



## CITY OF MENOMONIE COUNCIL MEETING AGENDA

Menomonie City Hall  
800 Wilson Avenue  
1st Floor, City Council Chambers  
7:00pm  
Monday – September 8, 2025

### *Pledge of Allegiance*

1. Roll Call
2. Approval of Minutes
3. Public Comments (agenda items only).
4. New Business
  - a) Review of Menomonie City Ordinance 6-1-12, All-Terrain Vehicle and Utility Terrain Vehicle Usage – discussion and possible action.
  - b) Blasting Permit Application for Point Comfort Lift Station Project – discussion and possible action.
  - c) Resolution 2025-14, Consideration and possible action on “Resolution of the City Council Adopting and Approving Amendment No. 1 to the Project Plan and Amending its Boundaries of Tax Incremental District #17, City of Menomonie, Wisconsin.” – discussion and possible action.
  - d) Resolution 2025-15, Consideration of Minimum Design Standards for Residential Projects Receiving Tax Incremental District Incentives – discussion and possible action.
  - e) Ordinance 2025-07, an Ordinance rezoning certain lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1) – discussion, possible introduction, and possible referral to Plan Commission.
  - f) Award of New Mower Bid – discussion and possible action.
  - g) First Amendment to the Purchase and Sale Contract with SPA Properties, LLC for property on 59<sup>th</sup> Street NE – discussion and possible action.

- h) Special Event Requests – discussion and possible action:
  - i) Hoss’s Pub Tailgate in Lot 7 on October 11, 2025.
  - ii) Menomonie High School Homecoming Parade on 9<sup>th</sup> Street East, Wilson Avenue East, 7<sup>th</sup> Street East and near Leisure Service Center on September 26, 2025.
- i) Mayoral Appointments to Boards and Commissions – discussion and possible action:
  - i) Business Improvement District (Downtown Menomonie) - Sarah Lambert Freeman (appointment to December 2027).
  - ii) Bicycle and Pedestrian Advisory Committee – Burton Barnard.
- 5. Budget Transfers
- 6. Mayor’s Report
- 7. Communications and Miscellaneous Business
- 8. Claims
- 9. Licenses
  - a) Normal license list – discussion and possible action
- 10. 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 **879 1469 4862**. 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

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#### 2. Approval of Minutes

Draft minutes from the City Council Meeting on August 18, 2025, are enclosed. If the Council concurs, the appropriate motion would be ***Approve the Minutes from the August 18, 2025, City Council Meeting*** (simple majority).

#### 4. New Business

- a) When the City Council the ATV Ordinance in 2024, it asked City Staff to conduct a one-year review. The Fire Department and Police Department have reviewed their calls for service over the past year and have prepared the attached reports. If the City Council is content with the ATV Ordinance as is, no action is necessary. If the City Council would like to consider changes to the ATV Ordinance, the appropriate motion would be ***Direct City Staff Prepare an Amendment to the ATV Ordinance to make the following changes \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ for further consideration*** (simple majority). These proposed ordinance revisions, if any, would be brought back for consideration at a later date.
- b) Shallow bedrock was found in the vicinity of the Point Comfort Lift Station and the contractor has submitted a Blasting Permit application. Blasting was most recently done in 2023 at Estover Terrace with no issue. City Staff have reviewed the application and recommend approval with several conditions. The Director of Public Works and Fire Chief will be on hand to answer any questions. If the City Council concurs, the appropriate motion would be ***Approve Blasting Permit from SX Blasting for the Point Comfort Lift Station project contingent upon no blasting between 5pm and 9am, no blasting on Saturdays or Sundays and no blasting on federal holidays*** (simple majority).



## CITY OF MENOMONIE COUNCIL MEETING

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- c) The Plan Commission has recommended Amendment No. 1 to TID #17, which extends from Packer Drive (near Bill's Distributing) to Tanglewood Drive (near the golf course), in order to eliminate a conflict with the previously approved Phillips Medisize land division. Representatives from Cedar Corporation and Ehlers will be on hand to present the proposed Amendment No 1 and, more broadly, a general overview of Tax Incremental Districts. If the City Council concurs with the proposed amendment, the appropriate motion would be ***Approve Resolution No. 2025-14, a Resolution Adopting and Approving Amendment No. 1 to the Project Plan and Amending its Boundaries of Tax Incremental District #17, City of Menomonie, Dunn County, Wisconsin*** (simple majority).
- d) The City has several existing TIDs that allow residential land uses. City Staff regularly receive inquiries regarding TID incentives for residential development and recommend adopting minimum design standards to avoid incentivizing low-density and/or substandard development that would eventually need to be upgraded at the City's cost. The Ad-Hoc Housing Committee reviewed the recommended minimum design standards at their August 12, 2025 meeting and recommended approval. City Staff have prepared Resolution 2025-15. If the City Council concurs, the appropriate motion would be ***Approve Resolution 2025-15, a Resolution regarding Minimum Design Standards for Residential Projects Receiving TID Incentives*** (simple majority).





## CITY OF MENOMONIE COUNCIL MEETING

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- e) The City has received the attached Request for Rezoning from GFL Solid Waste Midwest, LLC to rezone lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1). City Staff have prepared Ordinance 2025-07. If the City Council is willing to consider this Ordinance amendment, the appropriate motions would be ***Introduce Proposed Ordinance 2025-07, an Ordinance Rezoning Certain Lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1)*** (no vote) and ***Refer Proposed Ordinance 2025-07, an Ordinance Rezoning Certain Lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1) to the Plan Commission for Review and Recommendation*** (simple majority vote). If these motions are approved, this matter would be reviewed at the September 29, 2025 Plan Commission meeting and brought back to the October 6, 2025 City Council meeting, during which a public hearing will be held.
- f) Enclosed is the Bid Tabulation from the recent bidding for a New Mower for the Parks Department. The Request for Bids was publicly noticed and sent to local equipment dealers. Three (3) bids were received. City Staff recommends proceeding with the low bid. If the City Council concurs, the appropriate motion would be ***Approve the purchase of a John Deere 1550 Mower with a 72-inch wide deck from Tractor Central at a cost of \$25,087.96*** (roll call vote).



## CITY OF MENOMONIE COUNCIL MEETING

### STAFF COMMENTS

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- g) On January 22, 2025, the City entered into a Purchase and Sale Contract with SPA Properties, LLC to sell 29 acres in the southwest quadrant of the intersection of 59<sup>th</sup> Street NE and 708<sup>th</sup> Avenue. The enclosed proposed First Amendment to the Purchase and Sale Contract is intended to clarify who is responsible if environmental remediation is found to be needed. If the City Council concurs, the appropriate motion would be ***Approve the First Amendment to the Purchase and Sale Contract with SPA Properties, LLC, as presented*** (simple majority vote).
- h) Enclosed are special event requests from Hoss's Pub for a tailgate party for the Stout Football game on October 11, 2025 in Lot 7 and from Menomonie High School for their Homecoming parade on various City streets including 9<sup>th</sup> Street East, Wilson Avenue East and 7<sup>th</sup> Street East on September 26, 2025. 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 Hoss's Pub for the Tailgate Party and Menomonie High School for the Homecoming Parade, as presented, contingent upon proof of insurance*** (simple majority).
- i) Mayor Knaack recommends appointing Sarah Lambert Freeman to the Business Improvement District (Downtown Menomonie) as a new member (whose term would expire in December 2027) and Burton Barnard as a new member to the Bicycle and Pedestrian Advisory Committee. Brief bios for both are attached. If the City Council concurs with these appointments, the appropriate motion would be to ***Approve the Mayoral Appointment of Sarah Lambert Freeman to the Business Improvement District and Burton Barnard to the Bicycle and Pedestrian Advisory Committee*** (simple majority).



## CITY OF MENOMONEE COUNCIL MEETING

### STAFF COMMENTS

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#### 5. Budget Transfers

The Building Inspection Department has proposed an intra-fund budget transfer for the purchase of updated computer equipment. A required update to Windows 11 creates the need to replace a computer that operates the large-format plotter.

The Community Services Department has proposed an intra-fund budget transfer to replace a plasma cutter. The existing equipment, which is over 24-years old, is no longer operable.

If City Council concurs, the appropriate motion would be to ***Approve the Budget Transfers, 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).

#### 8. 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).



## CITY OF MENOMONIE COUNCIL MEETING

### STAFF COMMENTS

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#### 9. Licenses

The Normal License List is enclosed in the packet. If the City Council concurs, the appropriate motion would be ***Approve the Normal License List, as presented*** (simple majority).

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

A regular meeting of the City Council of the City of Menomonie, Dunn County, Wisconsin, was held in open session on August 18, 2025, and called to order by Mayor Knaack at 7:00 p.m. in the City Council Chambers. The following members were present: Luther, Crowe, Sutherland, Yonko, Pickard, Schwebs, Gentz, Solberg, Brennan, Erdman, and Sommerfeld.

MOTION made by Erdman, seconded by Brennan, and carried unanimously to approve the minutes of the August 4, 2025, council meeting.

PUBLIC COMMENTS – Becca Schoenborn, representing Downtown Menomonie, was present to answer any questions regarding agenda item 4 (b).

MOTION was made by Brennan, seconded by Pickard, and carried to direct City Staff to issue the Affordable Housing Development RFSOQ, as presented.

MOTION was made by Erdman, seconded by Sommerfeld, and carried to waive the rules, to allow Becca Schoenborn to address Council regarding the Great Community Cookout event.

MOTION was made by Brennan, seconded by Solberg, and carried unanimously to approve the Special Event Permit for Downtown Menomonie's Great Community Cookout, as presented, contingent upon proof of insurance.

BUDGET TRANSFERS – MOTION was made by Luther, seconded by Gentz, and carried unanimously on roll call vote to approve the following budget transfers: Administration budget transfer from Contingency Funds for training and policy creation through Wipfli; Recreation Department intra-fund budget transfer for leak detection and locating at Wakanda Waterpark.

MAYOR'S REPORT – Mayor Knaack reported on the successful completion of the road construction project on Pine Avenue and Wakanda Park. The Mayor also shared that the pickleball courts will be closing after Labor Day for resurfacing and maintenance.

COMMUNICATIONS AND MISCELLANEOUS BUSINESS – Alderperson Erdman noted that there has been a suggestion that the City Council could reconsider and revote on the Balloonist annexation and rezone and asked if that was permissible. Atty. Ludeman indicated that the annexation ordinance and rezone ordinance were both effective as of August 14, 2025 due to publication. Additionally, the annexation ordinance was recorded by the Register of Deeds and filed with the Department of Administration. Atty. Ludeman indicated that effective ordinances cannot be reconsidered and can only be changed in the same manner as they were originally considered. City Administrator, Eric Atkinson, addressed the media attention and communication within the greater City of Menomonie area regarding the data center, annexation and rezoning and shared that

City Staff will be providing regular updates and communications regarding the subject via the City’s website and other avenues. Zaria Whitacre, Communications Specialist, reported that the City website will be “under construction” in the coming weeks and it will be changing in appearance and new content will be added.

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

AUGUST 18, 2025 CLAIMS

COLFAX MESSENGER	\$1,762.86
NORTH CENTRAL LABORATORIES	\$965.44
REALIVING	\$587.50
USPS	\$339.67
ULINE	\$292.89
WIPFLI	\$3,264.80
TOTAL	\$7,810.21

PARKING UTILITY CLAIMS

CITY TREASURER	\$1,375.11
CLANCY SYSTEMS	\$350.00
IPS GROUP	\$694.23
PARKING TOTAL	\$2,419.34

MOTION was made by Erdman, seconded by Sommerfeld, and carried unanimously to approve the following licenses:

LICENSE YEAR – 2025-2026

TEMPORARY CLASS “B” BEER LICENSE:

Main Street of Menomonie, DBA Downtown Menomonie – 503 Broadway St S, Ste #20

Great Community Cookout – City Parking Lot #6, Broadway St S

09/11/2025

MOBILE FOOD ESTABLISHMENT:

K & K Poppin’ Stop – 300 Court Rd, #6, Plum City, WI 54761

Big Damn Farms – 2843 10<sup>th</sup> Ave, Spring Valley, WI 54767

SECONDHAND ARTICLE:

Town & Country Antiques – 632 Broadway St S

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

Kate Martin, City Clerk



## **Menomonie Fire Department**



To: Mayor Knaack  
From: Chief Klass  
Re: ATV/UTV data  
Date: August 29, 2025

The Menomonie Fire Department has not responded to an ATV or UTV crash, fire, or any other type of incident within the city limits since the ordinance was adopted.





# Menomonie Police Department

615 Stokke Parkway Suite G200,  
Menomonie, WI, 54751  
715-232-2198

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**Date:** 9/2/25

**To:** Menomonie City Council

**From:** Commander Chris King

**Subject:** ATV/UTV Ordinance Review

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After the inception of the ATV/UTV ordinance, the Menomonie Police Department chose to educate the public on ordinance violations in most cases, in lieu of issuing formal warnings or citations. However, since the ordinance was passed, our agency has issued the following citations:

- Ride without required headgear (multiple warnings also given, including riding outside of season)
- Riding in a city park and no insurance
- No registration and no headlamps
- Prohibited operation on roadway
- No proof of insurance and no blinkers
- Operate without insurance (multiple warnings given as well)

Our agency has also had 15 other incidents where officers conducted traffic stops that resulted in warnings or had complaints about ATV's (not UTV's) driving recklessly or at a high rate of speed. A few of the complaints were reference juveniles driving ATV's recklessly or at a high rate of speed. Our agency also had one instance of someone fleeing from an officer on an ATV. There were also some warnings given for lighting equipment violations.

