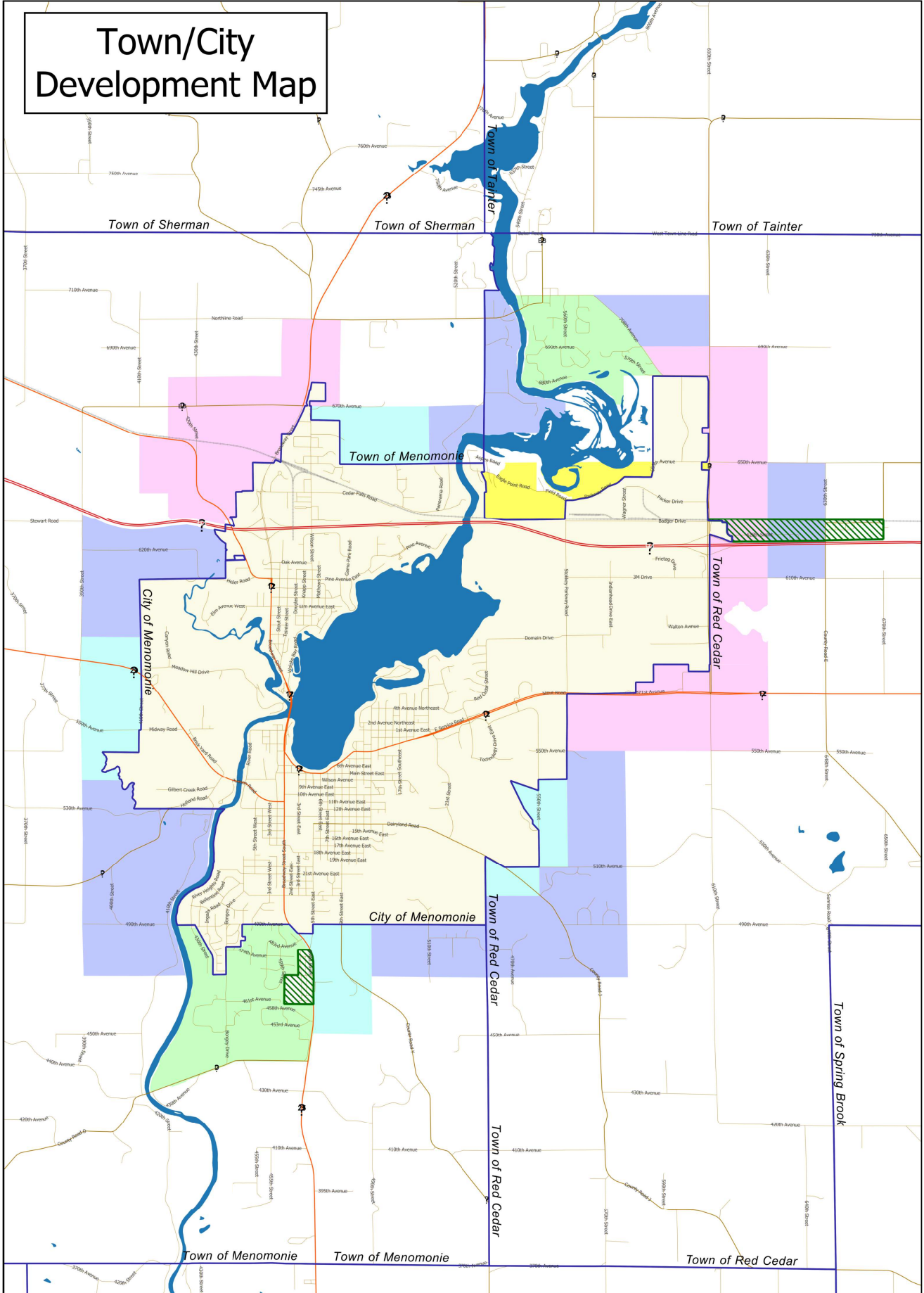
Generalized Future Land Use

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

Plan Commission Meeting Minutes

Chairman Jeff Luther called the Plan Commission Meeting to order in the City Hall Council Chambers on Monday July 28, 2025 at 7:00 p.m.

1. Roll Call: Jeff Luther, Cody Gentz, Lowell Prange, Steve Lindberg, Dennis Kropp, Steve Cook, and Dick Martinson. Other Elected Officials Present: Mayor Knaack and Gretchen Yonko. Staff Present: Eric Atkinson, David Schofield, Dave Kowieski, and Atty. Ben Ludeman.
2. Approval of Minutes: Kropp moved to approve the May 27, 2025, Plan Commission minutes with a second by Gentz. Motion carried unanimously.
3. Public Comments:
 - a. Jessica White, E6502 690th Avenue, spoke against Items 4A and 4B
 - b. Cat Henderson, E6025 708th Avenue, spoke against Items 4A and 4B
 - c. Susan Harrison, E5510 680th Street, spoke in favor of Items 4A and 4B
 - d. John Carpenter, [Address not provided], spoke against Items 4A and 4B
 - e. Tammie Proue, 627 Fagstad Street, spoke against Item 4C
 - f. Kenya Holderbecker, E6075 708th Avenue, spoke against Items 4A and 4B
 - g. Lee Therin, 620 Fagstad Street, spoke against Item 4C
 - h. Charles Wanner, [Address not provided], spoke against Items 4A and 4B
 - i. James Cameron, 2723 Cherry Blossom Lane, spoke in favor of Item 4C
 - j. Adam Accola, 1411 Wilson Street, Eau Claire, spoke in favor of Items 4A and 4B
 - k. Fred Menz, [Address not legible], spoke against Items 4A and 4B
 - l. Steve Hegseth, 614 Woodridge Court, spoke against Items 4A and 4B
 - m. Bruce Siebold, E6500 690th Avenue, spoke against Items 4A and 4B
 - n. Jeff Heitkamp, Sr, E6299 690th Avenue, spoke against Items 4A and 4B
 - o. LuAnn Prochnow, E6396 610th Avenue, spoke in favor of Items 4A and 4B
 - p. Chris Finger, E5448 784th Avenue, spoke against Items 4A and 4B
 - q. Max Willman, 1015 9th Street East, spoke against Items 4A and 4B
 - r. Carl Jarowitz, [Address not provided], spoke against Items 4A and 4B
 - s. Cindy Therin, 620 Fagstad Street, spoke against Item 4C
4. Items of Discussion:
 - a. Schofield presented information regarding the proposed temporary Agriculture (A) District zoning for lands to be annexed along CTH B in proposed Ordinance 2025-04. Gentz moved to recommend Agriculture (A) District be used as the Temporary Zoning Classification within proposed Ordinance 2025-04, with a second by Martinson. Motion carried unanimously.
 - b. Schofield presented information regarding the proposed rezoning of lands along CTH B from temporary Agriculture (A) District to Restricted Industrial (I-1) District in proposed Ordinance 2025-05. Martinson moved to recommend approval of Proposed Ordinance 2025-05, with a second by Cook. Motion carried unanimously.

- c. Schofield presented information regarding the proposed rezoning of lands along 21st Street and 7th Avenue Single Family Residential (R-1) District to Local Commercial (B-2) District in proposed Ordinance 2025-06. Prange moved to waive the rules to hear from Amy Peterson Foss of the YMCA. Motion carried unanimously. Kropp moved to recommend approval of Proposed Ordinance 2025-06, with a second by Gentz. Motion carried on a 4-3 vote, with Martinson, Cook and Prange voting against.
 - d. Schofield presented the proposed Kettner certified survey map on August Lane. Gentz moved to approve Kettner's certified survey map on August Lane as presented, with a second by Lindberg. Motion carried on a 6-1 vote, with Kropp voting against.
 - e. Schofield presented the proposed Peissig certified survey map on Eagle Point Drive. Kropp moved to approve Peissig's certified survey map on Eagle Point Drive as presented, with a second by Gentz. Motion carried unanimously.
 - f. Schofield indicated that the next Plan Commission meeting will be held on Monday August 25, 2025.
5. Lindberg moved to adjourn with a second by Cook. Luther declared the meeting adjourned.

Minutes Recorded by David Schofield

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 18th 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 (11th) 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

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:

Commencing at the Northwest corner of said Northwest Quarter; thence South 89 degrees 38 minutes 35 seconds East, assumed bearing along the north line of said Northwest Quarter, 284.51 feet to the northeast corner of Lot 1, Certified Survey Map No. 2969, recorded June 16, 2004 in Volume 13 of Certified Survey Maps on Page 129 as Document No. 513162, said Dunn County, and the point of beginning; thence continuing South 89 degrees 38 minutes 35 seconds East along said north line of the Northwest Quarter, 2354.66 feet to the northeast corner of said Northwest Quarter; thence South 00 degrees 01 minute 15 seconds West along the east line of said Northwest Quarter and the east line of said Southwest Quarter, 5277.78 feet to southeast corner of said Southwest Quarter; thence North 89 degrees 26 minutes 34 seconds West, along said south line of the Southwest Quarter, 2641.54 feet to the southwest corner of said Southwest Quarter; thence North 89 degrees 40 minutes 56 seconds West along the south line of said Southeast Quarter of Section 8, a distance of 262.44 feet; thence North 00 degrees 18 minutes 40 seconds East, 33.01 feet; thence South 89 degrees 40 minutes 56 seconds East, 143.80 feet to the westerly right of way line of County Highway B; thence North 14 degrees 13 minutes 46 seconds East along said westerly right of way line of County Highway B, a distance of 243.86 feet; thence North 00 degrees 06 minutes 32 seconds East, along said westerly right of way line of County Highway B, a distance of 843.12 feet; thence North 01 degree 32 minutes 23 seconds East, along said westerly right of way line of County Highway B, a distance of 202.04 feet; thence North 89 degree 24 minute 28 seconds West, 284.35 feet; thence North 00 degrees 06 minutes 56 seconds East, 256.10 feet; thence North 89 degrees 36 minutes 38 seconds East, 280.82 feet to said westerly right of way line of County Highway B; thence North 01 degree 19 minutes 25 seconds West, along said westerly right of way line of County Highway B, a distance of 324.57 feet; thence North 00 degrees 06 minutes 32 seconds East, along said westerly right of way line of County Highway B, a distance of 131.23 feet; thence North 03 degrees 41 minutes 07 seconds East, along said westerly right of way line of County Highway B, 262.98 feet; thence North 00 degree 06 minutes 32 seconds East, along said westerly right of way line of County Highway B, a distance of 131.23 feet; thence North 00 degrees 02 minutes 38 seconds East, along said westerly right of way line of County Highway B, a distance of 393.58 feet; thence North 00 degrees 01 minutes 46 seconds West, along said westerly right of way line of County Highway B, a distance 393.70 feet; thence North 02 degrees 10 minutes 37 seconds West, along said westerly right of way line of County Highway B, a distance of 262.65 feet; thence North 00 degrees 01 minute 46 seconds West, along said westerly right of way line of County Highway B, a distance of 206.62 feet; thence North 14 degrees 06 minutes 14 seconds West, along said westerly right of way line of County Highway B, a distance of 244.26 feet; thence North 89 degrees 50 minutes 16 second West, along said westerly right of

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MEMORANDUM

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

TO: Mayor Knaack and City Council

FROM: David Schofield, Director of Public Works

SUBJECT: Proposed Ordinance 2025-05 – Rezoning of Certain Lands Along CTH B to Restricted Industrial (I-1) District

DATE: August 4, 2025 City Council 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 650th Avenue) and 690th Avenue. Please note that Gregory M. Quilling has **not** requested rezoning and would remain Agriculture (A) District.

The proposed land use is a data center.

Atty. Ludeman has prepared Proposed Ordinance 2025-05 which, if adopted, would rezone the property to Restricted Industrial (I-1) District.

City Council introduced and referred Proposed Ordinance 2025-05 to the Plan Commission on July 7, 2025. The Plan Commission reviewed Proposed Ordinance 2025-05 and unanimously recommended approval on July 28, 2025.

When evaluating the proposed rezoning, City Staff would suggest considering the following questions:

1. Will anyone be rezoned against their will?
 - a. No. 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. Yes. City Staff notes that 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”* and City Code 10-1-4 (which is attached) indicates that warehousing *“shall mean any of the following ...*



MEMORANDUM

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

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. Yes. 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. Yes. 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. Yes. City Staff notes that the City’s Comprehensive Plan, an excerpt of which is attached hereto, shows future industrial development to the east and north of the north industrial park.
6. Is the proposed rezoning consistent with the Town/City Development Map?
 - a. Yes, City Staff notes that the Town/City Development Map, a copy of which is attached hereto, shows the proposed annexation areas 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:

- I. 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.
- II. 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 cropland 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.
 - c. City Staff note that, as of 2020, there were 3,720 acres of farmland in Dunn County enrolled in the United States Department of Agriculture (USDA) Conservation Reserve Program (CRP).
- III. 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 (5th) largest water user behind Cardinal FG, 3M, ConAgra and UW-Stout.
 - c. City Staff note that the existing farmland on the southern 160 acres of the site uses a significant amount of water. According to the Water Withdrawal Report submitted to Wisconsin Department of Natural Resources (WisDNR), a copy of which is attached, the existing high capacity irrigation well pumped 30.7 million gallons from July 1 to September 30, 2024, or ~333,000 gallons per day.
 - d. City Staff note that some industrial users can use significantly more water. For example, the City received an inquiry from a prospective user that needed up to 4.4 million gallons per day of water and wastewater.
- IV. Energy Usage
 - a. City Staff note that the City of Menomonie does not operate an electric utility. It is City Staff's understanding that Balloonist is working with local energy providers and the Wisconsin Public Service Commission regarding energy matters.



MEMORANDUM

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

Please note that the applicants have requested that annexation and rezoning both be considered in unison.

If the City Council concurs with the proposed Rezoning to Restricted Industrial (I-1), adoption of Proposed Ordinance 2025-05 is the appropriate action. The appropriate motions are:

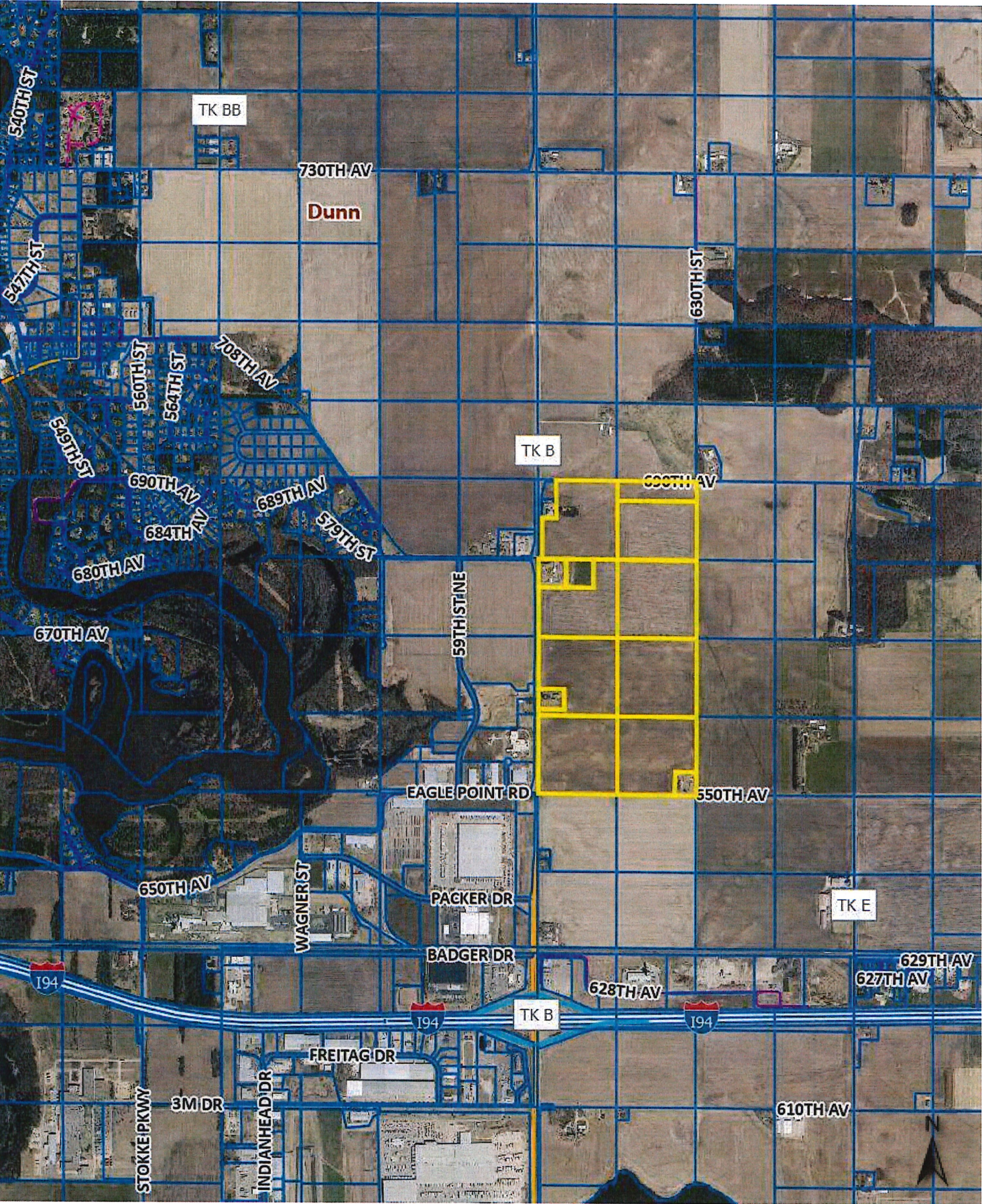
1. ***Waive the First Reading of Proposed Ordinance 2025-05, an Ordinance rezoning certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from Agricultural (A) District to Restricted Industrial (I-1) District*** (simple majority vote).
2. ***Waive the Second Reading of Proposed Ordinance 2025-05, an Ordinance rezoning certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from Agricultural (A) District to Restricted Industrial (I-1) District*** (simple majority vote).
3. ***Adopt Proposed Ordinance 2025-05, an Ordinance rezoning certain lands along CTH B between 650th Avenue (also known as Eagle Point Road) and 690th Avenue from Agricultural (A) District to Restricted Industrial (I-1) District*** (majority vote of elected members).

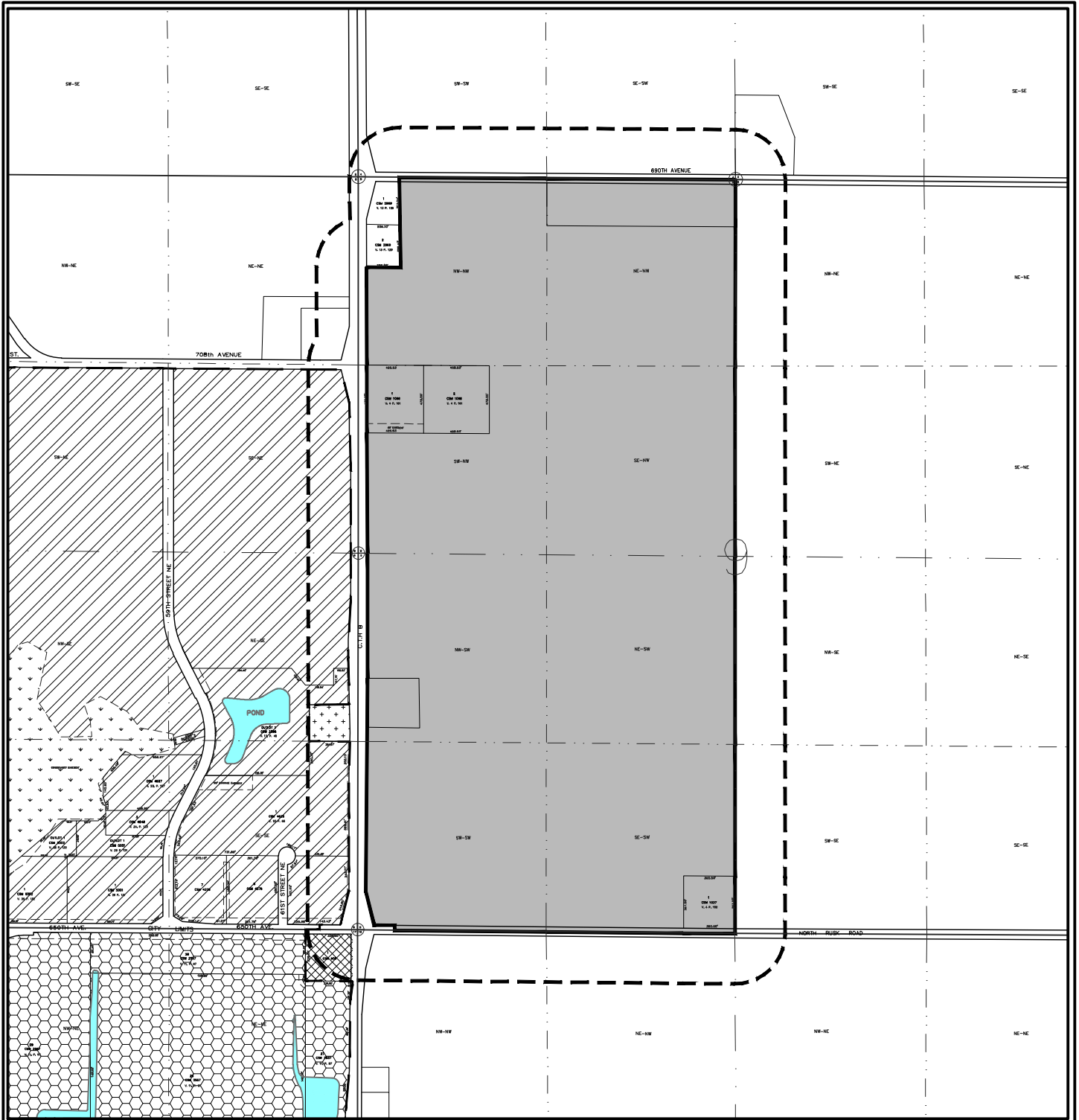
Attachments:

- 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
- 2020 USDA CRP for Dunn County.
- 2024 WisDNR Water Withdrawal Report for existing High Capacity Well
- Proposed Ordinance 2025-05

Balloonist Rezone

Created by:





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



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

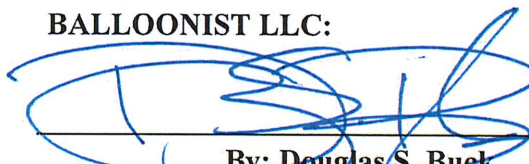
Property is currently in the Town of Red Cedar and zoned General Agriculture District (GA) under Dunn County Zoning. Property Owners have requested Annexation to the
CURRENT ZONING: City of Menomonie. Property Owners understand that the Annexation Ordinance, if approved, would give the property a temporary 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

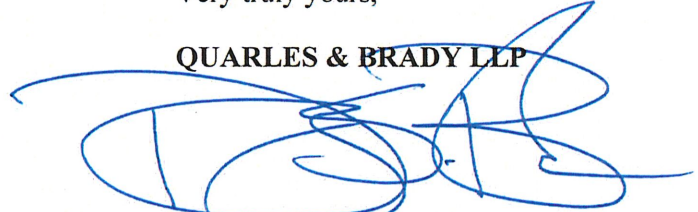
disciplinary teams, adding to the pool of talented and skilled workers to attract additional businesses and growth. Studies demonstrate that similar projects have a strong net benefit to the public, with low public sector costs. Additionally, these types of projects have positive effects on the local 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.

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 be 'DSB', is written over the printed name 'Douglas S. Buck' and the firm name 'QUARLES & BRADY LLP'.

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.

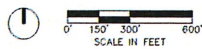
395835, said Certified Survey Map being a part of the Southeast Quarter of the Southwest Quarter (SE¼ of the SW¼) of Section 9, Township 28 North, Range 12 West, Town of Red Cedar, Dunn County, Wisconsin.

For Informational Purposes Only:

Property Address: E6283 650th 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

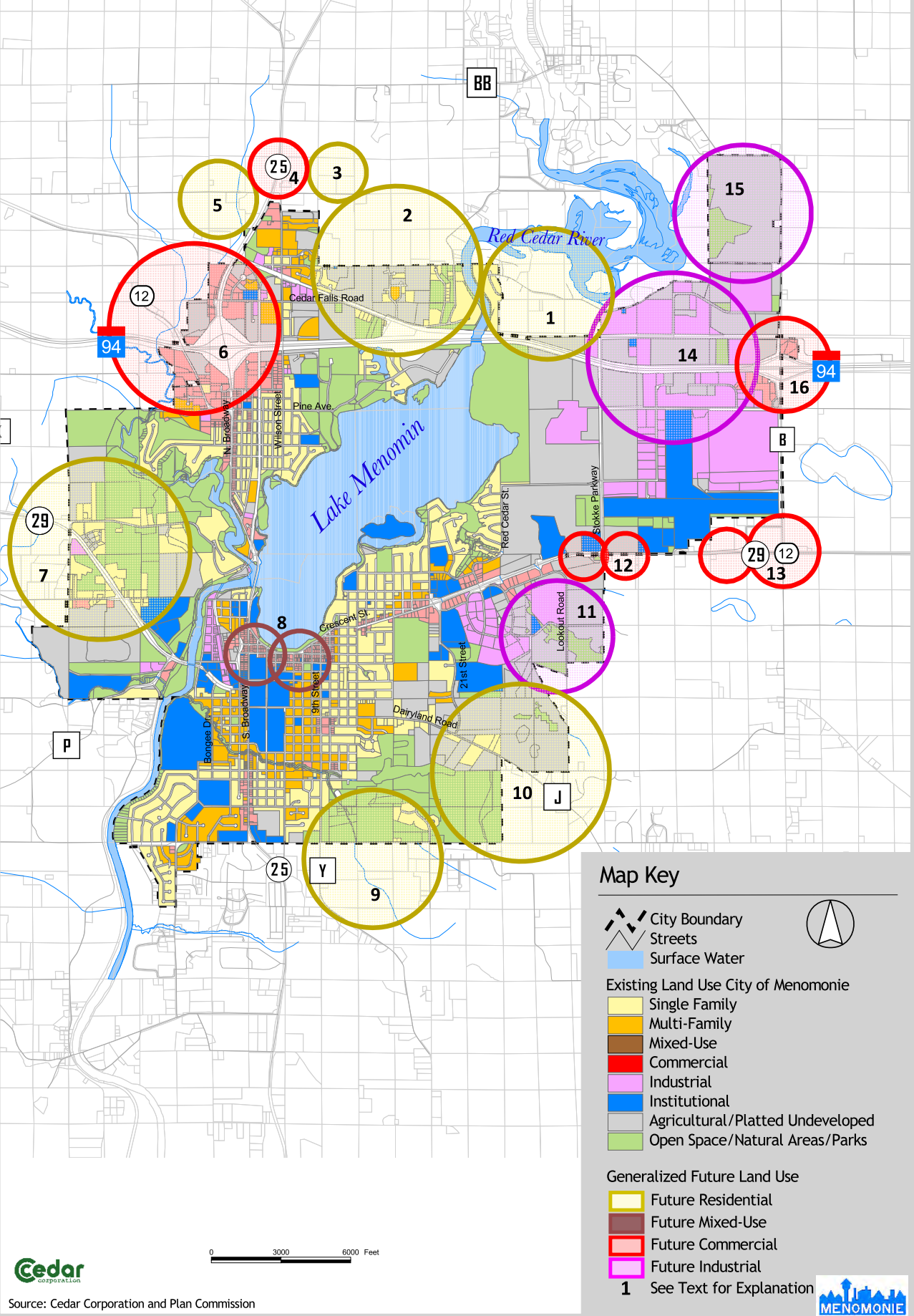
or triangular lots, where none of the lines bounding the rear of the lot are parallel or approximately parallel to the front lot line, the rear lot line for the purposes of this title shall be a line fifteen feet (15') long, wholly within the lot, parallel to the front lot line or the main chord thereof,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