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Rick Hollister  
Chief of Police

Chris King  
Commander

Brian Hagen  
Commander



## 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: Point Comfort Lift Station Blasting Permit

DATE: September 8, 2025 City Council Meeting

As part of the Point Comfort Boat Launch project, the City is replacing the Point Comfort Lift Station. Shallow bedrock was found in the vicinity of the lift station. The contractor, Pember Companies, has retained SX Blasting to conduct blasting to loosen the bedrock in the vicinity of the lift station. The loosened bedrock will be removed with mechanical equipment.

City Code requires that blasting activities obtain a blasting permit from the City Council. This was most recently done in 2023 at Estover Terrace after which no damage was reported.

City Staff have reviewed the blasting plan and recommend approval of the blasting permit with the following conditions:

1. No blasting between 5pm and 9am.
2. No blasting on Saturdays or Sundays.
3. No blasting on Federal Holidays.

If the City Council concurs, the appropriate motion would be ***Approve Blasting Permit from SX Blasting for the Point Comfort Lift Station project contingent upon no blasting between 5pm and 9am, no blasting on Saturdays or Sundays and no blasting on federal holidays*** (simple majority).

Attachments:

- Blasting Plan



# Blasting Plan

Point Comfort Lift Station

City of Menomonie, WI

Pember Companies



SX Blasting  
N59 W14601 Bobolink Avenue  
Menomonee Falls, WI 53051



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## **1. Scope of Blasting Project**

The Blasting will occur for the Point Comfort Lift Station project in The City of Menomonie, WI. The purpose of the blasting operation is to fracture the bedrock formation in order for Contractors to excavate The Point Comfort Lift Station Project. SX Blasting is anticipating blasting multiple times a day between the hours of 9:00 AM to 5:00 PM, weather permitting.

## **2. Types of blasting**

The blasting procedure that is going to be utilized for the sanitary sewer is a basic 3'x4' Staggered w/ 2 Rows off the side pattern. The pattern size, spacing, and charge weight is determined by the quality and volume of bedrock encountered on-site. The specific setup and layout is further explained below.

## **3. Location of Shots and Proximity to Existing Structures.**

In this particular case, the blasting is taking place within 500ft of existing residences. SX Blasting will be working with homeowners that may be affected by the blasting operation. SX Blasting will be using the existing clay/sand overburden as well as blasting mats to prevent debris from flying into the air as the actual blasting occurs.

## **4. Hole-to-Hole Propagation Mitigation:**

Using the proposed drill pattern, explosive, and delay timing, Hole to Hole propagation is not anticipated for the following reasons;

**\*Only Cartridge Explosives will be used to prime and charge the holes.\*** The amount of explosives per bore hole will be limited by using a smaller pattern and hole diameter if necessary.

**\*Shot timing will be designed in a manner to reduce the risk of propagation.**

Type of Explosives/Initiation System to be used:

### **Austin Shock Star Non-Electric**

Surface: Delay and in the hole Detonator Assembly 17/350 Millisecond Delay

### **Austin Ex Gel 2" x 16"**

Ex Gel is a high-energy premium specialty dynamite product that is pre-compression resistant.

### **Connectors (non-electric)**

### **Austinite WR**

*(All Blasting materials will be stored in BATF approved magazines (off-site); the Blasting Agents and Detonators will be stored in separate magazines and will be separated by the distance required by ATF P 5400.7 table 555.220.)*

## **6. Drill and Blast Pattern:**

The drilling and blasting program will be based on a 3'x4' staggered with 2 Rows off pattern for the lift station with a 3" diameter hole. The drill pattern will be established using a scale distance factor of 55. This shot

pattern may be adjusted on a site-specific basis to compensate for the different geology and nearby structures.

## **7. Charge Weight and Delays:**

Delays will be used to control the vibration as well as limiting the transmission of energy below the damage levels at any structure. The delay pattern will be created to provide the most efficient use of energy to fracture the rock without creating excessive vibration. The main type of delays will be Austin MS-17ms over 350ms. The amount of explosives used in each hole will be limited to the scale of distance and the volume of material blasted. SX Blasting may also utilize a decking system to further reduce the pounds per delay to reduce any excessive ground vibration.

## **8. Flyrock Control Plan:**

A licensed Blaster will carefully design and install all of the shots to control fly rock when on-site. In addition, all hole loading activity, and blast mat placement will also be under the supervision of the same licensed Blaster in charge. He will communicate continually with the drillers to obtain information on the quality of the rock in each shot in order to make the necessary field adjustments that may need to take place. SX Blasting will also install a quality minus 3/8" crushed stone stemming material to completely fill the drill holes above the explosives. This standard practice has been used on U.S. Corps of Engineers projects for decades to reduce the chance for fly rock.

## **9. Site Security Before, During and After the Blasting Procedure:**

The Blaster in Charge is responsible for posting personnel at designated locations creating a 100' diameter perimeter around the blast zone to ensure that there is a "clear area" during the shot procedure. The guards/flaggers will be made up of SX Blasting employees as well as the General Contractor's employees if needed. Before, during, and after the blasting operation the SX Blasting Licensed Blaster will be in complete control of the site and will be able to communicate with all of the posted guards at all times. The 100' clear area, as well as communication is to be maintained during the entire shot procedure. Any occupants of buildings within the 100' clear area will be notified to remain inside during the shot procedure or to standby, if applicable, where the Blaster-In-Charge deems safe, if outside during the procedure.

## **10. Signage and Signaling Procedure:**

Guards will maintain direct communication with the Blaster-In-Charge via two-way radio or line of sight and carry STOP paddles if traffic needs to be paused. Guards will be stationed 5 minutes prior to the BLASTING SIGNAL.

Blast warning signs and Blast Signal signs will be placed at every access point to the blast area. The Blast Warning sign is 36" X 36" square, and reads BLASTING ZONE AHEAD and the Signal signs will be 18" X 24" and states the sequence of warning horn blasts.

WARNING SIGNAL

A 1-Minute series of long blasts 5 minutes prior to blast signal

BLASTING SIGNAL

## BLASTING SIGNAL

A series of short blasts 1 minute prior to the shot

ALL CLEAR

A Prolonged horn blast following the inspection of Blast Area

Once ALL CLEAR has been signaled the Blaster-in-Charge will release the guards and notify the site manager that work may resume.

### 11. Peak Particle Velocity and Control:

Each blast will be monitored using Seismographic Equipment (Geo Sonics Model SSU 5500); this equipment will provide a direct peak particle velocity (PPV) reading that is indicated on a tape, as well as a decibel reading capturing sound levels. Airblast will not exceed 133 dB. Ground Vibrations will stay within the blasting level chart.

After each blast, the peak particle velocity and decibel readings will be recorded and placed into a blast report that can be provided to the owner if requested. The chart below is used as a guideline by SX Blasting Inc.

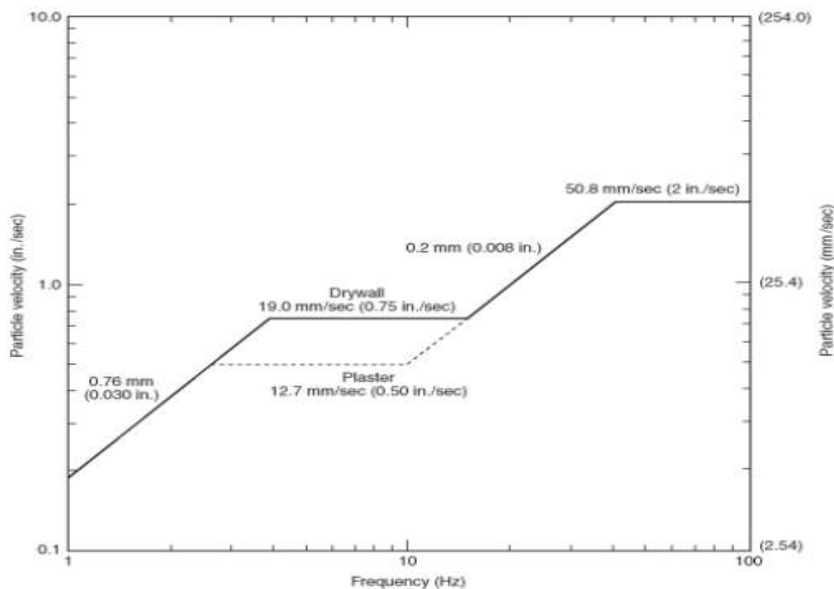


Figure 7.44 – Blasting Level Chart

History: CR 06-120: cr. Register February 2008 No. 626, eff. 3-1-08; CR 17-034: r. (4) (d), cr. (5) Register March 2018 No. 747 eff. 4-1-18.

### 12. Record Keeping:

The Seismograph that SX Blasting will be using will print a report and will be attached to the shot report (Blast Log) after every blast. Blasting Logs and Seismograph reports will be turned in to the General Contractor at the end of each day for review and kept for reference.

### 13. House Keeping:

SX Blasting employees will keep the blast site clean at all times. All empty bags, boxes, and debris will be disposed of in proper containers. At the end of a blast all detonated cap ends will be cut off and disposed of with the bags and boxes that contained the materials needed to perform the blast.

Richard Boening, Operations Manager

N59 W14601 Bobolink Ave.

Menomonee Falls, WI 53051

Cell Phone: (414) 235-0898

Email: [dboening@sxblasting.com](mailto:dboening@sxblasting.com)





# Attachment A

## Safety Plan



SX Blasting  
N59 W14601 Bobolink Avenue  
Menomonee Falls, WI 53051



# Drilling & Blasting Safety Plan

Point Comfort Lift Station

Dunn County

City of Menomonie, WI

Pember Companies



SX Blasting  
N59 W14601 Bobolink Avenue  
Menomonee Falls, WI 53051

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## **1.Introduction**

SX Blasting is committed to providing a safe workplace for its employees and all others at or near our worksites. Our goal is to conduct blasting operations in the safest manner possible while minimizing the risk of injuries and damage to property. This blasting safety plan defines our company policy regarding all work in which explosives are stored, transported and used. This safety policy will be communicated to our employees, contractors and suppliers through on-site training and regular safety meetings. These policies do not supersede any federal, state or local regulations regarding explosives or blasting work. Compliance with these policies and all applicable federal, state and local regulations will be strictly enforced.

Many policy guidelines refer to the “blast site” and “Blaster-in-Charge.” For the purposes of this safety plan and federal regulations, the blast site is defined as the area where explosive material is handled during loading, including an area extending 50 feet in all directions from loaded blastholes or explosive materials. For the purposes of this safety plan, the Blaster-in-Charge is: T.B.D.

## **2.Blaster-in-Charge**

The designated blaster-in-charge shall have complete authority over all personnel within the blast site and is responsible for all blasting activities that occur at the project. The Blaster-in-Charge shall hold all required blasting licenses, have appropriate experience and training and generally be responsible for the following:

- 2.1 Maintaining an explosives storage and transportation system that is safe and in compliance with all applicable regulations.
- 2.2 Implementing the specific blast plans that have been approved for the project.
- 2.3 Overseeing that all drilling and blasting work is done in a safe and efficient manner.
- 2.4 Inspecting field equipment to ensure its safety readiness.
- 2.5 Blast clearing and guarding operations.
- 2.6 Continuously monitoring the work habits of the blasting crew and providing corrective actions when necessary.
- 2.7 Ensuring that all appropriate blasting plans, reports and explosive storage records are kept and submitted as required by the project documents and regulatory agencies.

## **3. Hazard and Risk Assessment**

The general and site-specific blasting hazards and environmental impacts will be defined for each blasting site. Blasting plans and procedures will incorporate all reasonable measures necessary to eliminate negative impacts on persons and minimize negative impacts on property and the environment. The following general hazard areas shall be reviewed to help identify potential site-specific hazards and controls for each blast site.

- 3.1 Define public and commercial access and traffic volumes.
- 3.2 Determine the relative location and condition of nearby structures.

- 3.3 Determine vibration and air overpressure limits (or peak water pressure limits—if blast is underwater).
- 3.4 Determine public and regulatory notification requirements.
- 3.5 Know the location and condition of all nearby utilities that are above and below the ground or water surface.
- 3.6 Define who is responsible for any damage, or claims of damage, to any nearby property.
- 3.7 Study the local area blasting history with respect to incidents, damage claims, or litigation.
- 3.8 Determine specific environmental impacts that might require special blasting control measures.
- 3.9 Define hazardous material notification requirements for employees and develop a program to implement it.
- 3.10 Stray current tests will be performed at blast sites before any electric detonators are used. If extraneous electricity causes current flow exceeding 0.05 amperes at a blast site, electric detonators will not be used.

#### **4. Explosive Storage**

If temporary explosive storage magazines are used on or near the site, the Blaster-in-Charge will ensure that full compliance with federal, state and local regulations governing explosive storage is maintained.

4.1 The Blaster-in-Charge will thoroughly review and understand all regulations enforced by the Federal Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) regulations, as described in the Organized Control Act of 1970, Title XI—Regulation of Explosives—Public Law 91-492 as amended by the Safe Explosives Act of November 25, 2003 with regard to:

- 4.2 Magazine construction requirements.
- 4.3 Locking requirements.
- 4.4 Inventory record keeping requirements.
- 4.5 Explosive loss reporting requirements. Immediately report by calling: 1-888-ATF-BOMB
- 4.6 Table of distance requirements
- 4.7 Required magazine permits will be obtained as required by local or state authorities.
- 4.8 Emergency action plans will be submitted to local emergency response agencies.