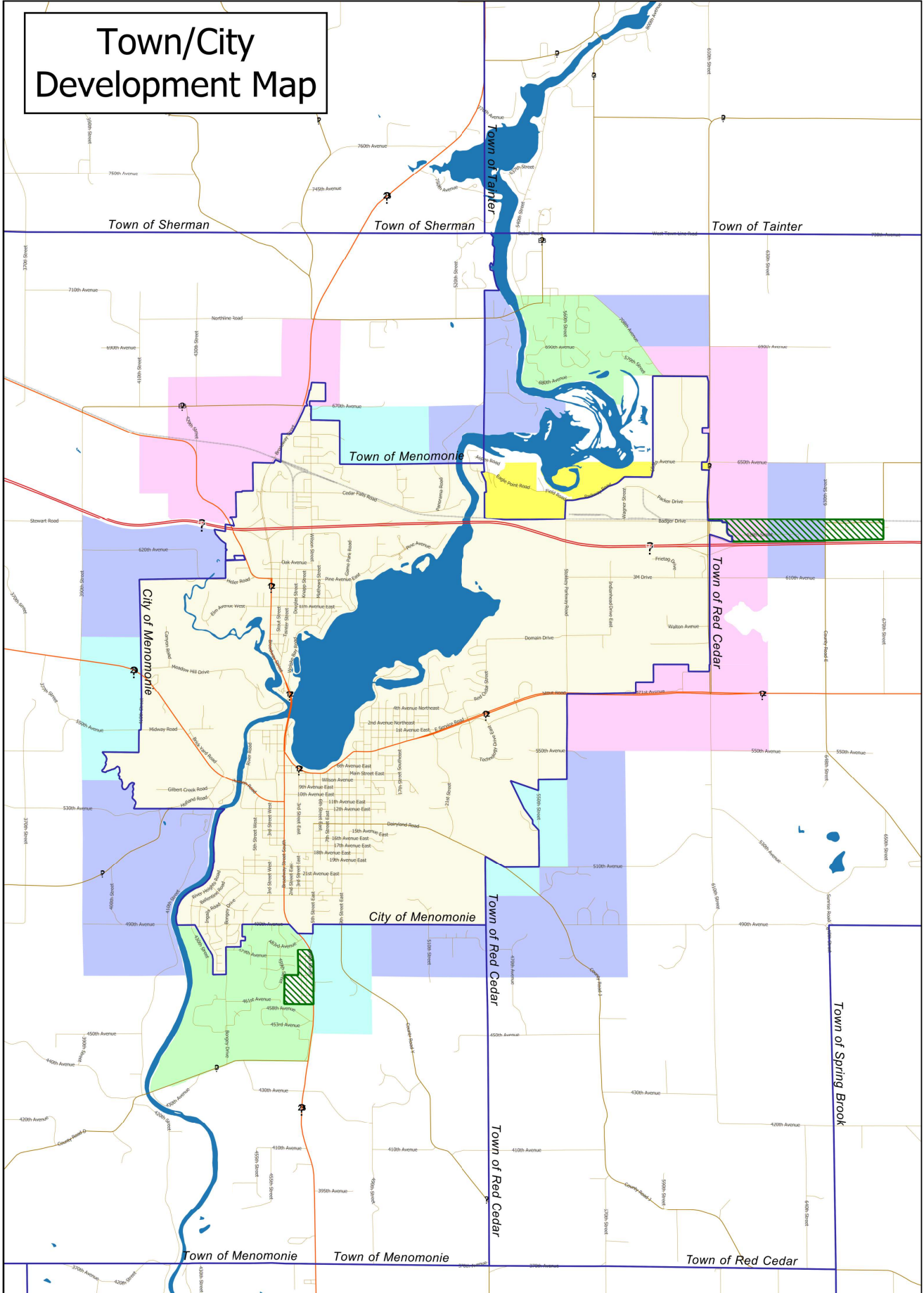
Generalized Future Land Use

City of Menomonie

Map 5-4




Town/City Development Map




Town/City Development Areas

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

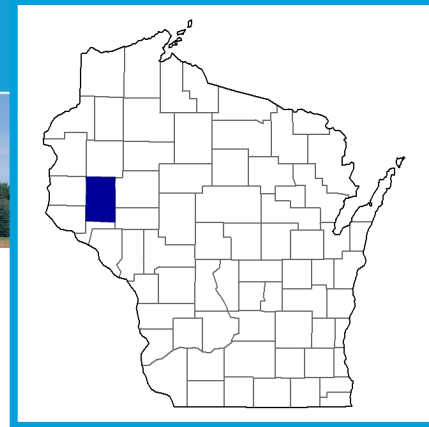


00.51 mi





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
Total	(\$)	
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
Per farm average	(\$)	
Market value of products sold	315,406	+91
Government payments ^a	11,661	+236
Farm-related income ^a	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 ^b
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 ^b
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

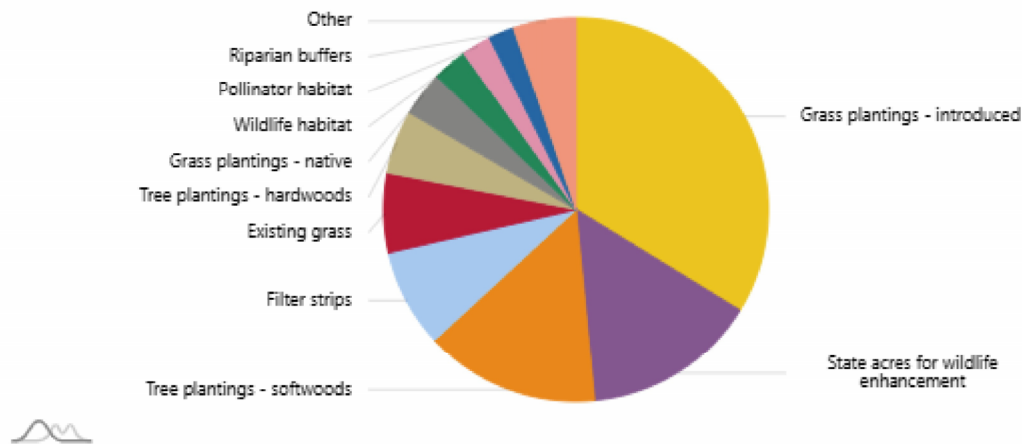
Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State ^c	Counties Producing Item	Rank in U.S. ^c	Counties Producing Item
Total	381,326	17	72	343	3,078
Crops	167,578	10	72	488	3,074
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
Livestock, poultry, and products	213,747	19	72	312	3,076
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 ^d	2,111	Percent of farms that:	Top Crops in Acres ^e	
Sex				
Male	1,345	Have internet access	Corn for grain	96,715
Female	766		Soybeans for beans	75,593
Age			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			
Race				
American Indian/Alaska Native	-	Sell directly to consumers		
Asian	14			
Black or African American	-			
Native Hawaiian/Pacific Islander	-	Hire farm labor		
White	2,095			
More than one race	2			
Other characteristics				
Hispanic, Latino, Spanish origin	20	Are family farms		
With military service	128			
New and beginning farmers	565			
			Livestock Inventory (Dec 31, 2022)	
			Broilers and other meat-type chickens	1,363
			Cattle and calves	67,781
			Goats	1,496
			Hogs and pigs	6,501
			Horses and ponies	1,127
			Layers	22,835
			Pullets	249
			Sheep and lambs	1,669
			Turkeys	(D)

^a Average per farm receiving. ^b May not add to 100% due to rounding. ^c Among counties whose rank can be displayed. ^d Data collected for a maximum of four producers per farm. ^e Crop commodity names may be shortened; see full names at www.nass.usda.gov/go/cropnames.pdf. ^f 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.

Conservation practices installed on CRP acres, cumulative, as of January 2020, Dunn County, Wisconsin



Rank	Practice	Acres	Percent
1	Grass plantings - introduced	1,256	33.8%
2	State acres for wildlife enhancement	547	14.7%
3	Tree plantings - softwoods	546	14.7%
4	Filter strips	307	8.3%
5	Existing grass	248	6.7%
6	Tree plantings - hardwoods	198	5.3%
7	Grass plantings - native	142	3.8%
8	Wildlife habitat	108	2.9%
9	Pollinator habitat	93	2.5%
10	Riparian buffers	79	2.1%
Show All			
Total Acres		3,720	

2024 Water Withdrawal Report

Printed on: 07/28/2025

Report Status: Complete

Report Received: 02/26/2025

Report Type: Water Use System

1. Property Information

Property Name: Wagner		Property # 7552
Owner # 918	Operator # 918	
RON E PROCHNOW E6396 - 610TH AVE MENOMONIE WI 54751	RON E PROCHNOW E6396 - 610TH AVE MENOMONIE WI 54751	

2. Source Information

a. Source Name Assigned by Owner: IRR WELL		Source # 2466
b. PLSS: Section 9, T 28 N, R 12 W		
c. Hicap Well #: 2590	d. Constructed Year: 1998	e. Unique Well #: KQ779
f. Pump Capacity (GPM): 800	g. Well Depth (ft): 400	h. Casing Diameter (in): 16

3. 2024 Water Withdrawal Reporting

a. Measurement Code: COTH-Irrigation/flooding event	Month	Gallons Pumped or Withdrawn
b. Water Use Code: IR10-Agricultural irrigation		
c. Comments :	January	Gallons
	February	Gallons
	March	Gallons
	April	Gallons
	May	Gallons
	June	0 Gallons
	July	10,656,000 Gallons
	August	11,856,000 Gallons
	September	8,160,000 Gallons
	October	Gallons
	November	Gallons
	December	Gallons

Plan Commission Meeting Minutes

Chairman Jeff Luther called the Plan Commission Meeting to order in the City Hall Council Chambers on Monday July 28, 2025 at 7:00 p.m.

1. Roll Call: Jeff Luther, Cody Gentz, Lowell Prange, Steve Lindberg, Dennis Kropp, Steve Cook, and Dick Martinson. Other Elected Officials Present: Mayor Knaack and Gretchen Yonko. Staff Present: Eric Atkinson, David Schofield, Dave Kowieski, and Atty. Ben Ludeman.
2. Approval of Minutes: Kropp moved to approve the May 27, 2025, Plan Commission minutes with a second by Gentz. Motion carried unanimously.
3. Public Comments:
 - a. Jessica White, E6502 690th Avenue, spoke against Items 4A and 4B
 - b. Cat Henderson, E6025 708th Avenue, spoke against Items 4A and 4B
 - c. Susan Harrison, E5510 680th Street, spoke in favor of Items 4A and 4B
 - d. John Carpenter, [Address not provided], spoke against Items 4A and 4B
 - e. Tammie Proue, 627 Fagstad Street, spoke against Item 4C
 - f. Kenya Holderbecker, E6075 708th Avenue, spoke against Items 4A and 4B
 - g. Lee Therin, 620 Fagstad Street, spoke against Item 4C
 - h. Charles Wanner, [Address not provided], spoke against Items 4A and 4B
 - i. James Cameron, 2723 Cherry Blossom Lane, spoke in favor of Item 4C
 - j. Adam Accola, 1411 Wilson Street, Eau Claire, spoke in favor of Items 4A and 4B
 - k. Fred Menz, [Address not legible], spoke against Items 4A and 4B
 - l. Steve Hegseth, 614 Woodridge Court, spoke against Items 4A and 4B
 - m. Bruce Siebold, E6500 690th Avenue, spoke against Items 4A and 4B
 - n. Jeff Heitkamp, Sr, E6299 690th Avenue, spoke against Items 4A and 4B
 - o. LuAnn Prochnow, E6396 610th Avenue, spoke in favor of Items 4A and 4B
 - p. Chris Finger, E5448 784th Avenue, spoke against Items 4A and 4B
 - q. Max Willman, 1015 9th Street East, spoke against Items 4A and 4B
 - r. Carl Jarowitz, [Address not provided], spoke against Items 4A and 4B
 - s. Cindy Therin, 620 Fagstad Street, spoke against Item 4C
4. Items of Discussion:
 - a. Schofield presented information regarding the proposed temporary Agriculture (A) District zoning for lands to be annexed along CTH B in proposed Ordinance 2025-04. Gentz moved to recommend Agriculture (A) District be used as the Temporary Zoning Classification within proposed Ordinance 2025-04, with a second by Martinson. Motion carried unanimously.
 - b. Schofield presented information regarding the proposed rezoning of lands along CTH B from temporary Agriculture (A) District to Restricted Industrial (I-1) District in proposed Ordinance 2025-05. Martinson moved to recommend approval of Proposed Ordinance 2025-05, with a second by Cook. Motion carried unanimously.