#### **5. On-Site Explosive Transportation**

The Blaster-in-Charge will ensure that:

5.1 All vehicles will have appropriate safety equipment, will be properly loaded and will display adequate explosive warning signs as required by all state and federal regulations.

5.2 Passengers shall not accompany explosives.

5.3 Equipment or other materials must never share the same cargo space with explosives.

5.4 Explosive vehicles, safety equipment and day boxes shall be regularly inspected, maintained and cleaned.

5.5 All explosives, and any traces of explosives, must be removed from transportation equipment before it is serviced.

5.6 Explosives day boxes shall be properly built and marked as required by OSHA regulations.

5.7 When detonators and explosives are transported in a day box, they shall be separated by a four-inch hardwood or equivalent partition.

5.8 Only vehicles that are used for transporting or loading explosives shall be allowed on the blast site.

5.9 Proper shipping papers shall accompany explosives when they are delivered to and from the jobsite.

5.10 Explosive transportation must be undertaken under the supervision of a person who is familiar with the hazards involved and familiar with the actions required in the event of fire or other abnormal occurrence.

## **6. Blast Design**

In many blast applications, it is often impossible to fully satisfy all of the design objectives. Therefore, some sort of trade-off analysis is needed to balance design sacrifices based on priority. In blast design work, there are usually two general types of goals:

- 1) safety goals  
and
- 2) operational goals.

Whenever safety goals conflict with operational goals, the safety concerns shall have the highest priority. For instance, producing minus 12-inch rock might be an operational objective while controlling fly-rock is a safety goal. Since the safety goals must have the highest priority, the blast plan might specify the use of a conservative amount of stemming to control rock movement, thus sacrificing rock fragmentation in the collar area. The following guidelines shall be used to evaluate all blast design choices:

- 6.1 Blast designs shall never compromise safety, and safety goals shall have the highest design priority.

6.2 While satisfying all primary design objectives, blast designs shall be as simple as possible.

6.3 The blast designer(s) must have thorough knowledge and understanding of the blast requirement and constraints for each individual application. If the lead blaster is unfamiliar with a particular application, design, or product, outside help shall be obtained from a consultant or explosive supplier representative who is familiar with the application or product.

6.4 Blast design geometry shall be appropriate for the application. The geology of the blast site and area control requirements must be considered when selecting hole size, explosive diameter, stemming height and all other design dimensions.

6.5 Initiation systems must provide adequate protection against stray current hazards.

6.6 Delay timing schemes shall be as simple as possible, while providing adequate burden relief and sufficiently advanced in-hole energized to prevent surface cut-off failures.

## **7. Blast Planning**

Good advance planning and preparation work will improve blasting productivity and safety. Blast planners shall:

7.1 Determine the number, skill and experience requirements of drillers, blasters and helpers required to perform the work.

7.2 Prepare a blasting work schedule that allows for unforeseen problems or delays.

7.3 Develop plans for dealing with special environmental conditions that might occur during this work. Examples are lightning, floods, cold or hot weather, etc.

7.4 Define and obtain any special equipment that may be needed for the blasting work.

7.5 Plan to have back-up units to replace critical instruments like blasting machines and non-electric initiating devices.

7.6 The functionality of all critical instruments like blasting machines, testers, and seismographs shall be tested the day before each scheduled blast.

7.7 Spare batteries and other essential parts for blasting instruments shall be kept at the jobsite. Evaluate local services and carefully screen potential product and service providers.

7.8 Investigate explosive storage and delivery options. If it is necessary to establish a temporary magazine site, allow several months to negotiate leases and to allow for permitting.

## **8. Drilling**

8.1 All drillers must have adequate experience and operating knowledge about each drill before they operate it.

8.2 Drillers shall perform safety inspections on all drills before they are operated. Any conditions that might cause unsafe operation shall be corrected before any drill is put into service.

8.3 Drills must be routinely serviced and lubricated as specified by the manufacturer.

8.4 All safety equipment, like hose release guards, must be properly installed.

8.5 Drillers shall monitor bit wear and penetration rates and drillers shall vary feed pressure hammer rates and other operating variables to achieve maximum bit life.

8.6 The Blaster-in-Charge shall establish a system for marking hole collar locations. Drillers shall collar holes as close as possible to the designed collar location and they shall carefully align the drill boom to guide the drill stem along the intended hole path.

8.7 The driller's primary goal is to drill properly aligned and clean holes. Driller should vary hole-flushing rates and determine which drill settings are producing the cleanest and most accurately placed holes.

8.8 Holes shall never be drilled in any positions where there is any chance they might intersect another live hole. Unless a specific condition requires drilling next to an existing hole, the minimum collar distance from a loaded hole must be greater than the planned depth of the new hole.

8.9 For surface blasting, drillers shall note any unusual conditions or adjustments to the original plan. Drill log information shall be submitted to the Blaster-in-Charge at the end of each drilling shift.

## **9. Blast Round Charging Operations**

9.1 Use of the following personal protective equipment is mandatory:

9.1.1 Protective headgear: hardhat

9.1.2 Protective footwear: hard toe boots (Site Specific)

9.1.3 Protective eyewear: safety glasses

9.2 The following protective equipment may be used, and under certain conditions, supervisors may require their use:

9.2.1 Gloves

9.2.2 Ear protection: plugs or muffs

9.2.3 Protective clothing

9.2.4 Respirators

9.3 Safety Review Meetings: The Blaster-in-Charge shall assemble all blast crew personnel to conduct a safety review meeting before explosive loading work begins. The following issues shall be addressed at each safety review meeting:

9.3.1 Identify the Blaster-in-Charge.

9.3.2 Review personal safety responsibilities.

9.3.3 Review site specific hazards.

9.3.4 Review loading plans and procedures.

9.3.5 Assign work responsibilities.



9.3.6 Review equipment requirements and safe operation procedures.

9.3.7 Review emergency and site security procedures.

9.3.8 Review requirement that open flames or sparks must not occur on the blast site and that smoking is absolutely prohibited.

9.3.9 Confirm that the crew has the proper tools to safely perform loading and site security tasks. Equipment not specifically approved for blasting work shall not be used. Check the following (tool requirements will vary):

9.3.9.1 Non-sparking loading poles, powder punches, knives, etc.

9.3.9.2 Blasting machines or non-electric starters

9.3.9.3 Testing equipment; blasters' galvanometers/multimeters

9.3.9.4 Measuring tapes with non-sparking weights

9.3.9.5 Warning sirens

9.3.9.6 Radios, blasting area warning signs, traffic vests, first aid kit and drinking water

#### 9.4 Blast Site Inspection:

The Blaster-in-Charge and loading crew shall inspect the blast site before loading begins. Hazards or conditions that might expose explosives to excessive pressure, heat or friction shall be corrected prior to loading. If the inspection reveals that blast-hole re-drilling is required, the re-drilling shall be done before loading commences.

9.5 All needed explosives, stemming material and other supplies shall be brought to the blast site before commencing hole-charging operations. All mobile equipment, not expressly used and approved for hole-charging operations shall always be kept a safe distance away from blast holes once loading begins.

9.6 All equipment and all non-essential equipment and people shall be removed from blast sites once hole charging operations begin.

9.7 Blast holes will be inspected before holes are charged.

9.8 Primers shall be prepared just before they are loaded.

9.9 When column separation is suspected, a second primer using the same delay detonator as the first primer shall be loaded into the separated portion of the column.

9.10 If damage to an initiator lead is suspected, the hole shall be re-primed with a similar primer.

9.11 When it is necessary to operate mobile equipment on the blast site, the Blaster-in-Charge shall closely monitor every movement and setup. Extreme care must be taken to ensure that detonators, initiator leads and explosives are not run over, snagged or otherwise damaged by mobile equipment. No non-essential vehicles shall be allowed on the blast site.

9.12 No sparking materials or loose rocks shall be allowed to enter blast holes after they contain explosives.

9.13 Crew members shall immediately report any dangerous conditions, such as overloaded holes, to the Blaster-in-Charge who shall develop measures to safely control the condition.

9.14 Records detailing the quantities of explosives brought to the site and used each day shall be accurately kept.

## **10. Initiation System Hook-Up Procedures**

10.1 Blasting machines and non-electric starters must be stored away from the blast area while blasts are loaded and tied in.

10.2 Only persons designated by the Blaster-in-Charge shall participate in blast hookups. All other persons shall vacate the blast site.

10.3 Blast crews shall only use connections and hookups that are approved by the product manufacturer.

10.4 Blast hookup shall not begin until all holes have been loaded and stemmed, the blast site is clear of all vehicles and unnecessary people, and no hazards that might delay the blast exist in the blasting security zone.

10.5 The Blaster-in-Charge and one other crewmember shall independently inspect and double-check all hookups.

10.6 To prevent hookup mistakes caused by rushing to meet a blasting time limit, blasting work schedules shall allow adequate time for careful blast hookup work.

10.7 When blast hookups are completed more than one half hour before blast time, the hookup shall be inspected again just prior to detonation.

## **11 Blast Area Clearing and Security Procedures**

11.1 Pre-blast review meeting: Before blasting, the Blaster-in-Charge shall assemble all blast crew personnel to review the blast area security plan and blast emergency plan. The Blaster-in-Charge shall cover the following issues and responsibilities at each pre-blast meeting:

11.1.1 Acknowledge the shot is properly loaded, hooked up, secured and ready for detonation.

11.1.2 Review the blasting firing time schedule.

11.1.3 Review tag/out procedures that will ensure no persons are underground when the blast occurs.

11.1.4 The Blaster-in-Charge shall specify who shall fire the shot and define the safe shot initiation location.

11.1.5 Review the communication system that shall be used between the Blaster-in-Charge and all blast area security personnel.

11.1.6 Specify what signals shall be used to announce:

11.1.6.1 Pre-blast warnings

11.1.6.2 Blast time

11.1.6.3 All clear

11.1.6.4 Blast countdown suspension

11.1.7 Outline general emergency plans that shall be used in the event of an accident or other unplanned event.

11.1.8 Review procedures for handling misfires.

11.2 Clearing and guarding procedures:

11.2.1 The Blaster-in-Charge shall coordinate blasts with all concerned parties on an approved blasting schedule.

11.2.2 A tag/out procedure will be used to ensure no persons are underground when blasts occur. A safe area around the shaft collar or tunnel portal will be established, cleared and secured.

11.2.3 When the area is secure, a primary initiating device shall be connected to the shot approximately five minutes before the scheduled blasting time.

11.2.4 The Blaster-in-Charge shall then have the five-minute blast warning signal given to warn all in the area that a blast is impending.

11.2.5 Four minutes later, the one-minute blast warning signal shall be given if all persons, including the shot-initiator, are in a safe location and all guards confirm that the blast area is still secure.

11.2.6 At blast time, if the blast area is secure, the Blaster-in-Charge shall fire or instruct the designated shot firer to fire the blast.

11.2.7 After post blast fumes have dissipated to safe levels—as verified by testing—the Blaster-in-Charge shall inspect the shot area. This examination shall look for the following:

11.2.7.1 Dangerous rock conditions

11.2.7.2 The presence of undetonated explosives and/or initiators

11.2.7.3 Abnormal blast conditions and any other hazards

11.2.8 If misfires or other hazards are present, the Blaster-in-Charge shall supervise the removal of the hazard by the most appropriate means available.

11.2.9 When the area is clear of hazards the Blaster-in-Charge shall give the “all clear” signal allowing work to resume in the area.

## **12 Misfire Procedures:**

When blasting misfires occur or are suspected, their existence and extent must be carefully established under the direction of the Blaster-in-Charge. Under these circumstances, the Blaster-in-Charge shall do the following:

- 12.1 Ensure that no one enters the blast area and it remains secured for at least 15 minutes.
- 12.2 Develop a plan involving a minimum of people to safely re-fire, wash out or recover un-shot explosives before any other normal work resumes near the blast site.
- 12.3 Record the location of any potentially undetonated explosives on the blast report.
- 12.4 Expand the blast security area if fly-rock potential is increased when misfires are re-blasted.

## **13. Blast Emergency Plan**

The elements of specific blast emergency plans shall vary based on the unique conditions that exist at each job site. Emergency plans shall contain the following:

- 13.1 Include a posted list of all emergency response telephone numbers including the following: ambulance, hospital, OSHA or MSHA district office, police, state regulatory authorities, home phone numbers of all site employees.
- 13.2 Clearly communicate with all site workers and supervisors.
- 13.3 Define notification procedures for contacting supervisors, family and regulatory agencies based on the nature of an incident or accident.
- 13.4 For each work site, the location of first aid kits and the identity of trained first aid providers shall be known by all workers at the site.

## **14.BlastReports**

Individual blast reports shall be prepared for each blast. Blast reports shall include the following:

- 14.1 Blast date, time and location.
- 14.2 Blast geometry, including, but not limited to hole size(s), hole depths, drill pattern, number of holes, bench height and sub-drilling.
- 14.3 Blast-hole loading summaries, including typical hole loads, explosive types, primers, detonator delays, stemming type and quality and total explosive consumption by product.
- 14.4 Shot volume and powder factor calculations.
- 14.5 Initiation timing scheme, including in-hole delays, surface delays and planned hole firing times.
- 14.6 Blast effect monitoring data (if applicable), such as ground vibration levels, air overpressure and peak water pressure (if applicable).
- 14.7 Notes about blast results, unusual conditions, occurrences or special precautions.

14.8 Name and signature of the Blaster-in-Charge.



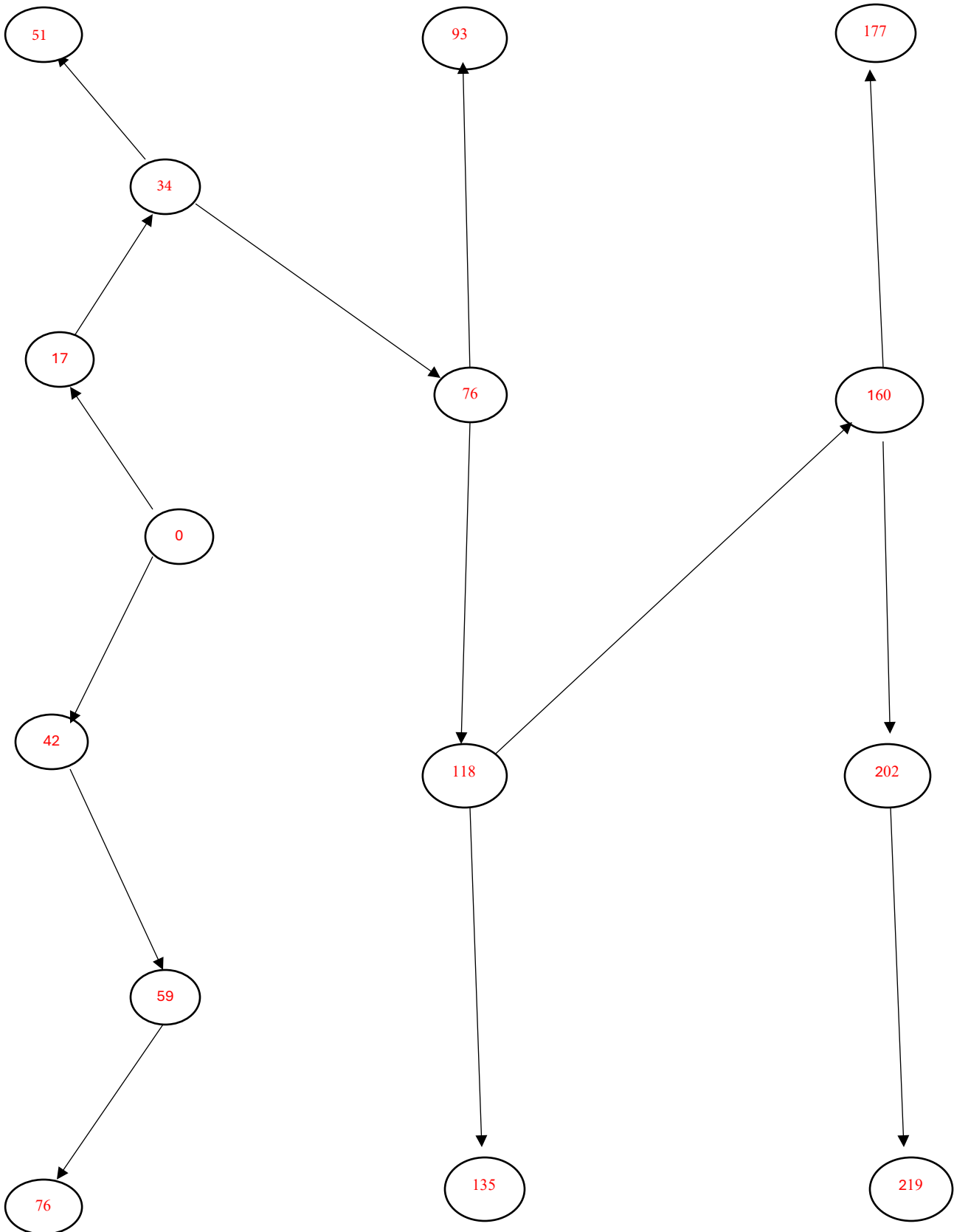
# Attachment B

## Blast Pattern and Hole Design



SX Blasting  
N59 W14601 Bobolink Avenue  
Menomonee Falls, WI 53051

**3'x4' Staggered with 5'x5' Square Rows**





# Attachment C

## Technical Data Sheets



SX Blasting  
N59 W14601 Bobolink Avenue  
Menomonee Falls, WI 53051





# PRODUCT INFORMATION BROCHURE

1.5D

## Austinite



**Austinite** is a series of ammonium nitrate/fuel oil blasting agent products for a variety of blasting applications.

## PRODUCT OVERVIEW

### ADVANTAGES

#### Austinite 15

- Contains only high-quality technical-grade ammonium nitrate
- Optimized fuel ratio for oxygen balanced detonation.
- Excellent free flowing handling characteristics.
- Packaged in 50lb, multi-wall paper bags.

#### Austinite WR 300

- Simply dewater borehole and load the WR300 before water returns.
- Provides full borehole coupling.
- 10% higher VOD than conventional ANFO.
- Packaged in 50lb, multi-wall paper bags.

#### Austinite 7 HE

- Added Aluminum produces higher heat of reaction than conventional ANFO.
- 37% higher energy than conventional ANFO.
- Expanded patterns are possible resulting in decreased blasting costs.
- Packaged in 50lb, multi-wall paper bags.

### TECHNICAL DESCRIPTION

**Austinite 15** is a bagged ammonium nitrate/fuel oil (ANFO) blasting agent mixture designed for a variety of blasting applications.

**Austinite WR 300** is a bagged ammonium nitrate/fuel oil (ANFO) blasting agent mixture designed for use in dewatered borehole applications with the addition of Guar Gum to aid in water resistance.

**Austinite 7 HE** is a bagged ammonium nitrate/fuel oil (ANFO) blasting agent mixture designed for use in borehole applications requiring higher energy levels than conventional ANFO with the addition of aluminum for increased energy.

### STANDARD TECHNICAL DESCRIPTION

Ammonium nitrate/fuel oil mixture

## APPLICATION RECOMMENDATIONS

- Austine Series Products must be in direct contact with an appropriate size packaged emulsion product or cast booster.
- Additional primers may be required depending on geological and borehole conditions.
- Austinite 15 is designed for use in blasting applications where bulk agents aren't practical.
- Austinite WR 300 is designed for use in blasting applications where boreholes have been previously dewatered.
- Austinite 7 HE is designed for use in blasting applications where the energy requirement within the borehole is greater than conventional ANFO.

## PROPERTIES

Properties		Austinite 15	Austinite WR 300	Austinite 7 HE
Density [g/cc]		0.82	0.90	0.85
Relative Bulk Strength ‡		100	101	117
Relative Weight Strength <sup>(1)</sup>		100	111	121
Oxygen Balance [%] <sup>(1)</sup>		-1.3	-4.2	-5.9
Gas Volume		1,062	1,058	967
Water Resistance		Poor	Good	Poor
Heat of Explosion		2,157	2,185	2,523
Fume Class		1	1	1
Velocity of detonation <sup>(2)</sup>	[ft/s]	15,045	16,007	15,045
	[m/s]	4,586	4,879	4,588

Notes:

(1) Theoretical values based on Austin modeling, which assumes ideal detonation. Values calculated with other codes may differ.

(2) The velocity of detonation will depend on application, diameter, and confinement.

‡ Energy values are calculated using Explo 5, a thermo-dynamic computer code employed by Austin Powder Company. Other computer codes may give different values. ANFO = 100 @ 0.82 g/cc.

## STANDARD PACKAGING

Austinite Series products are packaged in 50 lb. multi-wall paper and 25 kg plastic valve bags.

## SHELF LIFE, STORAGE & DISPOSAL

- Shelf life is three months from date of manufacture under good storage conditions.
- Store in accordance with all applicable local, state, provincial and federal laws.
- Disposal of explosive materials can be hazardous. Methods of safe disposal of explosives may vary depending on the user's situation. Please contact an Austin Powder Technical Representative for information on safe practices.

## TRANSPORT – UN CLASSIFICATION

Shipping Name: Explosive, Blasting, Type B

Class & Division: 1.5D

ID Number: UN 0331

## US DOT REFERENCE NUMBER

EX-9303284

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# PRODUCT INFORMATION

## BROCHURE

1.1D

## DYNAMITE SERIES



Austin Powder Company's **dynamites** are specially formulated nitroglycerin based products that deliver superior results in many blasting applications. Their high quality and excellent energy characteristics make them an effective and efficient product.

### PRODUCT OVERVIEW

#### TECHNICAL DESCRIPTION

Nitroglycerin based products.

#### PRIMING

Use a high-strength detonator (Rock★Star®, Shock★Star® or equivalent).

#### ADVANTAGES

- Excellent water resistance.
- High velocity for rapid shattering action.
- All purpose explosive for many types of blasting.
- High density permits explosive power to be concentrated where the most energy is required.

## PROPERTIES

Properties		Apcogel B-1™ (Semi-Gel)	60% Extra Gelatin
Density [g/cc]		1.26	1.43
Detonation Pressure [kb]		125	104
Relative Bulk Strength ‡		144	195
Fume Class		1	1
Water Resistance		Good	Excellent
Velocity of detonation	[ft/s]	15,400	17,700
	[m/s]	4,694	5,395

‡ Energy is calculated using TIGER, a thermo-dynamic computer code used by Austin Powder Company. Other computer codes may give different values. ANFO = 100 @ 0.82 g/cc.

## STANDARD PACKAGING DETAILS

Cartridge Style	Cartridge Size		Weight – Lbs. per Case	Sticks per Case
	[in]	[mm]		
60% Extra Gelatin	1 x 8	25 x 200	45	140
	1 1/8 x 8	28 x 200	45	100
	1 1/4 x 8	32 x 200	44	88
	1 1/2 x 16	38 x 400	42	30
	2 x 8	50 x 200	43	34
	2 x 16	50 x 400	43	17
	2 1/2 x 16	65 x 400	40	10
Apcogel B-1	1 1/4 x 8	32 x 200	38	88
	1 1/2 x 16	38 x 400	36	30
	2 x 8	50 x 200	39	34
	2 x 16	50 x 400	39	17
	2 1/2 x 16	65 x 400	37	10

Note: All dimensions and weights are nominal.

## SHELF LIFE, STORAGE & DISPOSAL

- Shelf life is one year from the date of manufacture under good storage conditions.
- Store in accordance with all applicable local, state, provincial and federal laws.
- Disposal of explosive materials can be hazardous. Methods of safe disposal of explosives may vary depending on the user's situation. Please contact an Austin Powder Technical Representative for information on safe practices.

## TRANSPORT – UN CLASSIFICATION

Shipping Name: Explosive, Blasting, Type A  
Class & Division: 1.1D  
ID Number: UN 0081

## US DOT REFERENCE NUMBER

EX-9303286

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austinpoder.com | info@austinpoder.com | Phone 1-800-321-0752 | Fax 1-216-464-4418



# PRODUCT INFORMATION

## BROCHURE

1.1D

## EAGLE CAST BOOSTERS



Austin Powder's **Eagle Family of Cast Boosters** are high-density molecular explosives designed to produce high detonation pressures for optimum initiation of blasting agents. The Eagle Family of cast boosters are designed to be initiated by non-electric, electric and electronic detonators with a minimum base charge of 450mg of PETN. Eagle cast boosters are not designed for use with detonating cord.

## PRODUCT OVERVIEW

### TECHNICAL DESCRIPTION

Austin Powder Eagle cast boosters are manufactured with molecular explosives consisting of PETN and TNT, both of which are sensitive to severe impact, heat or friction. As with all explosives, Eagle boosters must be transported, stored and handled with care. Avoid any impact with solid surfaces.

### APPLICATION RECOMMENDATIONS

- Austin Powder Eagle Cast Boosters are ideal for priming bulk agents in boreholes that are 2" or larger in diameter.
- Eagle cast boosters are NOT designed for use with detonating cord.

### PRIMING RECOMMENDATIONS

- Eagle cast boosters can be initiated by non-electric, electric and electronic detonators with a minimum of a 450mg PETN base charge.
- Eagle cast boosters are NOT designed for use with detonating cord.

### ADVANTAGES

- Eagle cast boosters detonate in excess of 24,000 ft. /sec (7,380 m/sec)
- Eagle cast boosters detonate with a pressure over 225 kb ensuring optimum steady state velocity for blasting agents
- Eagle cast boosters feature a fully enclosed detonator well with an internal detonator locking device
- Eagle cast boosters are poured in high visibility, impact resistant Orange polypropylene cups, and can be used in temperatures ranging from -40F - 150F
- Eagle cast boosters are highly resistant to water and oil, and feature an excellent shelf life

PROPERTIES

Properties		Value
Nominal Density [g/cm³]		1.68
Relative Weight Strength [ANFO=100] <sup>(1)</sup>		187
Relative Bulk Strength [ANFO=0.85 g/cm³] <sup>(1)</sup>		384
Velocity of detonation <sup>(2)</sup>	[ft/s]	24,924
	[m/s]	7,597
Detontion Pressure [kb]		239

Notes:  
(1) Theoretical values based on Austin modeling, which assumes ideal detonation. Values calculated with other codes may differ.  
(2) The velocity of detonation will depend on application, diameter, and confinement.  
‡ Energy values are calculated using Explo 5, a thermo-dynamic computer code employed by Austin Powder Company. Other computer codes may give different values.  
ANFO = 100 @ 0.82 g/cc.