- c. Schofield presented information regarding the proposed rezoning of lands along 21st Street and 7th Avenue Single Family Residential (R-1) District to Local Commercial (B-2) District in proposed Ordinance 2025-06. Prange moved to waive the rules to hear from Amy Peterson Foss of the YMCA. Motion carried unanimously. Kropp moved to recommend approval of Proposed Ordinance 2025-06, with a second by Gentz. Motion carried on a 4-3 vote, with Martinson, Cook and Prange voting against.
 - d. Schofield presented the proposed Kettner certified survey map on August Lane. Gentz moved to approve Kettner's certified survey map on August Lane as presented, with a second by Lindberg. Motion carried on a 6-1 vote, with Kropp voting against.
 - e. Schofield presented the proposed Peissig certified survey map on Eagle Point Drive. Kropp moved to approve Peissig's certified survey map on Eagle Point Drive as presented, with a second by Gentz. Motion carried unanimously.
 - f. Schofield indicated that the next Plan Commission meeting will be held on Monday August 25, 2025.
5. Lindberg moved to adjourn with a second by Cook. Luther declared the meeting adjourned.

Minutes Recorded by David Schofield

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: Mayor Knaack and City Council

FROM: David Schofield, Director of Public Works

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

DATE: August 4, 2025 City Council 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 21st Street NE and 7th Avenue NE.

The intended use is a day care center.

Atty. Ludeman has prepared Proposed Ordinance 2025-06 which, if adopted, which, if adopted, would rezone the property to Local Commercial (B-2) District.

City Council introduced and referred Proposed Ordinance 2025-06 to the Plan Commission on July 7, 2025. The Plan Commission reviewed Proposed Ordinance 2025-06 and recommended, on a 4-3 vote, approval on July 28, 2025.

When evaluating the proposed rezoning, City Staff would suggest considering the following questions:

1. Will anyone be rezoned against their will?
 - a. No. 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 R-1),
 - ii. *“Public recreational and community center buildings and grounds, such as parks, playgrounds, golf courses and swimming pools”* (via R-1),
 - iii. *“Fitness center”* (via B-1),
 - iv. *“Private business and commercial schools”* (via B-1),



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. Yes. 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. No. 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. 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.
 - b. 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. Unclear. City Staff notes that the City's Comprehensive Plan's Future Land Use Map (which is attached) shows "Institutional" on the subject property but does not define that term.
6. Is the proposed land use consistent with historical use of the property?
 - a. Yes. City Staff notes that a private parochial elementary school was operated on the property for many years.

City Staff is aware of public comments regarding the following:

- I. Residential Lots along 7th Street NE
 - a. City Staff note that the four existing platted lots along 7th Avenue NE are not currently buildable due to the encroachment of the existing parking lot, fire pit, shed and volleyball court, as shown on the attached aerial image.
- II. Other Permitted Uses
 - a. City Staff note that if the rezoning is approved, any permitted use in the Local Commercial (B-2) would be permitted on this site. These uses include, but are not limited to, bank, clinic, clothing store, restaurant, grocery store, hardware store, theater or place of amusement. Additional uses could be allowed by conditional use permit.



MEMORANDUM

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

If the City Council concurs with the proposed Rezoning to Local Commercial (B-2), adoption of Proposed Ordinance 2025-06 is the appropriate action. The appropriate motions are:

1. ***Waive the First Reading of Proposed Ordinance 2025-06, an Ordinance rezoning certain lands along 21st Street NE and 7th Avenue NE from Single Family Residential (R-1) to Local Commercial (B-2) District*** (simple majority vote).
2. ***Waive the Second Reading of Proposed Ordinance 2025-06, an Ordinance rezoning certain lands along 21st Street NE and 7th Avenue NE from Single Family Residential (R-1) to Local Commercial (B-2) District*** (simple majority vote).
3. ***Adopt Proposed Ordinance 2025-06, an Ordinance rezoning certain lands along 21st Street NE and 7th Avenue NE from Single Family Residential (R-1) to Local Commercial (B-2) District*** (majority vote of elected members).

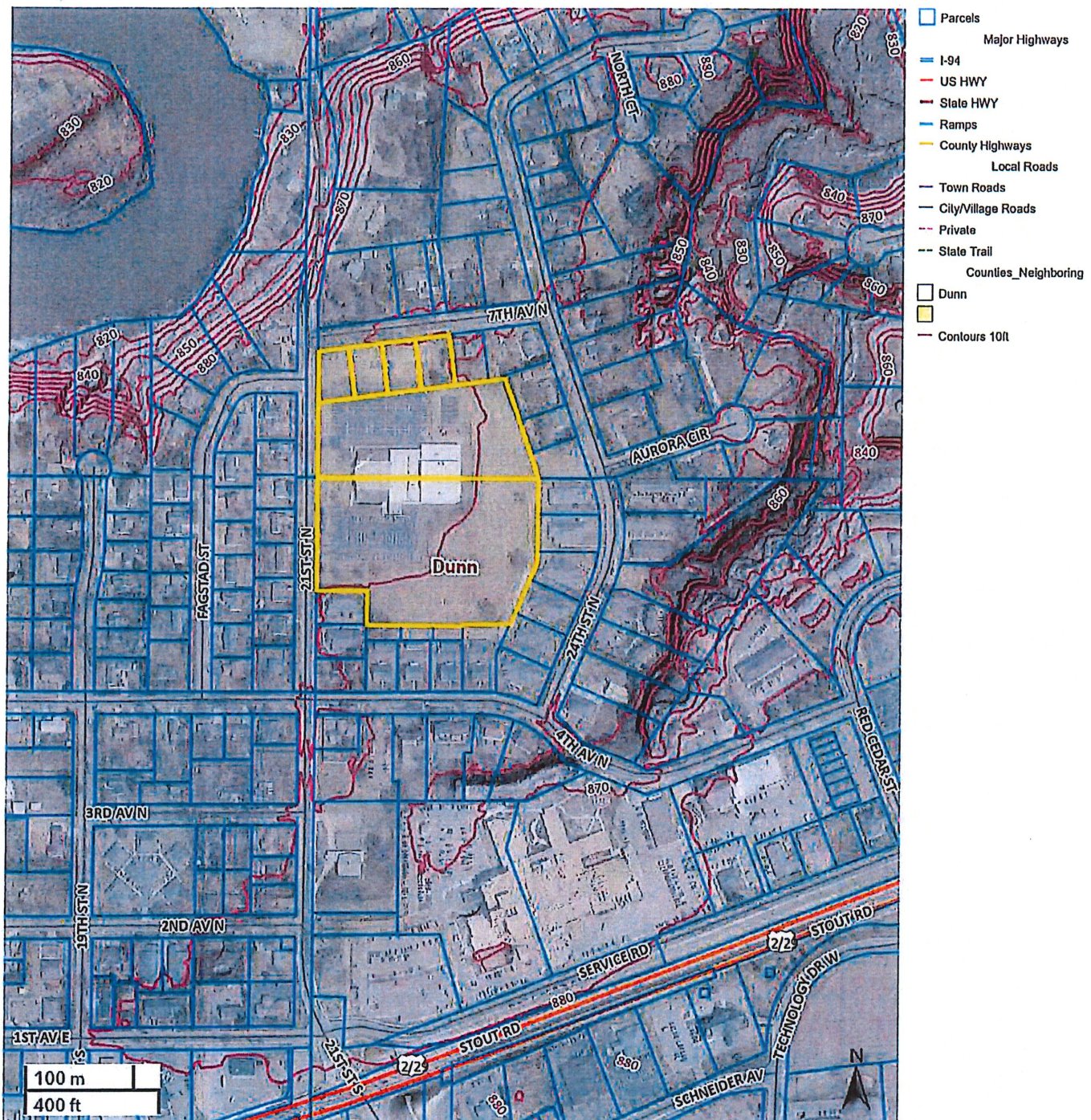
Attachments:

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



Proposed Rezone to B-2 Local Commercial District

Created by: DAS



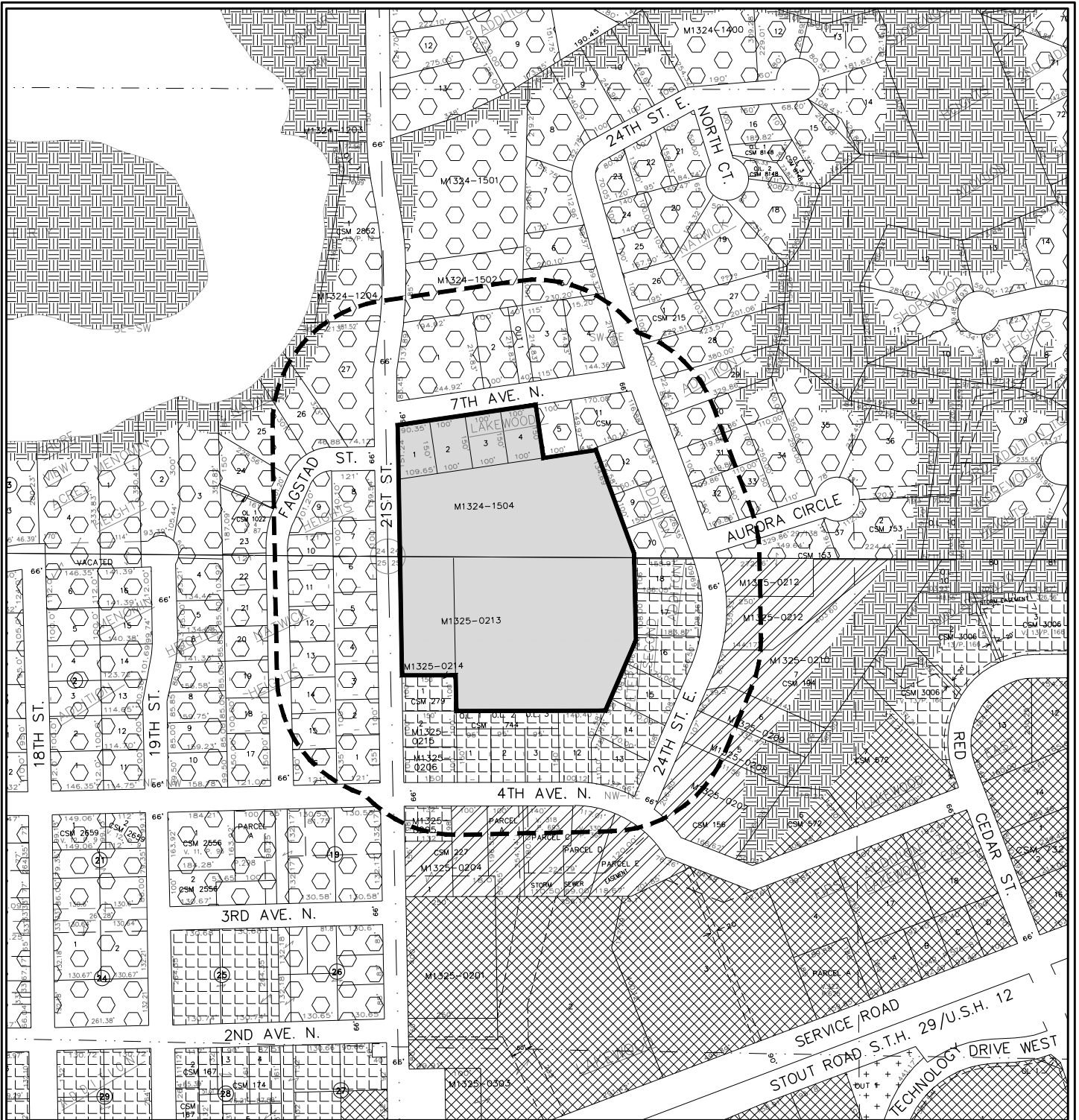
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This map is not guaranteed to be accurate,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





CITY OF MENOMONIE REZONING MAP

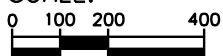
- | | |
|--|-------------------------------------------|
| | C OPEN DEVELOPMENT CONSERVANCY DISTRICT |
| | B-2 LOCAL COMMERCIAL DISTRICT |
| | R-1 SINGLE FAMILY RESIDENTIAL DISTRICT |
| | R-2 LIMITED MULTIPLE RESIDENTIAL DISTRICT |
| | R-3 MULTIPLE RESIDENTIAL DISTRICT |
| | T-1 TECHNOLOGY PARK DISTRICT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

REZONE FROM R-1 TO B-2

350'-NOTIFICATION LIMITS AS REQUIRED BY THE CITY ORDINANCE



SCALE:



DATE: 6-19-25

REQUEST FOR REZONING



NAME: Alliance Church of Menomonee

ADDRESS: 502 21st St N, Menomonee, 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 21st St N, Menomonee, WI 54751

EXACT LEGAL DESCRIPTION OF PROPERTY:

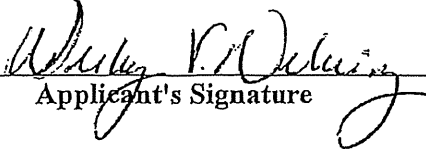
See attached

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 21st 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.