STANDARD PACKAGING

Product Name	Weight		Outside Diameter		Length		Unit Per Case	Minimum Hole Diameter	
	[oz]	[g]	[in]	[mm]	[in]	[mm]		[in]	[mm]
Eagle 150	5.3	150	1.6	41	4.6	117	2	2	50
Eagle 225	8	225	1.7	43	4.8	123	64	2	50
Eagle 340	12	340	2.1	53	4.8	123	49	2.5	63
Eagle 450	16	450	2.3	58	4.8	123	36	3	76
Eagle 500*	18	510	2.6	66	4.5	115	30	4	101
Eagle 900	32	900	3.1	78	4.8	123	18	4	101

\*Features a double capwell (3-hole)  
Notes: All dimensions and weights are nominal. Other sizes are available upon request

STANDARD PACKAGING DETAILS

Eagle boosters are used as priming blasting agents. They are NOT designed for use with detonating cord

SHELF LIFE, STORAGE & DISPOSAL

- Shelf life is five years from date of manufacture, under good storage conditions.
- Store in accordance with all applicable local, state, provincial and federal laws.
- Disposal of explosive materials can be hazardous. Methods of safe disposal of explosives may vary depending on the user’s situation. Please contact an Austin Powder Technical Representative for information on safe practices.

TRANSPORT – UN CLASSIFICATION

Shipping Name: Boosters  
Class & Division: 1.1D  
ID Number: UN 0042

US DOT REFERENCE NUMBER

EX-1993030285

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# PRODUCT INFORMATION

## BROCHURE

1.5D

# HYDROMITE 600 SERIES



**Hydromite 600 Series** is a booster-sensitive emulsion explosive with a putty-like texture.

## ADVANTAGES

- Good borehole coupling characteristics when cartridges are cut
- Exhibits excellent water resistance
- Superior resistance to dynamic pre-compression from adjacent boreholes

## PRODUCT OVERVIEW

### TECHNICAL DESCRIPTION

Hydromite 610 is a thickened emulsion explosive product packaged in tough plastic film cartridges.

Hydromite 611 is an emulsion explosive with a putty-like texture packaged in Woven Poly Plastic (WPP) cartridges.

### APPLICATION RECOMMENDATIONS

Hydromite 600 Series products are an ideal column load option for blasting applications where the use of bulk blasting agents may not be practical or economical.

### PRIMING

Hydromite 600 Series products must be in direct contact with a minimum of a 1/3 lb cast booster. Depending on borehole and geologic conditions, additional primers may be required.

## PROPERTIES

Properties		Hydromite 610	Hydromite 611
Density [g/cc]		1.21	1.20
Oxygen Balance [%] <sup>(1)</sup>		-3.0	-9.3
Gas Volume [l/kg]		1,092	1,102
Relative Weight Strength [ANFO=100] <sup>(1)</sup>		91	89
Relative Bulk Strength [ANFO=0.82 g/cm <sup>3</sup> ] <sup>(1) ‡</sup>		134	130
Heat of Explosion		1,962	1,904
Detonation Pressure		97	98
Fume Class		1	1
Velocity of detonation (confined) <sup>(2)</sup>	[ft/s]	19,871	19,931
	[m/s]	6,057	6,075

Notes:

(1) Theoretical values based on Austin modeling which assumes ideal detonation. Values calculated with other codes may differ.

(2) The velocity of detonation will depend on application, diameter and confinement.

‡ Energy values are calculated using Explo 5, a thermo-dynamic computer code employed by Austin Powder Company. Other computer codes may give different values. ANFO = 100 @ 0.82 g/cc.

## STANDARD PACKAGING

Cartridge Type	Cartridge Size		Cartridge Weight		Case Count
	[in]	[mm]	[lb]	[kg]	#
Plastic Film	2 x 16	50 x 400	2.38	1.08	21
	2 ½ x 16	63 x 400	3.33	1.51	15
Woven Polypropylene (WPP)	4 x 20	102 - 1219	20	9.07	100
	4.5 x 30	114 x 1473	30	13.61	70

Notes:

All dimensions and weights are nominal. Other sizes are available upon request

## STANDARD TECHNICAL DESCRIPTION

Booster-sensitive emulsion/ANFO blend

## SHELF LIFE, STORAGE & DISPOSAL

- Store in accordance with all applicable local, state, provincial, and federal laws.
- The disposal of explosives needs to comply with local and national laws. Contact Austin Powder with disposal questions.
- One year from the date of manufacture under good storage conditions.

## TRANSPORT – UN CLASSIFICATION

Shipping Name: Explosive, Blasting, Type E

Class & Division: 1.5D

ID Number: UN0332

## US DOT REFERENCE NUMBER

EX-1993050178 Hydromite 610

EX-1993050178 Hydromite 611

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**AUSTIN POWDER**

**Our Mission is to improve the world we live in through the safe and responsible use of explosives.**

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# Rock★Star® Detonators

## PRODUCT INFORMATION BROCHURE

Rock★Star electric detonators are designed to provide the precise control necessary to produce accurate and consistent blasting results in a variety of blasting applications in the mining, quarrying and construction industries.

### ADVANTAGES

- Minimum 720 mg PETN base charge far exceeds the standard #8 strength detonator.
- Industries strongest aluminum shell reduces the possibility of water hammer effect.
- HDPE insulation for added protection from extraneous currents.
- Wide selection of delay intervals provide greater flexibility in blast design.



Electrical Data	
No Fire Current	0.25 amps
All Fire Current	1.00 amps
Series Ignition Current	1.50 amps
No Fire Impulse	2.5 mJ/ohms
All Fire Impulse	5.5 mJ/ohms
Electrostatic Sensitivity	
Double Wire to Shell	10 kV/300 pF/15 mJ
Pin to Pin	10 kV/300 pF/15 mJ

### PROPERTIES

Rock★Star MS Delay Sequence													
Delay #	0	1	2	3	4	5	6	7	8	9	10	11	12
MS Time	0	25	50	75	100	125	150	175	200	225	250	275	300
Delay #	13	14	15	16	17	18	19	20	22	24	26	28	30
MS Time	325	350	375	400	425	450	475	500	600	700	800	900	1000

Length	[ft]	16	20	24	30	40	60	80
	[m]	4.9	6.1	7.3	9.1	12.2	18.3	24.4
Total Resistance [ $\Omega$ ]*		1.6	1.78	1.9	1.65	1.85	2.25	2.7

Rock★Star LP Delay Sequence*														
Delay #	0	1	2	3	4	5	6	7	8	9	10	11	12	13
MS Time	0	500	1000	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000	6500

\* Available in 20' length only



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# Rock★Star Detonators

## STANDARD TECHNICAL DESCRIPTION

Electric millisecond and long period delay detonators

## STANDARD PACKAGING DETAIL

Rock★Star MS and LP Packaging						
Length		Case Weight		Case Count	NEQ per Case [g]	Wire Configuration
[ft]	[m]	[lb]	[kg]			
16	4.9	6.1	2.8	40	40	Short Fold
20	6.1	6.6	3.0	40	40	Short Fold
24	7.3	5.5	2.5	40	40	Short Fold
30	9.1	6.6	3.0	15	15	Long Fold
40	12.2	6.6	3.0	15	15	Long Fold
60	18.3	6.6	3.0	10	10	Long Fold
80	24.4	7.7	3.5	10	10	Long Fold

\* All Rock★Star 24' (7.3 m) and less, have 22 AWG (0.6 mm) copper wire.

\*\* All Rock★Star 30' (9.1 m) and more, have 20 AWG (0.8 mm) copper wire.

Rock★Star MS and LP Recommended Firing Current				
Circuit Type	Single Detonator	Single Series	Parallel Series	Parallel
DC [Amps]	0.5	1.5	1.5	1.0–10.0/Detonator
AC [Amps]	0.5	2.0	2.0	1.0–10.0/Detonator

Case	11 1/4" x 7 5/8" x 5"
Dimension:	286mm x 194mm x 127mm



## STORAGE

Store in accordance with all applicable local, state, provincial and federal laws.

## SHELF LIFE

For optimum accuracy, use within five years from date of manufacture under good storage conditions.

## TRANSPORTATION DATA

### UN CLASSIFICATION

Shipping Name: Detonators, Electric

Class & Division: 1.4B

ID Number: UN 0255

### US DOT REFERENCE NUMBER

EX-2006030288

EX-2010080268

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2/22/06 | 01/31/2020

# Shock★Star® MS Detonators

## PRODUCT INFORMATION BROCHURE

Shock★Star MS Series In-Hole Delays are available in a sequence of 31 whole number periods from instantaneous (0 ms) to 1000 ms. They are designed to be used as down-hole detonators for the initiation of cast boosters, high explosives or pneumatically loaded ANFO. In-Hole Delays come equipped with a T-Connector for compatibility with detonating cord initiation or can be initiated by an electric or non-electric detonator or approved shock tube starter device.

### ADVANTAGES

- 900 mg base charge of PETN to ensure strong initiation energy under even the most extreme conditions.
- Delay composition encased in a zinc jacket to prevent performance loss due to transient pressure from nearby detonating holes.
- Equipped with a tear-proof delay tag that lists DSC, delay time, delay period and length of the detonator.
- Manufactured with bright yellow shock tubing for high visibility.



### STANDARD TECHNICAL DESCRIPTION

Non-electric, millisecond delay detonators



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# Shock★Star® MS Detonators

## STANDARD PACKAGING DETAIL

↓ IN-HOLE MS DETONATORS				
Length		Coil Style	Quantity	NEQ Grams
(ft)	(m)			
12	3.7	Fast 8	70	70
16	4.9	Fast 8	70	70
20	6.1	Fast 8	60	60
30	9.2	Fast 8	60	60
40	12.2	Fast 8	50	50
50	15.3	Fast 8	40	40
60	18.3	Fast 8	40	40
80	24.4	Fast 8X	30	30
100	30.5	Fast 8X	20	20
120	36.6	Fast 8X	20	20
130	39.7	Spool	10	10
150	45.8	Spool	10	10
160	48.8	Spool	10	10
180	54.9	Spool	10	10
200	61.0	Spool	10	10

Available Periods – MS Delays						
Period#	0	1	2	3	4	5
Delay (ms)	0	25	50	75	100	125
Period#	6	7	8	9	10	11
Delay (ms)	150	175	200	225	250	275
Period#	12	13	14	15	16	17
Delay (ms)	300	325	350	375	400	425
Period#	18	19	20	22	24	26
Delay (ms)	450	475	500	600	700	800
Period#	28	30				
Delay (ms)	900	1000				

## STORAGE

Store in accordance with all applicable local, state, provincial and federal laws.

## SHELF LIFE

For optimum accuracy, use within three years from date of manufacture under good storage conditions.

## TRANSPORTATION DATA

### UN CLASSIFICATION

Shipping Name: Detonators Assemblies, Non-Electric  
Class & Division: 1.1B, 1.4B (depending on case count)  
ID Number: UN 0361

### US DOT REFERENCE NUMBER

EX-2012070727

EX-2012081113

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1/2/02 | r 01/31/2020



# Shock★Star® Dual-Delays

PRODUCT INFORMATION BROCHURE

Shock★Star Dual-Delays combine In-Hole Delays and Quick-Relay Connectors in one product. This combination offers convenience for storage and inventorying of one product instead of two and often reduces space requirements for transportation. Connecting of blast patterns is generally faster with Dual-Delays as fewer connections are required in total. Additionally, fewer individual products used in the blast pattern reduces clutter at connection points and makes visual inspections easier. For millisecond delay blasting, Dual-Delays are available in a variety of delay configurations.

## ADVANTAGES

- 900 mg base charge of PETN to ensure strong initiation energy under even the most extreme conditions (in-hole detonator only).
- Delay composition encased in a zinc jacket to prevent performance loss due to transient pressure from nearby detonating holes.
- Equipped with a tear-proof color-coded delay tag that lists DSC, delay time, delay period and length of the detonator.
- Manufactured with bright yellow shock tube for high visibility.
- Surface connector has eight tube capacity and is color-coded to surface delay time.
- Locking tabs positioned on the side of the block snap closed, securely locking tubing in place.



## STANDARD TECHNICAL DESCRIPTION

Non-electric, millisecond delay detonators




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# Shock★Star Dual-Delays

## STANDARD PACKAGING DETAILS

 Dual-Delay Detonators (DDD)				
Length		Coil Style	Quantity	NEQ Grams
(ft)	(m)			
12	3.7	Fast 8	70	105
16	4.9	Fast 8	70	105
20	6.1	Fast 8	60	90
24	7.3	Fast 8	60	90
30	9.2	Fast 8	50	75
40	12.2	Fast 8	50	75
50	15.3	Fast 8	40	60
60	18.3	Fast 8	30	45
80	24.4	Fast 8 X	30	45
100	30.5	Fast 8 X	20	30
120	36.6	Fast 8 X	20	30
140	42.7	Fast 8 X	20	30
160	48.8	Spool	8	12
225	68.6	Spool	8	12

### Available Delay Configurations

17/350	25/350	42/350
17/375	25/375	42/375
17/450	25/450	42/450
17/475	25/475	42/475
17/500	25/500	42/500
17/700	25/700	42/700
Long Period (LP) – 200/5000		

## STORAGE

Store in accordance with all applicable local, state, provincial and federal laws.