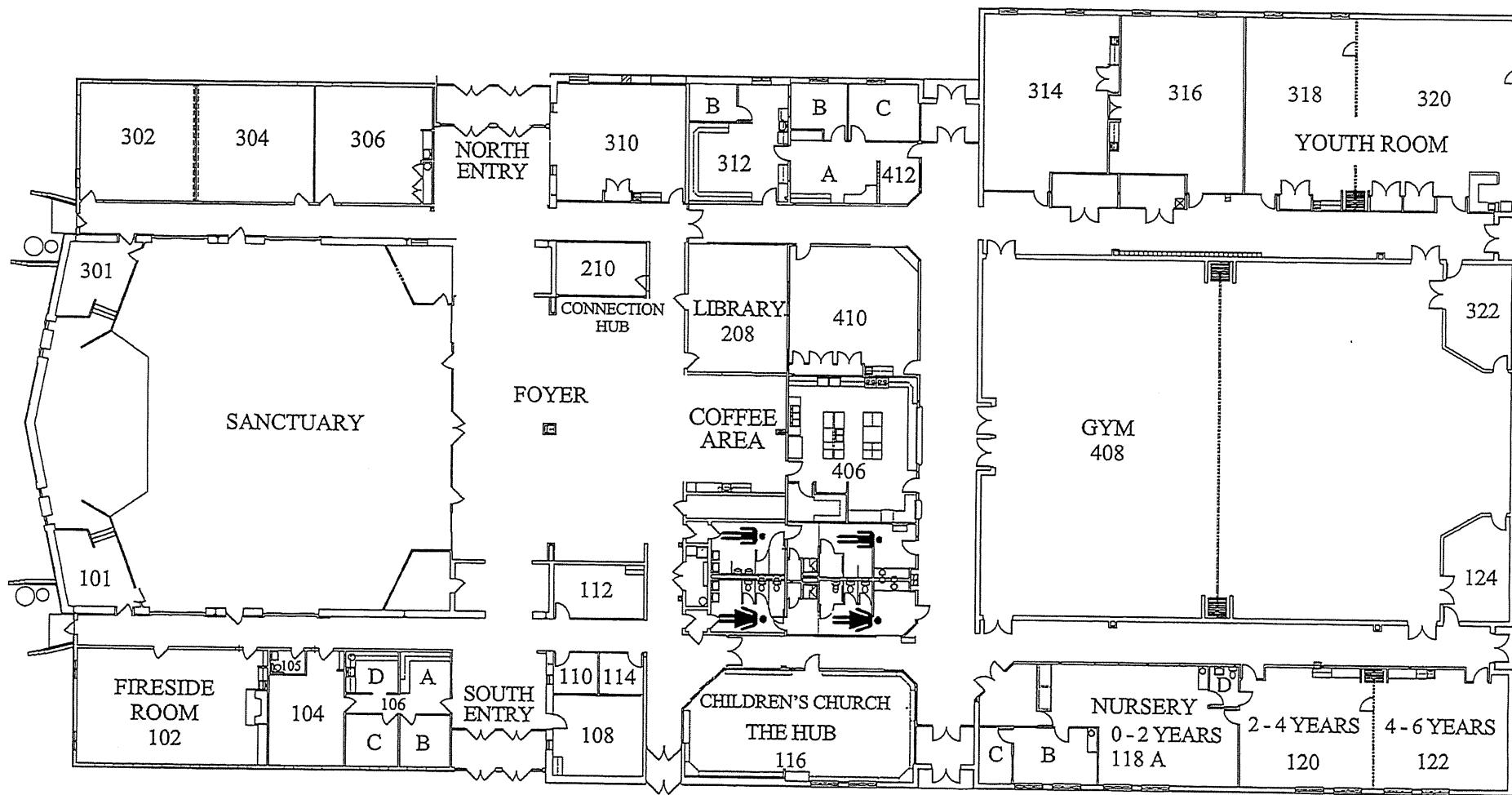
Sincerely,



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



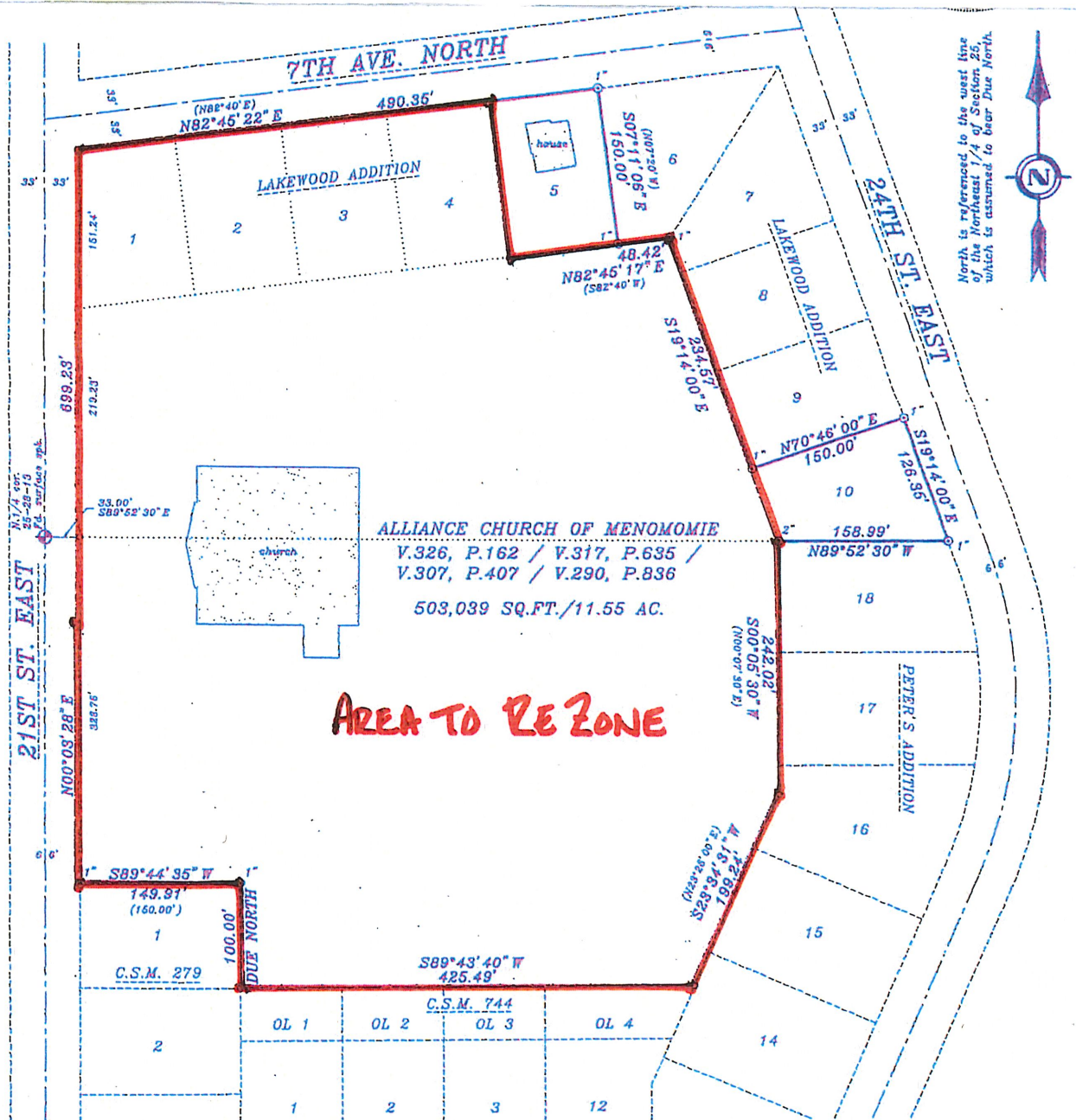
James Cameron
Lead Pastor
Menomonie Alliance Church
715-235-4261
jcameron@machurch.net



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.

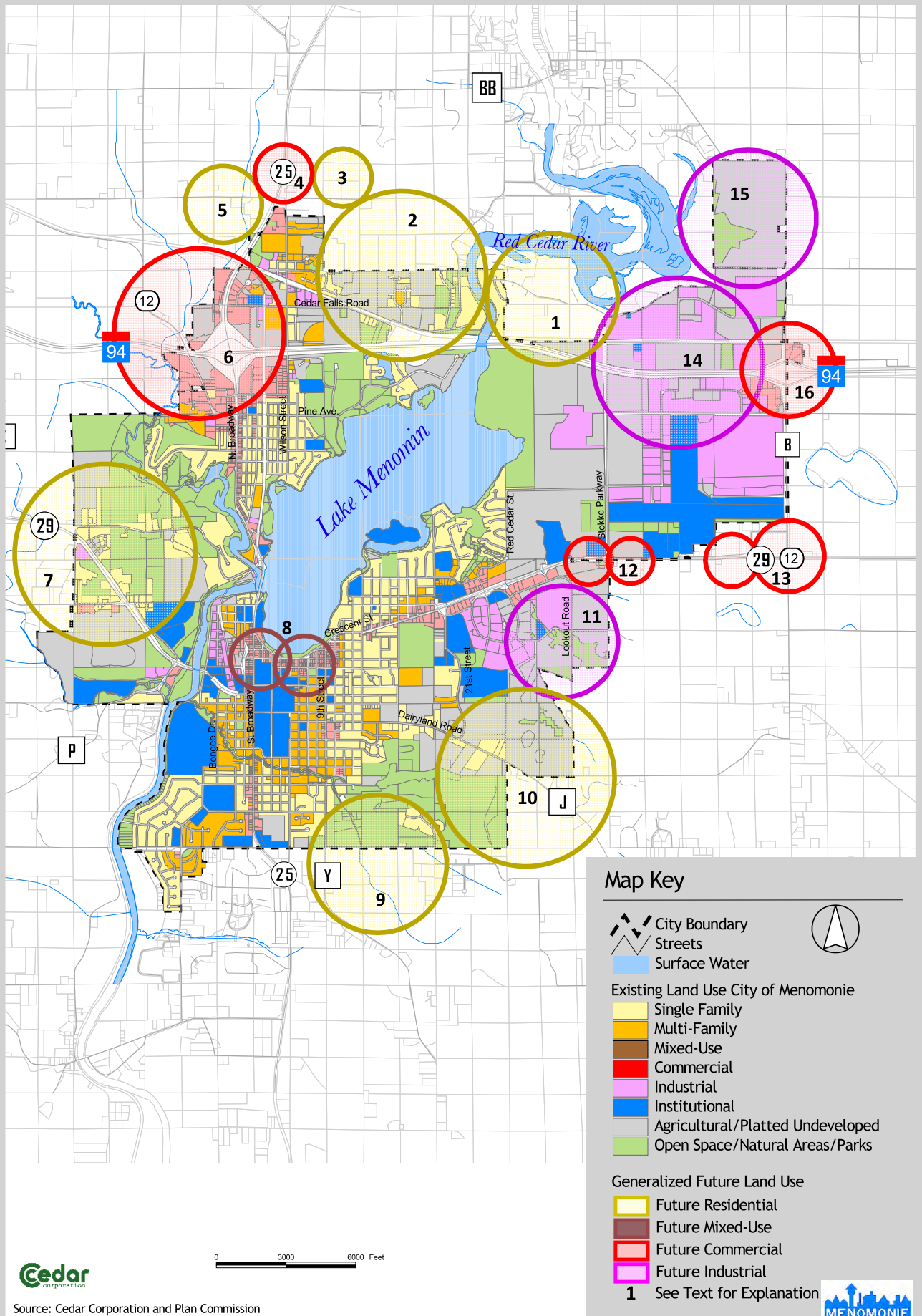
BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, AND
 PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, ALL IN T.28 N.,
 R.13 W., CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.



Generalized Future Land Use

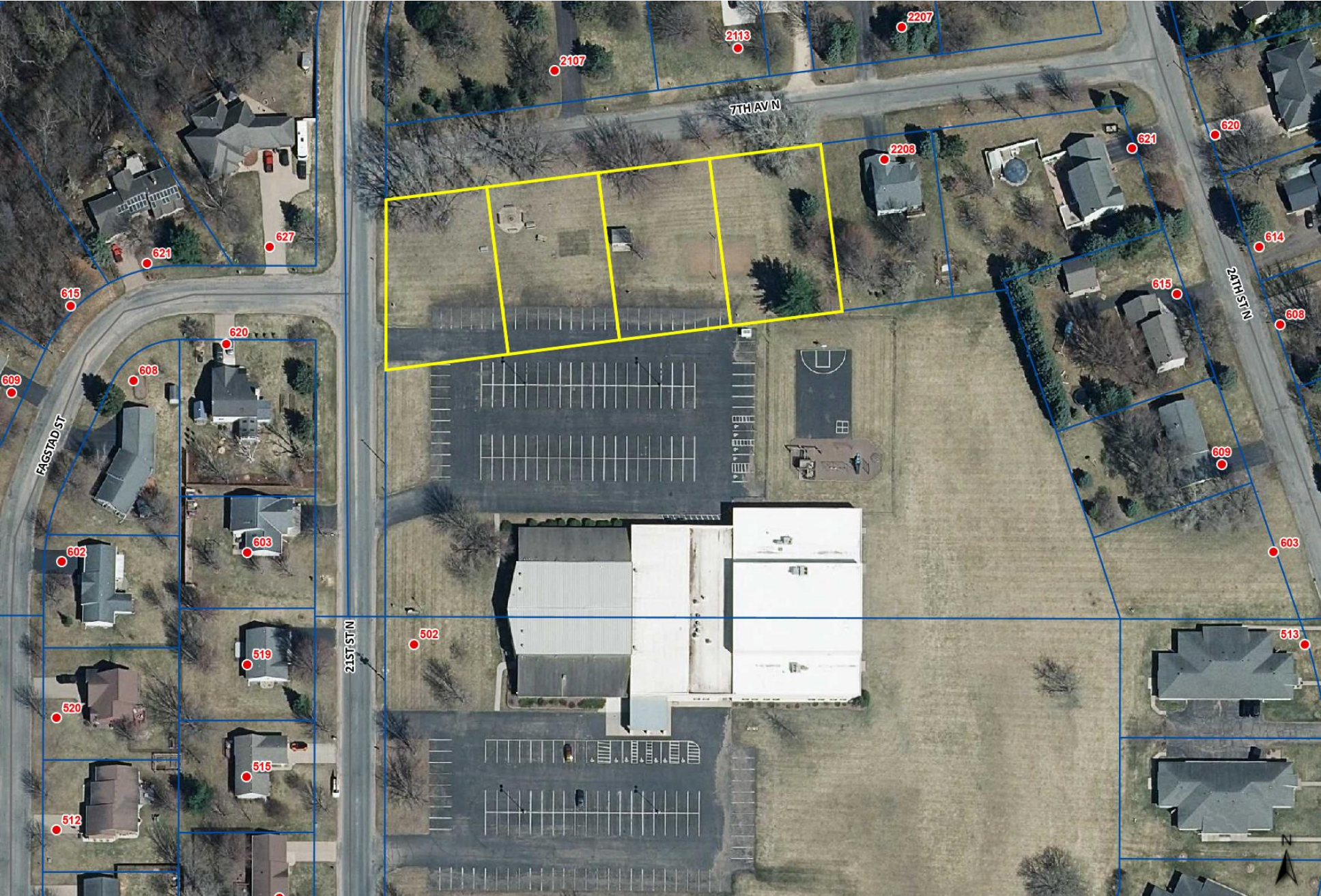
City of Menomonie

Map 5-4



Alliance Lots

Created by:



Plan Commission Meeting Minutes

Chairman Jeff Luther called the Plan Commission Meeting to order in the City Hall Council Chambers on Monday July 28, 2025 at 7:00 p.m.

1. Roll Call: Jeff Luther, Cody Gentz, Lowell Prange, Steve Lindberg, Dennis Kropp, Steve Cook, and Dick Martinson. Other Elected Officials Present: Mayor Knaack and Gretchen Yonko. Staff Present: Eric Atkinson, David Schofield, Dave Kowieski, and Atty. Ben Ludeman.
2. Approval of Minutes: Kropp moved to approve the May 27, 2025, Plan Commission minutes with a second by Gentz. Motion carried unanimously.
3. Public Comments:
 - a. Jessica White, E6502 690th Avenue, spoke against Items 4A and 4B
 - b. Cat Henderson, E6025 708th Avenue, spoke against Items 4A and 4B
 - c. Susan Harrison, E5510 680th Street, spoke in favor of Items 4A and 4B
 - d. John Carpenter, [Address not provided], spoke against Items 4A and 4B
 - e. Tammie Proue, 627 Fagstad Street, spoke against Item 4C
 - f. Kenya Holderbecker, E6075 708th Avenue, spoke against Items 4A and 4B
 - g. Lee Therin, 620 Fagstad Street, spoke against Item 4C
 - h. Charles Wanner, [Address not provided], spoke against Items 4A and 4B
 - i. James Cameron, 2723 Cherry Blossom Lane, spoke in favor of Item 4C
 - j. Adam Accola, 1411 Wilson Street, Eau Claire, spoke in favor of Items 4A and 4B
 - k. Fred Menz, [Address not legible], spoke against Items 4A and 4B
 - l. Steve Hegseth, 614 Woodridge Court, spoke against Items 4A and 4B
 - m. Bruce Siebold, E6500 690th Avenue, spoke against Items 4A and 4B
 - n. Jeff Heitkamp, Sr, E6299 690th Avenue, spoke against Items 4A and 4B
 - o. LuAnn Prochnow, E6396 610th Avenue, spoke in favor of Items 4A and 4B
 - p. Chris Finger, E5448 784th Avenue, spoke against Items 4A and 4B
 - q. Max Willman, 1015 9th Street East, spoke against Items 4A and 4B
 - r. Carl Jarowitz, [Address not provided], spoke against Items 4A and 4B
 - s. Cindy Therin, 620 Fagstad Street, spoke against Item 4C
4. Items of Discussion:
 - a. Schofield presented information regarding the proposed temporary Agriculture (A) District zoning for lands to be annexed along CTH B in proposed Ordinance 2025-04. Gentz moved to recommend Agriculture (A) District be used as the Temporary Zoning Classification within proposed Ordinance 2025-04, with a second by Martinson. Motion carried unanimously.
 - b. Schofield presented information regarding the proposed rezoning of lands along CTH B from temporary Agriculture (A) District to Restricted Industrial (I-1) District in proposed Ordinance 2025-05. Martinson moved to recommend approval of Proposed Ordinance 2025-05, with a second by Cook. Motion carried unanimously.

- c. Schofield presented information regarding the proposed rezoning of lands along 21st Street and 7th Avenue Single Family Residential (R-1) District to Local Commercial (B-2) District in proposed Ordinance 2025-06. Prange moved to waive the rules to hear from Amy Peterson Foss of the YMCA. Motion carried unanimously. Kropp moved to recommend approval of Proposed Ordinance 2025-06, with a second by Gentz. Motion carried on a 4-3 vote, with Martinson, Cook and Prange voting against.
 - d. Schofield presented the proposed Kettner certified survey map on August Lane. Gentz moved to approve Kettner's certified survey map on August Lane as presented, with a second by Lindberg. Motion carried on a 6-1 vote, with Kropp voting against.
 - e. Schofield presented the proposed Peissig certified survey map on Eagle Point Drive. Kropp moved to approve Peissig's certified survey map on Eagle Point Drive as presented, with a second by Gentz. Motion carried unanimously.
 - f. Schofield indicated that the next Plan Commission meeting will be held on Monday August 25, 2025.
5. Lindberg moved to adjourn with a second by Cook. Luther declared the meeting adjourned.

Minutes Recorded by David Schofield

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

RESOLUTION 2025-13

Requesting Application for Exemption from the County Library Tax

WHEREAS, pursuant to the authority granted under Wis. Stat. Section 43.64(2) the County Board for Dunn County, levies a county library tax for public library service to its inhabitants; and

WHEREAS, Wis. Stat. Section 43.64(2) provides that any city, town, village or school district in a county levying a tax for public library service under Subd. (1) shall, upon written application to the county board of the county, be exempted from the county tax levy, if:

the city, town, village or school district making the application levies a tax for public library service and appropriates and expends for a library fund during the year for which the county tax levy is made a sum at least equal to an amount calculated as determined in Wis. Stat. 43.64(2)(b)

NOW, THEREFORE, BE IT RESOLVED, that the City of Menomonie, Wisconsin hereby certifies that it will appropriate and expend an amount equal to or greater than the amount calculated under Wis. Stat. 43.64(2)(b) for this year's library operations at the Menomonie Public Library and therefore makes this written application to the Dunn County Board that the Board determine that the City of Menomonie is exempt from the payment of any county library tax in 2026, as provided in Wis. Stat. Section 43.64(2).

BE IT FURTHER RESOLVED, that copies of this resolution be forwarded by the municipal Clerk to the Library Director of the Menomonie Public Library and the County Clerk of Dunn County.

Ayes ____ Nays ____ Absent ____ Abstain ____

Dated this 4th day of August, 2025.

Signed: Randy Knaack, Mayor

ATTEST: Catherine Martin, Clerk



Menomonie Fire Department



To: Mayor Knaack
From: Chief Klass
Re: Rescue boat purchase
Date: July 29, 2025

The fire department was approved to purchase a new rescue boat in the 2025 CIP. A request for bids was delivered to several dealers across the country that specialize in rescue boat platforms. Three bids were returned with only two meeting the minimum specifications contained within the RFB. After evaluating the bids, we recommend purchasing the 2025 Prodigy 1860 Tunnel from Prodigy Boats, Jasper, GA.

Our boat committee has spent the past two years researching and training with many local and state rescue crews, utilizing different boat brands and layouts. Following are the reasons for selecting Prodigy Boats.

Prodigy was the only company to fully meet the unique needs Menomonie Fire faces during water rescues and recoveries. Those include:

- An extremely stable, tunnel-hull rescue platform capable of running in extremely shallow and rocky areas. The tunnel design forces all water in contact with the bottom of the boat into the tunnel. The jet drive is located in the tunnel and above the bottom of the boat which allows for operation in a few inches of water.
- A forward, center steering counsel allowing for a working area on either side of the operator as well as an unobstructed, standing view for the operator.
- A custom designed stern allowing for extremely low sidewalls which make victim rescue and recovery much easier and safer. Our current "rescue" boat is a 30-year-old Princecraft fishing boat with extremely tall sidewalls making rescue and recovery extremely difficult.
- A custom designed lighting package allowing for low-light and nighttime rescues on the many miles of water the department covers.

Fire Department Rescue Boat Bid Comparison in Ranked Order					
Dealership	Location	Brand	Motor	Model	Price
Prodigy Boats	Jasper , GA	Prodigy	Mercury 115/80 Jet	1860 Tunnel	\$56,060.96
Round Lake Marina	Hayward, WI	Sea Ark	Yamaha F115JB	1860 MVJT	\$ 45,744.00

City of Menomonie

City Clerk's Office

800 Wilson Ave., Menomonie, WI 54751

Phone: 715-232-2221; E-mail: kmartin@menomonie-wi.gov

Special Event

Instructions: Complete all questions, indicating N/A where non-applicable. Return to the City Clerk at the above address at least 60 days prior to the event.

Are you representing an organization sponsoring the event? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, (list information below)		Is the organization non-profit? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Organization's Name:	UW Stout University Housing		
Organization's Address:	1110 Broadway St. South Menomonie WI 54751		
Organization's Phone:	(Fax)	(E-mail) fritzda@uwstout.edu	
Purpose of Event:	Student Move In	Type of Event:	Student Move In

Event Organizer's Name:	Dana Fritz		
Event Organizer's Address:	170 Merle M. Price Commons		
Event Organizer's Phone:	(home)	(work) 715-232-1788	(E-mail) fritzda@uwstout.edu

Name of Event: Student Move In		Type of Event: Student Move In	
Location of Event: See Attached Maap		Date of Event: 8/23-31/25	Rain date:
Time of Event:	Start: 8:00 AM Daily	Finish: 6:15 PM Daily	
Time on Site:	Start: 8:00 AM Daily	Finish: (include set-up and clean-up time)	
Total Number of Anticipated Attendees: (include event organizers, staff, volunteers and spectators) Large Event _____	City of Menomonie Support Staff Requested? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Police: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Number:	
	Roads: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Number: 1 (3rd St. E)	
	Other: (Specify) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Number:	

Are street(s) to be closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, if so list (If less than entire length, indicate by street number where to begin and end)	Entire length? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Check here if City Road <input checked="" type="checkbox"/> (attach approval from City of Menomonie)	1. 3rd St. E between 10th Ave. E and 13th Ave. E. will be one way southbound traffic only.
	Entire length? <input type="checkbox"/> Yes <input type="checkbox"/> No Check here if County Road <input type="checkbox"/> (attach approval from Dunn County)	2.

What provisions are being made for traffic and parking? (Be sure to note traffic flow and parking sites on your site plan)
Attach additional sheets if necessary.

City parking spots will be utilized during operational hours for Stout students moving in only. Traffic control signs/directionals/staff to assist.

.What provisions are being made for crowd control and security? Attach additional sheets if necessary.
UW Stout Housing Staff will be conducting direction and UW Stout PD will be aware and patrolling the area for any issues that arise from this event.

What provisions are being made for First Aid and Fire Emergency? (Be sure to show locations of emergency services on your site plan.)

MFD, MPD and UW Stout PD will be notified of event times and logistics.

What provisions are being made for additional restrooms, port-a-potty facilities? (Be sure to show locations of restrooms and port-a-potty facilities on your site plan.)

UW Stout will have dorms and buildings open for restroom usage.

What provisions are being made for collection and removal of litter and recycling generated by the event? (Be sure garbage /recycling receptacles or dumpsters are shown on your site plan.)

University Campus has numerous recycling receptacles and dumpsters to handle event.

Will vendors, information tables, or volunteer groups be part of your event? ☒ No ☐ Yes If yes, please explain.

Certificate of Insurance or Surety Bond Information ☐ No ☒ Yes, attach a copy **See attached**

The applicant is responsible for obtaining any additional permits required by the municipality in conjunction with this event. Contact individual departments to obtain applications.

**APPROVED PERMITS MUST BE INCLUDED WITH THIS APPLICATION FOR SPECIAL EVENTS, OR
THE SPECIAL EVENT APPLICATION WILL BE DENIED.**

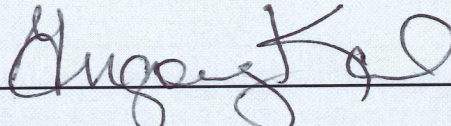
Check all that apply:

CITY CLERK PERMITS 715-232-2221	PARK AND RECREATION PERMITS 715-232-1664	FIRE DEPARTMENT PERMITS 715-232-2414
<input type="checkbox"/> Temporary Beer/Wine <input type="checkbox"/> Amplified Sound Permit <input type="checkbox"/> Mobile Food Truck Establishment <input type="checkbox"/> _____	<input type="checkbox"/> Park Facility Use <input type="checkbox"/> Shelter Reservations <input type="checkbox"/> Beer Keg Permit	<input type="checkbox"/> Fireworks/Pyrotechnics <input type="checkbox"/> Grills/Open Burning <input type="checkbox"/> Tents (900 sq.ft. or greater or anything less with sides requires permit)

POLICE DEPARTMENT PERMITS 715-232-2198	DUNN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT 715-232-2388	PUBLIC WORKS
<input type="checkbox"/> Traffic Control Officers <input type="checkbox"/> Criminal History Check	<input type="checkbox"/> Temporary Food Permit	<input type="checkbox"/> Race/Map Review

By signing this application, applicant acknowledges that the issuance of a special event permit does not obligate or require the City of Menomonie to provide City services, equipment or personnel in support of the event.