## SHELF LIFE

For optimum accuracy, use within three years from date of manufacture under good storage conditions.

## TRANSPORTATION DATA

### UN CLASSIFICATION

Shipping Name: Detonators Assemblies,  
Non-Electric

Class & Division: 1.4B

ID Number: UN 0361

### US DOT REFERENCE NUMBER

EX-2012070728

EX-2012081112

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1/2/02 | r 08/28/20



# Shock★Star® Surface Connectors

PRODUCT INFORMATION BROCHURE

**Shock★Star Surface Connectors** include Quick-Relay Connectors and Surface Delay Connectors.

**Shock★Star Quick-Relay Connectors** are especially designed for the initiation of other shock tube detonators as a delay between holes or decks within a hole. Quick-Relay Connectors are equipped with connector blocks able to contain 8 outgoing shock tubes yet have a lowered base charge to reduce noise levels and shrapnel cut-off concerns. These detonators are available in 9 delays from instantaneous (0 ms) to 200 ms. **(Quick-Relay Connectors should never be used to attempt initiation of detonating cord).**

**Shock★Star Surface Delay Connectors** are powerful, versatile detonators designed for compatibility with both shock tube and detonating cord initiation systems. Connector blocks are able to hold up to 8 outgoing shock tubes or initiate 10 to 200 grain detonating cord. These detonators are available in 8 delays from instantaneous (0 ms) to 200 ms.

## ADVANTAGES

- Connector blocks color-coded to the delay time of the detonator.
- Equipped with a tear-proof delay tag that lists DSC, delay time and length of the detonator as well as being color coded to match the connector block.
- Manufactured with red shock tubing for easy differentiation from down-hole detonators when visually inspecting a connected blast pattern.



Quick-Relay Connector



Surface Delay Connector



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# Shock★Star® Surface Connectors

## STANDARD TECHNICAL DESCRIPTION

Non-electric, millisecond delay detonators for inter-deck, inter-hole or inter-row connections

## STANDARD PACKAGING DETAILS

Quick Relay Connectors QRC & SDC				
Length		Coil Style	Quantity	NEQ Grams
(ft)	(m)			
12	3.7	Lariat	100	50
20	6.1	Lariat	100	50
30	9.2	Lariat	80	40
40	12.2	Lariat	60	30
50	15.3	Lariat	40	20
60	18.3	Lariat	40	20

Quick Relay Color Codes	
9 ms	Green
17 ms	Yellow
25 ms	Red
33 ms	Orange
42 ms	White
67 ms	Light Blue
100 ms	Purple
200 ms	Black

H-PAK Optional Packaging				
Length		Coil Style	Quantity	NEQ Grams
(ft)	(m)			
12	3.7	Lariat	15	7.5
20	6.1	Lariat	15	7.5
30	9.2	Lariat	10	5
40	12.2	Lariat	10	5
50	15.3	Lariat	10	5
60	18.3	Lariat	10	5

Quick Relay Connector Available Delays			
9 ms	17 ms	25 ms	33 ms
42 ms	67 ms	100 ms	200 ms
Surface Delay Available Delays			
9 ms	17 ms	25 ms	42 ms
67 ms	100 ms	200 ms	

## STORAGE

Store in accordance with all applicable local, state, provincial and federal laws.

## SHELF LIFE

For optimum accuracy, use within one year from date of manufacture under good storage conditions.

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1/2/02 | r 07/15/2020



# SSU 5500

Portable Printing Seismic Monitor with  
CompactFlash™ Media Card

**The benefits are very clear!**



- Convenient, versatile and complete vibration & sound monitoring system
- Removable 128 MB CompactFlash™ memory card for storing 10,000 full waveform events
- Data from the card can be transferred using any compact PC card slot (internal or USB)
  - Large thermal printer
  - Standard QWERTY keyboard
  - Basic compliance reporting software package included



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**Call us today for more information or to request a 10-day free trial!**

# SSU 5500

The SSU 5500 is a convenient, easy to use complete vibration and sound monitoring system. Its most significant feature is the removable 128 MB CompactFlash™ memory card. The card greatly increases memory allowing the 5500 to record 10,000 full waveform events regardless of recording time. Data from the card can be transferred using any compact flash PC card slot (internal or USB). It has a tough, weather resistant case, full QWERTY-style keyboard and heavy-duty twist-lock metal cable connectors. External ports allow the case to remain closed during monitoring operations. A large thermal printer provides for instant reports in the field. The 2-hertz high-pass microphone and all other standard accessories fit easily into the case. The four-line LCD makes on-site programming easy and permits the user to view results on-screen. The integrated timer will turn the unit on and off at pre-selected times to conserve battery power. The timesaving template utility can be used to store repetitive setup configurations.

The SSU 5500 has three recording modes: 1) triggered - either seismic or sound, 2) continuous (histogram) and 3) sustained trigger. Sustained trigger mode delays processing and permits real time collection of contiguous waveform data up to a cumulative total of approximately 4.2 minutes. Data can be collected in either imperial (US customary) or metric units. The included basic compliance and reporting software package can be used for analysis and preparation of standard or customized reports.

GeoSonics® is a leader in seismograph innovation, design, manufacturing and vibration consulting. Because we use the equipment we design, a user-friendly interface, ruggedness and reliability are not just goals – they are standards.

*GeoSonics® ...always a step ahead!*

## Features & Specifications

### STANDARD FEATURES:

- Removable 128 MB Compact Flash™ data card with 10,000 event memory regardless of record type or size.
- Four-line by 20-character LCD for on-site data display.
- Full QWERTY-style keyboard with shortcut buttons.
- 42 column facsimile-style printer.
- Heavy-duty twist-lock metal cable connectors.
- Internal, rechargeable lead acid batteries.
- Flexible interface and extensive options available for custom configurations.

### GENERAL SPECIFICATIONS:

- Weight: 22.2 lbs (10.1 kg)
- Dimensions: 16 x 13 x 6.75 in (41 x 33 x 17 cm).
- Operating Temperature: 0 to 130° F (-18 to 54° C).
- One (1) year warranty on parts and labor.
- Extended warranties and service contracts also available.
- 42 column thermal linehead printer with motor-drive take-up; up to 140 events per roll of paper.

### RECORDING MODES:

#### Seismic Trigger:

Resolution:	0.0025 in/sec. (0.06 mm/sec.).
Printout graph time scaling:	From 0.5 to 5 inches for 1 second (5 second recording).
Range:	Up to 5.120 in/sec. (130 mm/sec.)(other ranges available).
Frequency Response Range:	2 to 250 Hz (3 dB) / 2 to 1,000 Hz (Nyquist).
Sampling Rate:	Up to 2,000 samples / second / channel.
Recording Intervals:	1 to 15 seconds.
Accuracy:	5% within one year (multipoint calibration within 3%).
Calibration:	Internal dynamic.
Range (Linear):	78 to 142 dB (other ranges available).
Frequency Range (3 dB):	2 to 250 Hz (3 dB) / 2 to 1,000 Hz (Nyquist).
Accuracy:	±10% or 1 dB within one year (multi-frequency calibrated).
Calibration:	Internal electronic.
Recording Intervals:	Selectable: 1,2,5,10,15,30 and 60 seconds.
Printout, list:	Prints highest peak particle velocity and maximum overpressure during selected intervals.
Printout, graph:	Histogram of highest PPV and air overpressure as a bar graph with optional summary printed based on selected number of intervals per summary.
Multiple record/real time:	Consecutive waveform recordings up to 4.2 minutes

#### Sound Trigger:

#### Continuous (Histogram):

#### Sustained Trigger:

### STANDARD FEATURES (Continued):

- Two (2) independent threshold alarm output ports.
- External geophone meets ISEE density recommendations.
- Toughest weather resistant structural case on the market.
- Six (6) template locations for recurring set up data.
- Imperial and metric operation.
- Free standard analysis and compliance software.
- Designed & manufactured in the USA.

### OPTIONAL ACCESSORIES:

- Hydrophones (instrument modifications required).
- Accelerometers to 50 g's or higher (instrument modifications required).
- Amplifiers (10x-100x).
- Optically isolated dual alarm control for dialers, pagers and remote alarm notifications.
- Advanced seismic analysis software package.



Removable 128 MB Compact Flash™ memory card able to record 10,000 full waveform events.



A full QWERTY keyboard, 80 character LCD screen and thermal printer make the SSU 5500 very user friendly.



Instrument connection ports come standard with caps to protect connecting pins.



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Ph. 800-992-9395 Fax 724-934-2999  
[www.geosonics.com](http://www.geosonics.com)



# Attachment D Blast Log Sheets

&  
Attachments



SX Blasting  
N59 W14601 Bobolink Avenue  
Menomonee Falls, WI 53051

# SX BLASTING, INC.

SX Blasting, Inc.  
N59 W14601 Bobolink Avenue  
Menomonee Falls, WI 53051  
(262) 252-3200

## DAILY BLASTING LOG

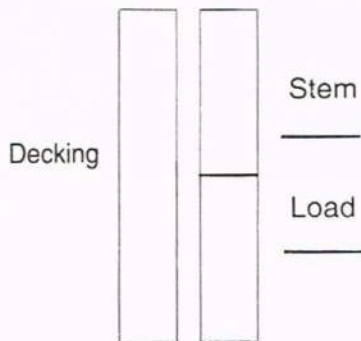
Name \_\_\_\_\_/License # \_\_\_\_\_ Signature \_\_\_\_\_

Operation or Job \_\_\_\_\_ Address or Station **The station is the location of the seismograph**

Date \_\_\_\_\_ Time of Blast \_\_\_\_\_

Weather conditions \_\_\_\_\_ Street \_\_\_\_\_

### Blast Layout



### Visual illustration of distribution of delays and pattern

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Burden \_\_\_\_\_ Spacing \_\_\_\_\_ Rock Depth \_\_\_\_\_ Cuts \_\_\_\_\_

Hole Depth \_\_\_\_\_ Hole Diameter \_\_\_\_\_ Holes per delay \_\_\_\_\_

**Scale Distance to nearest structure** Includes distance to nearest structure and/or utility. ÷ 55 X itself = Pounds per delay \_\_\_\_\_

Depth top stemming \_\_\_\_\_ Depth stemming between decks \_\_\_\_\_

Total Pounds used \_\_\_\_\_ Type initiation \_\_\_\_\_

Number of holes \_\_\_\_\_ Length or caps \_\_\_\_\_ WR or anfo \_\_\_\_\_

Seismograph # \_\_\_\_\_ L \_\_\_\_\_ T \_\_\_\_\_ V \_\_\_\_\_ Db \_\_\_\_\_

C-O Reading \_\_\_\_\_ **Comments** Explanation of product used (Types of caps and blasting Product)





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/18/2024

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<b>INSURED</b> SX Blasting, Inc. N59 W14601 Bobolink Ave. Menomonee Falls, WI 53051		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Phoenix Insurance Company <b>INSURER B:</b> Travelers Indemnity Company <b>INSURER C:</b> Travelers Property Casualty Co of Amer <b>INSURER D:</b> Travelers Indemnity Company of CT <b>INSURER E:</b> <b>INSURER F:</b>
		<b>NAIC #</b> 25623 25658 25674 25682

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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Lia GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			CO3P392288	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			8103P406168	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP3P447901	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	UB3P373317	1/1/2025	1/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

For Information Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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## State of Wisconsin

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

COMMITTED TO EQUAL OPPORTUNITY IN EMPLOYMENT  
AND LICENSING

### BLASTER, CLASS 6

NO. 1222169 - C6B

Expires: 08/17/2028

**BRANDON E ROLSMA**  
**403 S MAIN ST,**  
**HARTFORD, WISCONSIN 53027**

The person whose name appears on this document has complied with the provisions of the Wisconsin Statutes and holds the credential specified on the front of this card. To verify the current status of this credential, use "Lookup a License" at [dps.wi.gov](https://dps.wi.gov).

The named person has complied with Wisconsin Statutes and holds the credential specified. Signature: BRANDON E ROLSMA




Ch 440.11, Wis Statutes, requires you to notify the Department of a name or address change within 30 days. Please submit corrected information via the web at [dps.wi.gov](https://dps.wi.gov) or by mail to DPS at PO Box 8935, Madison WI 53708-8935.