Signature:



Print Name:

Gregory Kalosis

Affiliation with Applicant (if applicable):

UW Stout Police Department

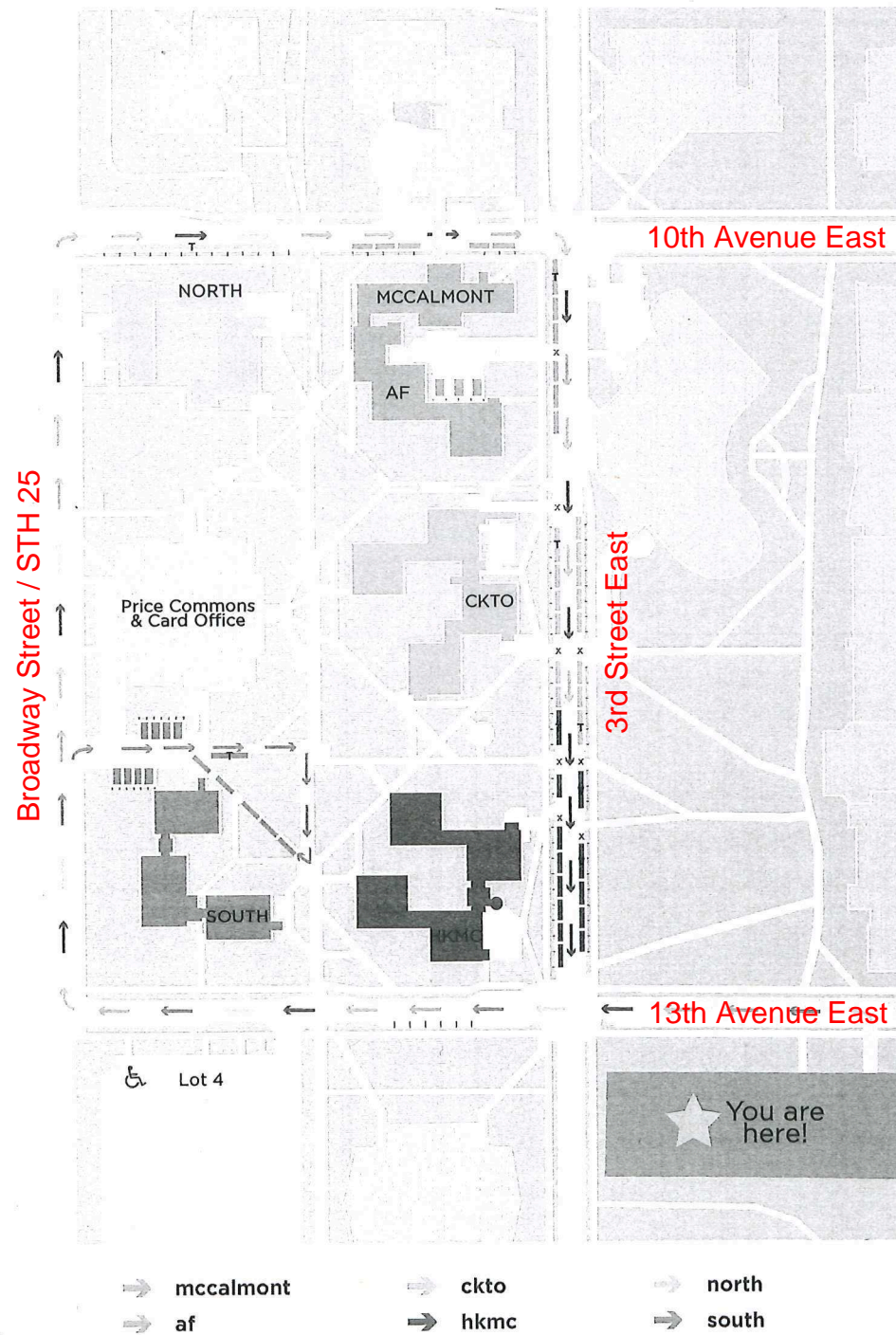
Date:

7/22/2025

Request from City:

- 1) Permission to not monitor parking on 10th Ave E. (next to north hall) and use for unloading parking spaces.
- 2) Use the accessible spaces on 10th Ave. E. (in front of McCalmont) and use for unloading parking spaces.
- 3) Have 3rd St. E. between 10th Ave. E. and 13th Ave. E. (in front of AFM, CKTO, HKMC) one way coming from the north (extend the direction the one way that comes down the hill by the library).
 - a) Asking for this to assist with the safety of move in persons crossing the street while unloading.
 - b) This is the only road direction or road closing we would need.
- 4) Permission to not monitor standard parking and accessible spaces on both sides in front of HKMC and CKTO and use for unloading parking spaces.
- 5) Ability to park in the yellow curb area in front of AFM (west side of 3rd St. E.) on the north side of the AFM driveway and 90 feet south of the driveway.
- 6) Other yellow area in front of MSC will remain open and unused.
- 7) Ability for Fleming-Hovlid to exit onto S. Broadway from the sidewalk.
- 8) Use the unpainted area in front of Wigen Hall of 1st Ave. W. for unloading parking spaces (currently signed no parking anytime).
- 9) Use 60 feet to the north and south of the Wigen back driveway (currently unpainted curb signed no parking any time).

South Campus



City of Menomonie

City Clerk's Office

800 Wilson Ave., Menomonie, WI 54751

Phone: 715-232-2221; E-mail: kmartin@menomonie-wi.gov

Special Event

Instructions: Complete all questions, indicating N/A where non-applicable. Return to the City Clerk at the above address at least 60 days prior to the event.

Are you representing an organization sponsoring the event? <input type="checkbox"/> No <input type="checkbox"/> Yes, (list information below)		Is the organization non-profit? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Organization's Name:	University of Wisconsin-Stout		
Organization's Address:	302 10th Ave. E.		
Organization's Phone:	(Fax)	(E-mail) kalosisg@uwstout.edu	
Purpose of Event: UW Stout Soap Box Derby		Type of Event: Soap Box Derby	

Event Organizer's Name:	Jennifer Lee		
Event Organizer's Address:	302 10th Ave. E. Menomonie, WI 54751		
Event Organizer's Phone:	(home)	(work) 715-232-1114	(E-mail) Leejenn@uwstout.edu

Name of Event: UW-Stout Homecoming Soap Box Derby		Type of Event: Non-motorized, human sized box car race	
Location of Event: See Attached Map		Date of Event: 10/20/2025	Rain date: N/A
Time of Event:	Start: 3:30 PM	Finish: 6:30 PM	
Time on Site:	Start: 3:30 PM	Finish: (include set-up and clean-up time)	
Total Number of Anticipated Attendees: (include event organizers, staff, volunteers and spectators) _____	City of Menomonie Support Staff Requested? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Police: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Number:	
	Roads: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Number: 1 Block	
	Other: (Specify) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Number:	

Are street(s) to be closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, if so list (If less than entire length, indicate by street number where to begin and end)	Entire length? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Check here if City Road <input type="checkbox"/> (attach approval from City of Menomonie)	1. Wilson Ave. West (Hill)
	Entire length? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Check here if County Road <input type="checkbox"/> (attach approval from Dunn County)	2.

What provisions are being made for traffic and parking? (Be sure to note traffic flow and parking sites on your site plan)
Attach additional sheets if necessary.

Detours will be arranged, no parking accommodations are necessary

.What provisions are being made for crowd control and security? Attach additional sheets if necessary.
Staff members will be monitoring the different aspects of the route. UW PD will be available if necessary for any type of traffic/security/crowd control.

What provisions are being made for First Aid and Fire Emergency? (Be sure to show locations of emergency services on your site plan.)

UW Stout PD can monitor the event and the Menomonie Fire Department will be advised of the event and can respond as needed.

What provisions are being made for additional restrooms, port-a-potty facilities? (Be sure to show locations of restrooms and port-a-potty facilities on your site plan.)

We have several campus buildings nearby open for restroom usage.

What provisions are being made for collection and removal of litter and recycling generated by the event? (Be sure garbage /recycling receptacles or dumpsters are shown on your site plan.)

The building materials for the "soap box derby cars" will be all removed from the site by Blue Devil Productions students at the end of the event.

Will vendors, information tables, or volunteer groups be part of your event? ☒ No ☐ Yes If yes, please explain.

Certificate of Insurance or Surety Bond Information ☒ No ☐ Yes, attach a copy

The applicant is responsible for obtaining any additional permits required by the municipality in conjunction with this event. Contact individual departments to obtain applications.

**APPROVED PERMITS MUST BE INCLUDED WITH THIS APPLICATION FOR SPECIAL EVENTS, OR
THE SPECIAL EVENT APPLICATION WILL BE DENIED.**

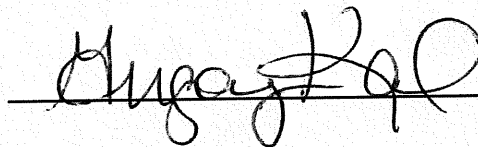
Check all that apply:

CITY CLERK PERMITS 715-232-2221	PARK AND RECREATION PERMITS 715-232-1664	FIRE DEPARTMENT PERMITS 715-232-2414
<input type="checkbox"/> Temporary Beer/Wine <input type="checkbox"/> Amplified Sound Permit <input type="checkbox"/> Mobile Food Truck Establishment <input type="checkbox"/> _____	<input type="checkbox"/> Park Facility Use <input type="checkbox"/> Shelter Reservations <input type="checkbox"/> Beer Keg Permit	<input type="checkbox"/> Fireworks/Pyrotechnics <input type="checkbox"/> Grills/Open Burning <input type="checkbox"/> Tents (900 sq.ft. or greater or anything less with sides requires permit)

POLICE DEPARTMENT PERMITS 715-232-2198	DUNN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT 715-232-2388	PUBLIC WORKS
<input type="checkbox"/> Traffic Control Officers <input type="checkbox"/> Criminal History Check	<input type="checkbox"/> Temporary Food Permit	<input type="checkbox"/> Race/Map Review

By signing this application, applicant acknowledges that the issuance of a special event permit does not obligate or require the City of Menomonie to provide City services, equipment or personnel in support of the event.

Signature:



Print Name:

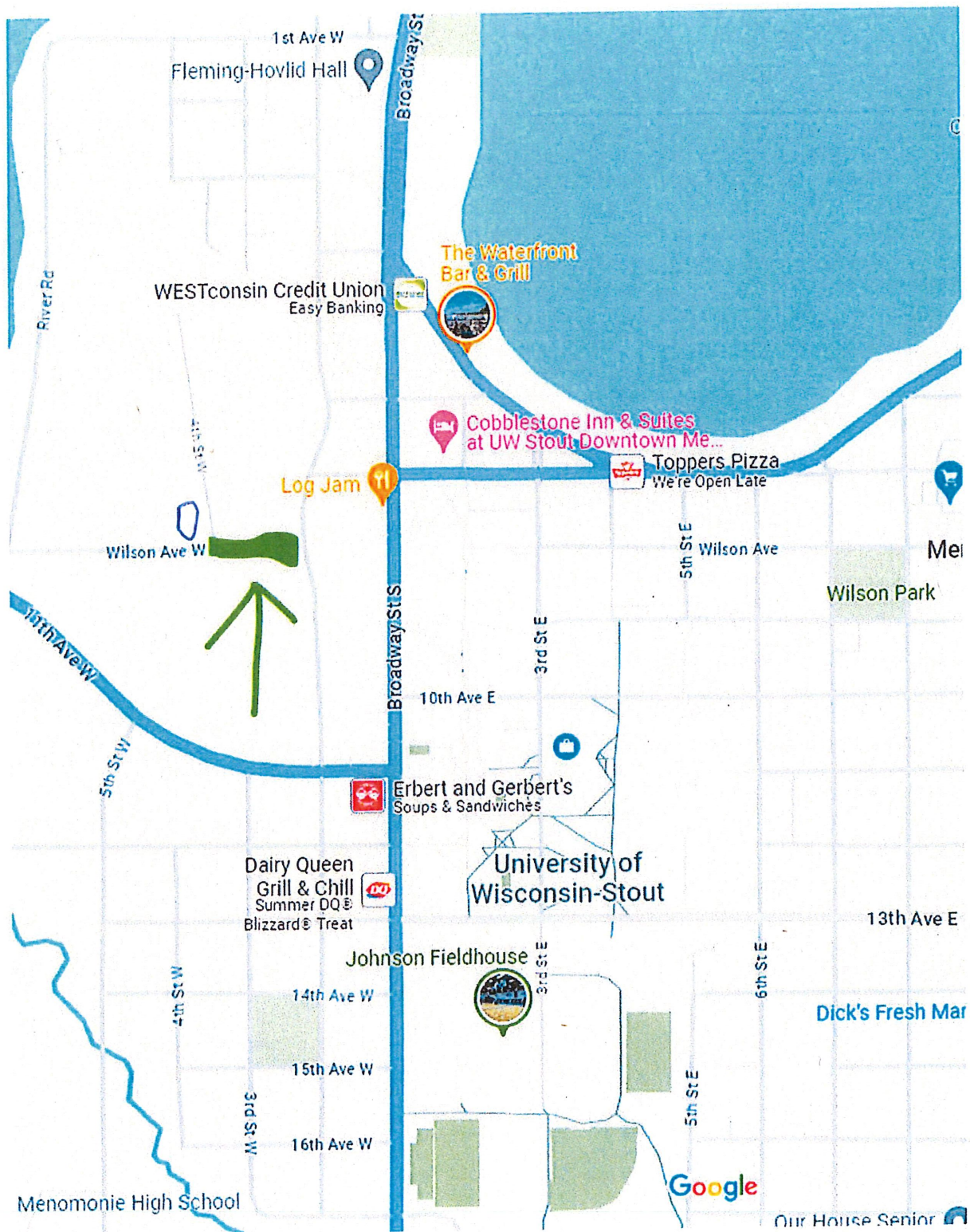
Gregory Kalosis

Affiliation with Applicant (if applicable):

UW Stout Police Department

Date:

7/18/2025



City of Menomonie

City Clerk's Office
800 Wilson Ave., Menomonie, WI 54751
Phone: 715-232-2221; E-mail: kmartin@menomonie-wi.gov

Special Event

Instructions: Complete all questions, indicating N/A where non-applicable. Return to the City Clerk at the above address at least 60 days prior to the event.