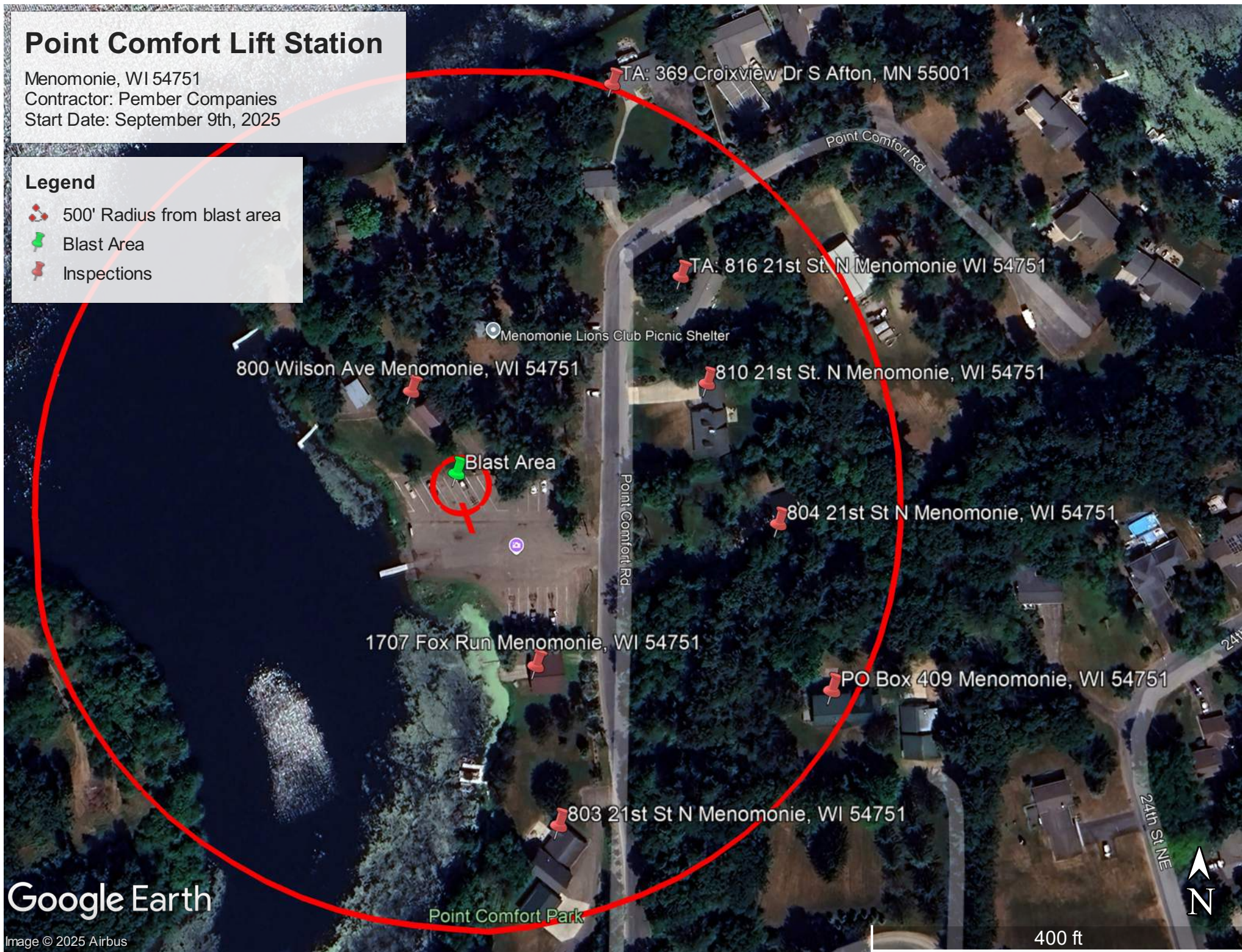


# Point Comfort Lift Station

Menomonie, WI 54751  
Contractor: Pember Companies  
Start Date: September 9th, 2025

## Legend

-  500' Radius from blast area
-  Blast Area
-  Inspections





## **Point Comfort Lift Station**

### **City of Menomonie, WI**

**-Blasting Scheduled to begin September 15<sup>th</sup>, 2025, and finished September 26<sup>th</sup>, 2025. Weather permitting.**

**-Upon Blasting approval, a pre-blasting conference will be scheduled with the Owner, Contractor, Blaster, Director of Public Works, Fire Chief and Construction Observer**

**-SX Blasting will Notify the City by email at least 24 hours before blasting operations are to begin by email.**

**-All property owners with in a 500' radius will be given a written letter 24 hours in advance of the blasting operations.**

**-All property owners with in the 500' blasting radius will be sent a letter to have a pre blast inspection at their property by SX Blasting Inc. Before the blasting operations begin. At no cost to the property owner.**

**-All property owners will be given a letter to inform them of the blasting operations 24 hours in advance of blasting.**





## 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: Tax Incremental District #17 Amendment No. 1

DATE: September 8, 2025 City Council Meeting

Tax Incremental District #17 (TID #17) was created in 2022 and extends from Packer Drive at its furthest northeast point (near Bill's Distributing) to the intersection of Tanglewood Drive and Crestwood Drive at its further southwest point.

In 2025, Phillips-Medsize subdivided its property on Technology Drive East. This subdivision requires the boundary of TID #17 to be amended to follow the new property lines, as was pointed out at the time that the Certified Survey Map was approved. While amending TID #17, City Staff recommend making several additional changes adjacent to Stokke Parkway, Domain Drive and 3M Drive.

**To be clear, TID #17 has nothing to do with the newly annexed lands east of CTH B. TID #17 is located over one-half mile away from said lands.**

Cedar Corporation has prepared TID #17 Amendment No. 1. The Plan Commission has reviewed and recommended approval of Amendment No. 1.

If the City Council concurs with the proposed amendment, the appropriate motion would be ***Approve Resolution No. 2025-14, a Resolution Adopting and Approving Amendment No. 1 to the Project Plan and Amending its Boundaries of Tax Incremental District #17, City of Menomonie, Dunn County, Wisconsin*** (simple majority).

If approved, Amendment No. 1 will be forwarded to the Joint Review Board, which includes representatives of the other taxing jurisdictions.

### Attachments:

- Basics of Tax Increment Financing Presentation
- TID #17 Location Map
- Tax Incremental District #17 Amendment No. 1 Project Plan
- Resolution 2025-14



# Basics of Tax Increment Financing

City of Menomonie, Wisconsin

Council Meeting – September 3, 2025

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# Today's Agenda

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Background



Implementation



Financing Options



Tax Increment Financing Basics

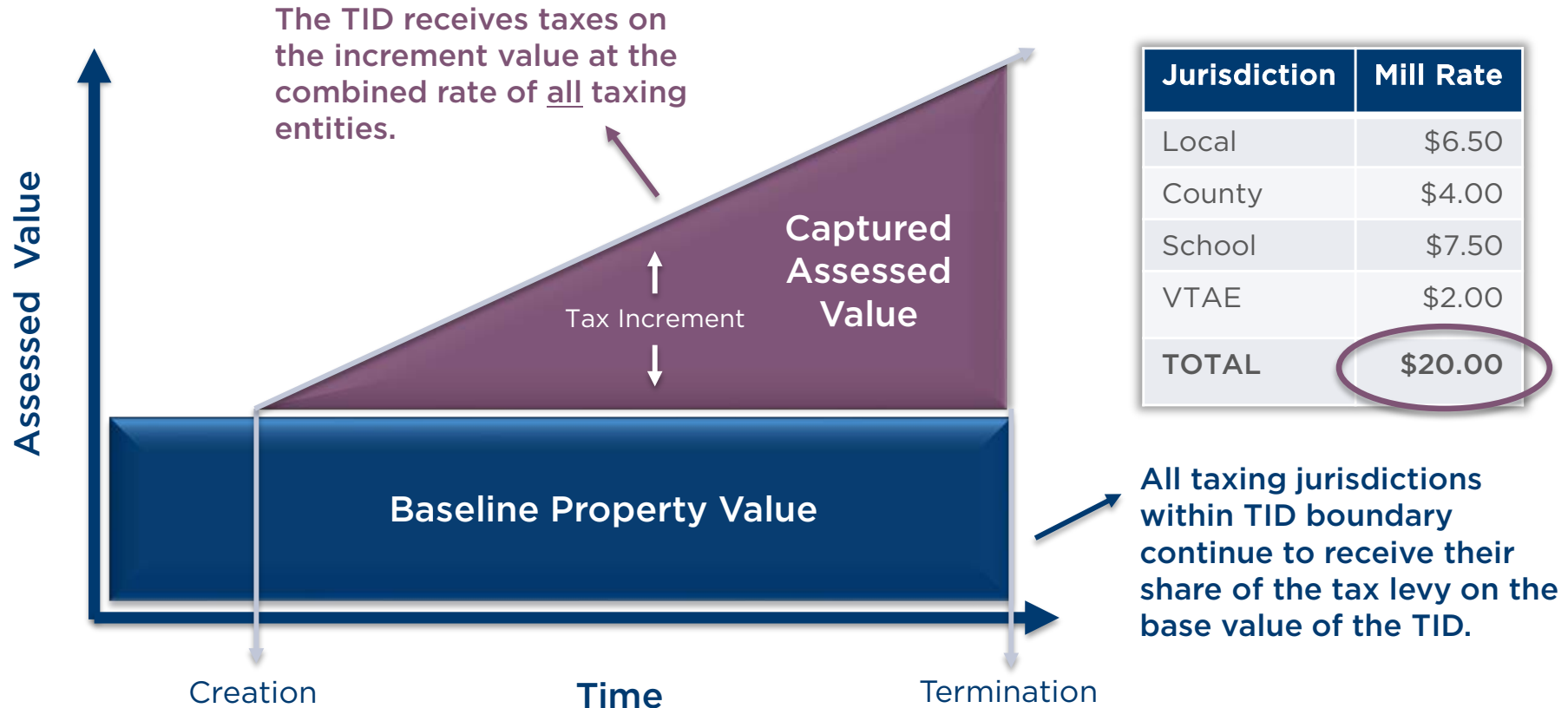
# **BACKGROUND**

# What is Tax Increment Financing?

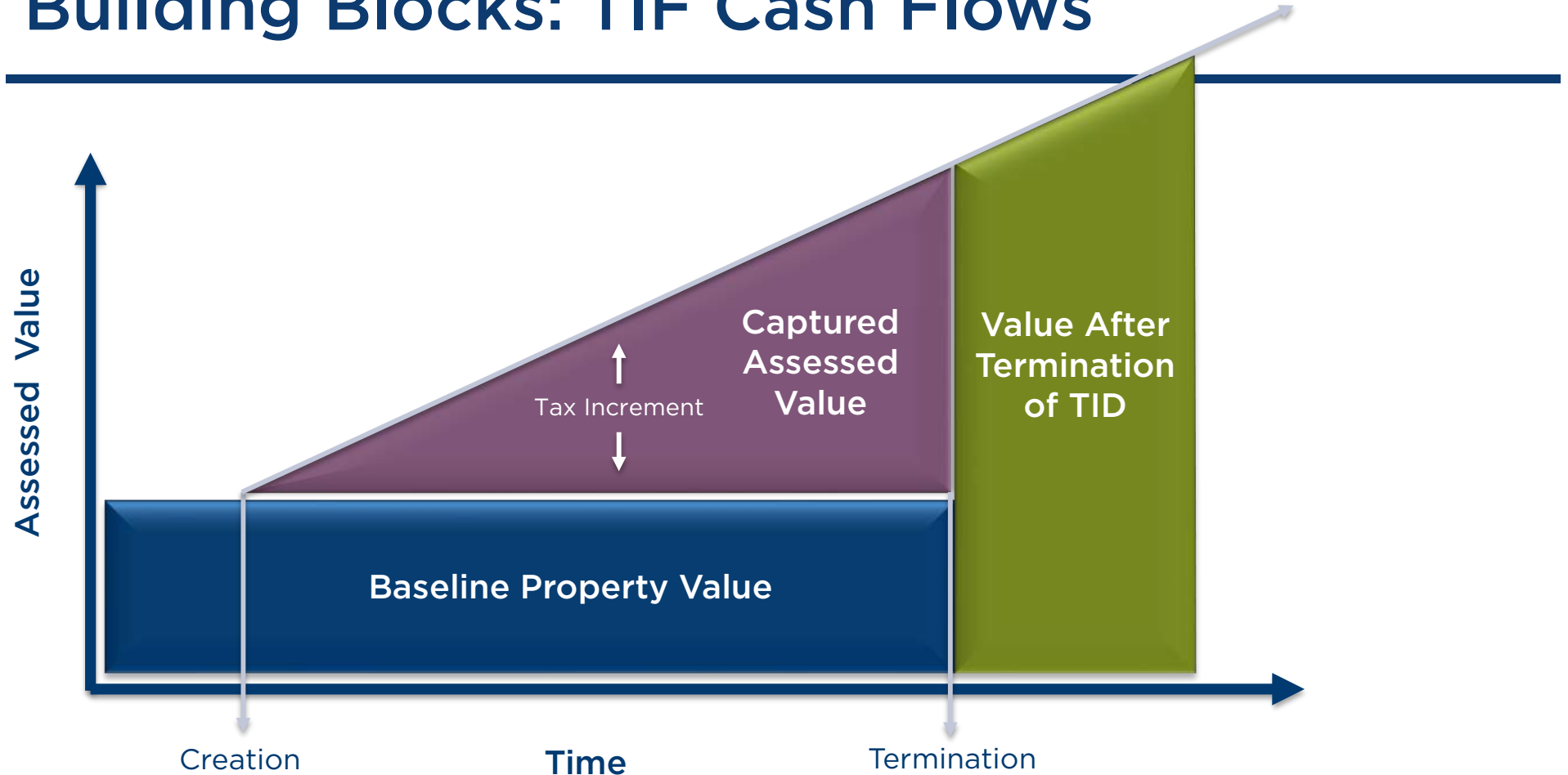
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- Key acronyms:
  - ✓ TIF = Tax Increment Financing (*the tool*)
  - ✓ TID = Tax Increment District (*where the tool is used - boundary*)
- Powerful economic development tool
- Allows municipalities to capture incremental **property tax revenue** from **growth** in defined area & use it to **benefit** that area