Are you representing an organization sponsoring the event? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, (list information below)		Is the organization non-profit? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Organization's Name:	University of Wisconsin-Stout		
Organization's Address:	302 10th Ave. E.		
Organization's Phone:	(Fax)	(E-mail) kalosisg@uwstout.edu	
Purpose of Event:	Homecoming Celebration	Type of Event:	Homecoming Parade

Event Organizer's Name:	Jennifer Lee		
Event Organizer's Address:	302 10th Ave. E. Menomonie, WI. 54751		
Event Organizer's Phone:	(home)	(work) 715-232-1114	(E-mail) Leejenn@uwstout.edu

Name of Event: UW-Stout Homecoming Parade		Type of Event: Parade	
Location of Event: See Attached Map		Date of Event: 10/25/2025	Rain date: N/A
Time of Event:	Start: 1030 AM	Finish: 1145AM	
Time on Site:	Start: 1030 AM	Finish: (include set-up and clean-up time)	
Total Number of Anticipated Attendees: (include event organizers, staff, volunteers and spectators)	City of Menomonie Support Staff Requested? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Police: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Number: 3	
	Roads: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Number: Attached Maps	
	Other: (Specify) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Number:	

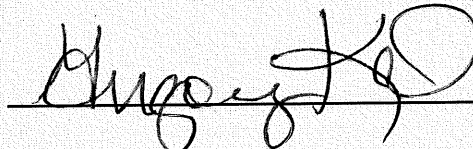
Are street(s) to be closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, if so list (If less than entire length, indicate by street number where to begin and end)	Entire length? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Check here if City Road <input type="checkbox"/> (attach approval from City of Menomonie)	1. See Attached Maps
	Entire length? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Check here if County Road <input type="checkbox"/> (attach approval from Dunn County)	2. See Attached Maps

CITY CLERK PERMITS 715-232-2221	PARK AND RECREATION PERMITS 715-232-1664	FIRE DEPARTMENT PERMITS 715-232-2414
<input type="checkbox"/> Temporary Beer/Wine <input type="checkbox"/> Amplified Sound Permit <input type="checkbox"/> Mobile Food Truck Establishment <input type="checkbox"/> _____	<input type="checkbox"/> Park Facility Use <input type="checkbox"/> Shelter Reservations <input type="checkbox"/> Beer Keg Permit	<input type="checkbox"/> Fireworks/Pyrotechnics <input type="checkbox"/> Grills/Open Burning <input type="checkbox"/> Tents (900 sq.ft. or greater or anything less with sides requires permit)

POLICE DEPARTMENT PERMITS 715-232-2198	DUNN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT 715-232-2388	PUBLIC WORKS
<input type="checkbox"/> Traffic Control Officers <input type="checkbox"/> Criminal History Check	<input type="checkbox"/> Temporary Food Permit	<input type="checkbox"/> Race/Map Review

By signing this application, applicant acknowledges that the issuance of a special event permit does not obligate or require the City of Menomonie to provide City services, equipment or personnel in support of the event.

Signature:



Print Name:

Gregory Kalosis

Affiliation with Applicant (if applicable):

UW Stout Police Department

Date:

7/18/2025

What provisions are being made for traffic and parking? (Be sure to note traffic flow and parking sites on your site plan)
Attach additional sheets if necessary.

What provisions are being made for crowd control and security? Attach additional sheets if necessary.

What provisions are being made for First Aid and Fire Emergency? (Be sure to show locations of emergency services on your site plan.)

What provisions are being made for additional restrooms, port-a-potty facilities? (Be sure to show locations of restrooms and port-a-potty facilities on your site plan.)

What provisions are being made for collection and removal of litter and recycling generated by the event? (Be sure garbage /recycling receptacles or dumpsters are shown on your site plan.)

Will vendors, information tables, or volunteer groups be part of your event? ☐ No ☐ Yes If yes, please explain.

Certificate of Insurance or Surety Bond Information ☐ No ☐ Yes, attach a copy

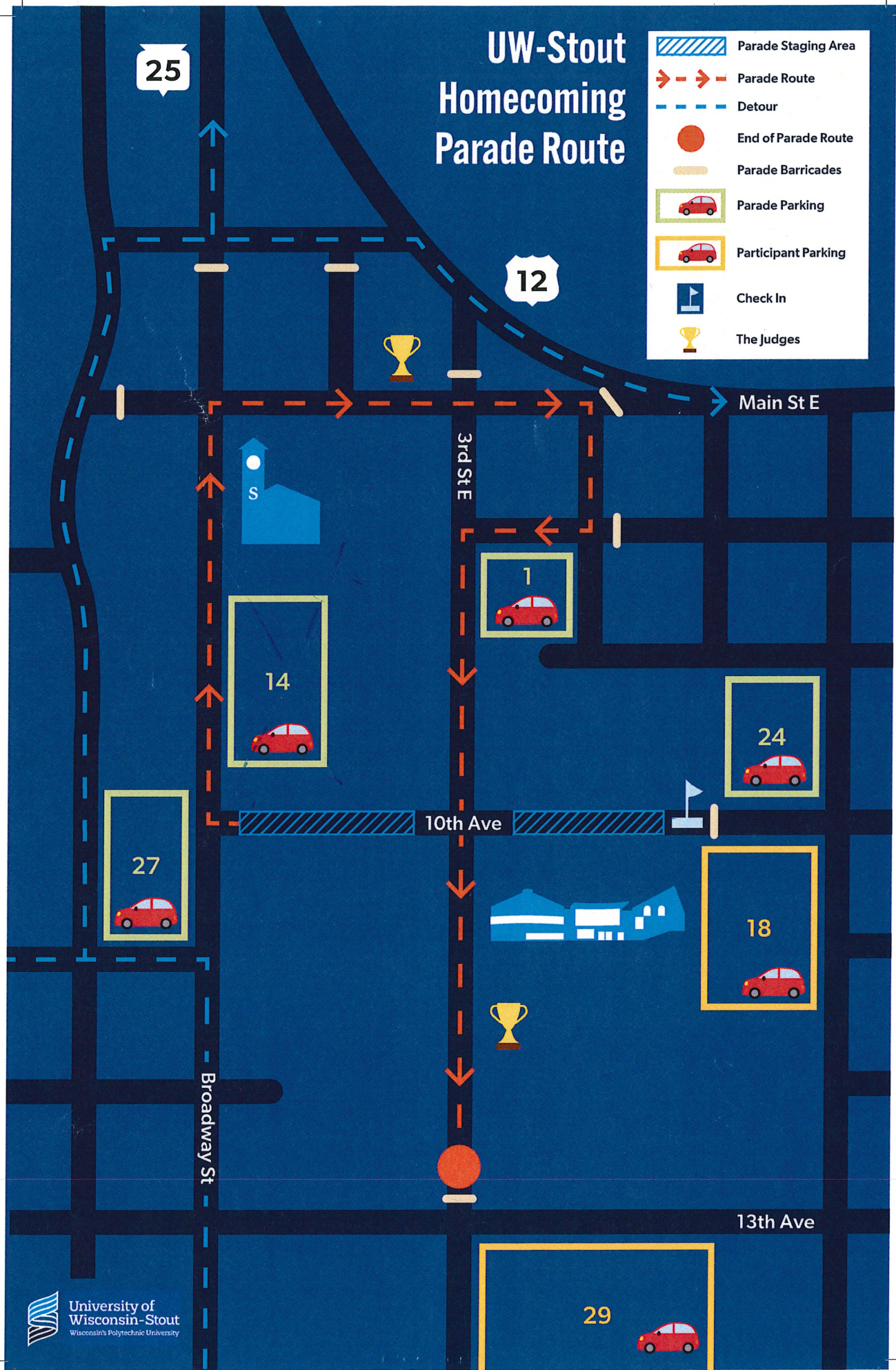
The applicant is responsible for obtaining any additional permits required by the municipality in conjunction with this event. Contact individual departments to obtain applications.

**APPROVED PERMITS MUST BE INCLUDED WITH THIS APPLICATION FOR SPECIAL EVENTS, OR
THE SPECIAL EVENT APPLICATION WILL BE DENIED.**

Check all that apply:

UW-Stout Homecoming Parade Route

-  Parade Staging Area
-  Parade Route
-  Detour
-  End of Parade Route
-  Parade Barricades
-  Parade Parking
-  Participant Parking
-  Check In
-  The Judges



**APPLICATION BY MUNICIPALITY FOR PERMISSION
TO DETOUR STATE TRUNK HIGHWAY TRAFFIC**

DT1479 7/2011 (Replaces ET604) s.84.07(4) Wis. Stats.

Wisconsin Department of Transportation

264742

TO: REGIONAL TRAFFIC SECTION

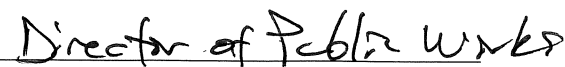
Municipality City of Menomonie		County Dunn
(Area Code) Telephone Number 715.232.2221 ext 1020		Email Address dschofield@menomonie-wi.gov
Name of Street(s) to be Closed <input checked="" type="checkbox"/> STH 25/29 (Main Street and Broadway) <input type="checkbox"/> USH		Streets Closed Between (Street Name) FROM: 11 th Avenue & Broadway (westerly point) TO: 4 th Street East & Main Street (easterly point)
Proposed Temporary Route Crescent Street, 6 th Avenue, 2 nd Street West		
<input checked="" type="checkbox"/> MAP ATTACHED	Date and Duration of Detour Date: 10/25/2025	Time: 9:00 a.m. to 1:00 p.m.
Reason UW-Stout Homecoming Parade		
Name and Address to Whom Permit will be Returned David Schofield, Director of Public Works 800 Wilson Avenue Menomonie, WI 54751		

The above municipality requests permission to close the marked route as described, during which time the municipality will provide temporary route as designated.

The municipality agrees to accept the following terms and conditions:

1. The municipality shall provide a detour having structural, geometric and traffic control characteristics, which are acceptable to the Region. A detour map which provides street names shall be submitted.
2. The municipality shall furnish, erect and remove signs and markers at the sole expense of the municipality, unless provided for in (3), or unless directed by officers for short routes and short timeframe (less than 3 days).
3. A Detour and Traffic Control Plan shall be submitted to the Region for approval. An example is Standard Detail Drawing 15C2-4C.
4. The municipality shall agree to minimize, as much as practicable, the duration of closure, including providing for assembly and dispersal of parades in areas removed from the state highway route.
5. The municipality shall accept full responsibility for any damage to local roads and streets resulting from closure and detour.
6. The requester shall arrange for adequate traffic control from either WisDOT, traffic control contractor, or the appropriate county, and provide documentation of enforcement coordination.
7. The requester shall notify all media, emergency services and schools, five (5) days prior to the detour.
8. Additional conditions: . Attachments: ☒ Yes ☐ No

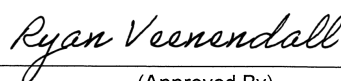

(Authorized Official Signature)

 7/21/25
(Title) (Date)

Permission is granted to temporarily close the designated segment of state trunk highway and to provide a detour, subject to the stated conditions.

25-57

(Permit Number)



(Approved By)

7/24/2025

(Date)

SHEET NO.

1 OF 1

**CERTIFICATE OF COVERAGE
STATE OF WISCONSIN**

This is to certify that coverage described below is effective per the statutory authority referenced. This certificate is not a policy or a binder of insurance and does not in any way alter, amend or extend the coverage afforded by any reference herein. The coverage is subject to all terms and conditions of the statutory authority.

STATE AGENCY: Board of Regents of the University of Wisconsin System 780 Regent Street, Suite 145 Madison, WI 53715	CAMPUS NAME: University of Wisconsin-Stout
	DATE ISSUED: 7/21/2025

KIND OF COVERAGE	XX	STATUTORY REFERENCES
Worker's Compensation	XX	102
Liability	XX	895.46 (1) & 893.82
Automobile Liability	XX	895.46
Property	XX	20.865 & 16.865

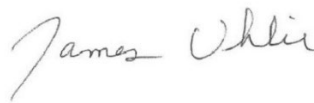
The entry of XX in this column means that the coverage is afforded per this certificate and the statute referenced.

DATES OF COVERAGE:	10/1/2025 – 11/3/2025
DESCRIPTION OF COVERAGE:	Coverage as afforded by statutory reference as listed above for UW-Stout Homecoming events on City property.

ISSUED TO:
City of Menomonie
800 Wilson Ave
Menomonie, WI 54751

Attn: Eric Atkinson

ISSUED BY:



James Uhler, Risk Manager



City of **MENOMONIE**

treasurer@menomonie-wi.gov
(715) 232-2221
800 Wilson Avenue
Menomonie, WI 54751

Budget Transfer Request Form

Transfer To:

Amount \$ _____

Account Title & Number: _____

Line Item Name & Extension: _____

Transfer From:

Account Title & Number: _____

Line Item Name & Extension: _____

Reason:

Dennis M. Klass

Authorized Signature

_____ Date

Date of Approval by City Council

AUG 4TH, 2025 COUNCIL CLAIMS

2025 Claims

BARTINGALE
FARRELL EQUIPMENT
JFTCO
MACQUEEN
WELD RILEY
WISCONSIN PUMP WORKS

Description

LSC: BUILDING REPAIR
STREET MAINT: SMALL TOOLS/MISC EXPENSE
WATER UTILITY: OIL, GREASE, & ANIFREEZE
SEWER: VEHICLE REPAIR
MAYOR: CONSULTING SERVICES; ATTORNEY: COUNCIL
SEWER: MATERIALS/SUPPLIES

Total Invoice

Amt Overdrawn

\$318.07 \$318.07
\$166.99 \$131.09
\$1,567.10 \$1,137.32
\$10,836.31 \$4,836.31
\$11,368.50 \$2,676.50
\$15,252.71 \$334.71

Total

\$39,509.68

\$9,434.00

Parking Utility Claims 2025

Description

Total Invoice

Total

\$0.00

**Revised

Printed: 7/31/2025