# Building Blocks: TID Tax Levies



# Building Blocks: TIF Cash Flows



# Why use TIF?

---

## THE INTENT

- |  |  |
|--|--|
| ✓ Require cost participation amongst all taxing jurisdictions that ultimately benefit from increased property values | ✓ Promote economic development and redevelopment         |
| ✓ Address lack of other incentives and financial resources   | ✓ Promote cooperation between public and private sectors |
| ✓ Counteract economic downturn (mid-70's recession)  |  |





Tax Increment Financing Basics

# **IMPLEMENTATION & RULES**

# TID Creation Requirements

---

Increment value of existing TID(s)

+ proposed base value of new district(s)

**Must be < 12% of total Equalized Value**

- Contiguous area & cannot extend beyond corporate limits
- Other requirements & maximum life limits apply per TID type

# District Types

Type	Max Life	At Least 50% of Proposed District Area Must Be:	Newly Platted Residential
Mixed Use	20 Years	Suitable for combination of industrial, commercial & residential uses	Max 35% (plus density requirement)
Industrial		Zoned & suitable for industrial development	Not Allowed
Blighted Area	27 Years	Blighted	Not Allowed
Conservation or Rehabilitation		In need of conservation or rehabilitation	Not Allowed
Environmental Remediation		Containing significant environmental pollution	Not Allowed

# Project Plan Requirements



## Project Costs

- Can be phased & laid out to plan for adequate revenue stream
- Costs description
- Development, Redevelopment description



## Financing Plan

- Cash flow forecast
- Financing tools
- Estimated life of proposed district

# The “But For” Test

---

- Standard applied by Joint Review Board
  - ✓ key underpinning of TIF program
- “But for” the use of TIF assistance, the proposed development could not occur:
  - ✓ as proposed
  - ✓ within same time frame
  - ✓ with same level of value



# TID Creation Procedure

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- Feasibility study (Project Plan)
- Initial Joint Review Board (JRB) meeting
- Public hearing of Plan Commission
- Governing body approval (official “Creation Date”)
- Final JRB approval
- State approval (procedural & legal review)



# Eligible Project Costs

---

Public works & improvements

Financing

Real property assembly (land write-down)

Professional services

Administrative & organizational

Contributions to Community Dev. or Redev. Authority

Relocation

Pro-rated share of utility infrastructure (municipality-wide)

Cash grants (requires developer agreement)

Environmental remediation

Projects within ½ mile of district

**...All costs must directly relate to purpose of TID, including ½ mile.**

# Expenditure Period

---

- Maximum time period TID can incur expenses or obligate revenues related to project plan
- Ends 5 years prior to end of maximum life for all district types (extensions do not change expenditure period)
- After expenditure period ends, TID may continue to pay:
  - ✓ Debt service on existing obligations
  - ✓ Contractually-obligated expenses
  - ✓ Ongoing administrative expenses
  - ✓ If designated donor TID, district may continue to donate increment



# Maximum Life

---

**A TID may remain open until the earliest of the following:**

- Maximum life is reached
- Tax increments (revenues) collected sufficient to pay project obligations (expenses)
- The municipality passes a resolution to close the district

**At closure:**

- Remaining funds (surplus) distributed proportionately to taxing jurisdictions (shared benefit) - OR -
- Unreimbursed project costs become general liability of the municipality (risk not shared)



Tax Increment Financing Basics

# FINANCING

# Funding Eligible Projects: Options

---

## Community “Fronts” Costs

- Issue general obligation or revenue debt
- Advances from other funds

## Pay-As-You-Go

- Use TIF revenue stream and accumulated balances to pay expenses
- Developer agrees to up-front costs, repaid from TIF revenues

# Developer Agreements

---

Irrevocable letter  
of credit

Performance  
bonds

Mortgage lien  
(on project or  
other property)

Assignment of  
securities or  
other collateral

Restrictions on  
assignment of  
developer  
agreement

Withholding of  
permits or other  
approvals

Personal  
guarantee

# Let's Talk!

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# Important Disclosures

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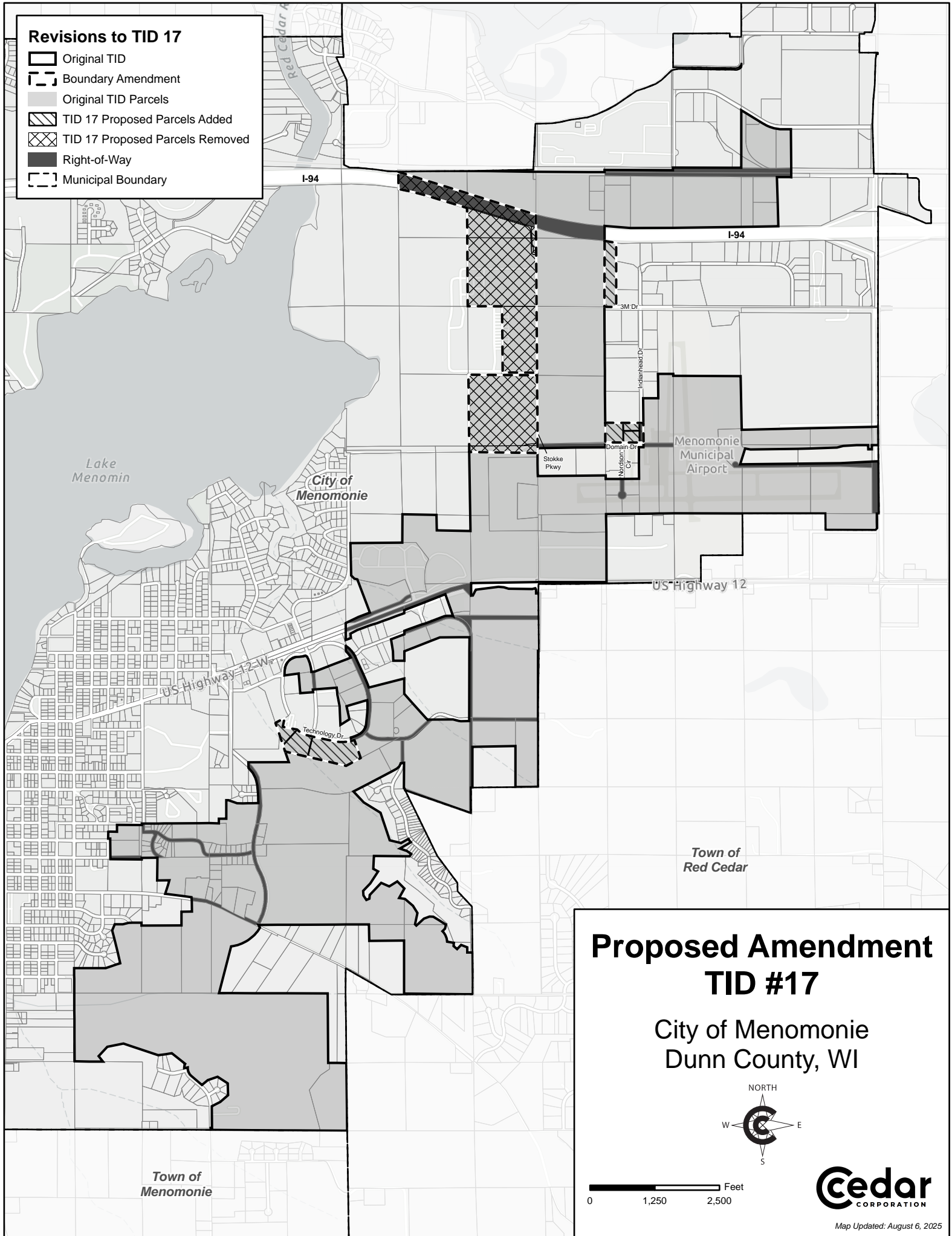
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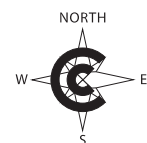
### Revisions to TID 17

- Original TID
- Boundary Amendment
- Original TID Parcels
- TID 17 Proposed Parcels Added
- TID 17 Proposed Parcels Removed
- Right-of-Way
- Municipal Boundary



## Proposed Amendment TID #17

City of Menomonie  
Dunn County, WI



0 1,250 2,500 Feet



Map Updated: August 6, 2025

# Amendment No. 1 Project Plan For Tax Incremental District #17

September 8, 2025

*Prepared by the*  
**City of Menomonie, Wisconsin**

*With assistance from*



Initial Joint Review Board:	August 25, 2025
Plan Commission Approval:	August 25, 2025
Council Approval:	September 8, 2025
Joint Review Board Approval:	September 24, 2025



# Amendment No. 1 to the Original Project Plan for Tax Incremental District #17

## City of Menomonie

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# 1. Introduction

The City of Menomonie's amended Tax Incremental District (TID) #17 is located east and southeast side of the City. The proposed District is a mix of industrial, commercial, residential, vacant woodlands and farmland and was established and will continue to remain a Mixed-Use District.

TID #17 is generally located on the east and southeast side of the City, located within the City limits. This amendment includes removing parcels west of Stokke Pkwy between Domain Dr and I-94, and adding parcels along Technology Dr E, at the intersection of Domain Dr and Indianhead Dr, and north of 3M Dr.

The City would like to continue to increase its employment base and residential housing stock, by providing land, incentives, and expanding infrastructure to accommodate new or expanding industrial, commercial, and residential development in Menomonie. This land and infrastructure will allow the City to remain competitive with surrounding communities that are seeking to promote expansion. The industrial, commercial, and residential development would increase the tax base and will continue to assist in stimulating positive economic activity in TID #17 and the community as a whole.

The Common Council established the Tax Incremental Plan to provide overall infrastructure improvements. The City also considered incentives that may include, among other things, site development and potential reimbursement of land development costs to a developer.

The City recognizes that without the creation of TID #17 they would not have sufficient financial resources to complete public infrastructure improvement projects within the District. Furthermore, the City recognizes that by using tax increment financing to offset some costs, the municipality may convince developers and property owners to make improvements to private development within the District that may not otherwise occur. This allows the City greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community. It is for these reasons that the City of Menomonie created TID #17.

The City now proposes to amend TID #17 by updating its Project Plan as well as adding and subtracting territory to the District. To address a potential development project adjacent to the District, the amendment to TID #17 is needed to add territory to the District to accommodate a potential future business expansion as well as potential future development on other vacant parcels within the District. Additionally, the City desires to remove some large base values from the District. Furthermore, the TID boundary must contain whole,

contiguous parcels and the added territory is needed for the district to remain contiguous and to expand the boundary to include whole parcels due to a parcel reconfiguration. There are no new or additional proposed project costs proposed for this amendment.

Keeping in mind that a positive increment must exist before any revenue is generated, the City will stage any potential public improvements proposed to be paid for with tax incremental financing so that relative certainty of economic feasibility exists. Accordingly, any City improvements will not be commenced until construction of private investments is imminent or has started.

The Project Plan Amendment for TID #17 in the City of Menomonie, Wisconsin, has been prepared in compliance with Section 66.1105, Wis. Stats. The Project Plan Amendment establishes the need for the TID Amendment, updates the financial feasibility based on the revised cash flow, as well as adds and subtracts territory. The Project Plan Amendment is to be adopted by resolution of the Joint Review Board and City Council on the recommendation from the City's Planning Commission as the official plan and guide for public and private sector development activities within the boundaries of TID #17.

## 2. Purpose of Tax Incremental District

The purpose of this Tax Incremental District was to assist in furthering the employment goals of the area as noted previously, and to provide incentive for private investment in the City of Menomonie. The incentive will be provided through the Tax Incremental District in reducing the costs to the development normally associated with the construction and reconstruction of streets, sanitary sewer, watermain, storm drainage, trail, municipal well, and site improvement projects required for new development. These efforts, combined with privately financed development plans in the District, will continue to provide new tax base, expanded employment opportunities, and residential development.

A portion of the TID #17 no longer overlaps with TID #12 as TID #12 has been closed.

The purpose of this amendment, referred to here after as the Plan, the Amendment, or the Plan Amendment, is to:

- Update the financial feasibility analysis to the Project Plan in the District as permitted under Wis. Stat. §66.1105(4)(h)1
- Add and subtract territory to the District as permitted under Wis. Stat. §66.1105(4)(h)2.
- Modify the TID boundary to include whole parcels and ensure the district is contiguous.

### 3. Benefits and Promotion of Orderly Development

Section 3 of the original Project Plan is adopted by reference. No other changes are proposed.

### 4. Existing and Proposed Land Use

The original TID boundary is being modified and therefore the Amendment will update the existing and proposed land use maps and information. The proposed District consists of a total of approximately 1,526 acres including rights-of-way (excluding all wetlands) and is a mix of open or vacant land, industrial development, commercial, and residential development. The District is proposed to develop over time with a mix of industrial and commercial development as shown on the Proposed Future Land Use Map (Appendix A). Nearly 67% of the district is zoned and suitable for residential, commercial, and industrial development. The added territory is suitable for industrial development.

**Table 1: Acreage based on Suitability (excluding wetlands)**

Category	Acreage	Percent
Commercial	207.60	13.60%
Industrial	469.22	30.73%
Institutional	435.30	28.51%
Newly Platted Residential	260.57	17.07%
Residential	82.29	5.39%
ROW	71.84	4.71%
<b>Total</b>	<b>1526.82</b>	<b>100.00%</b>

### 5. Project Plan of Tax Incremental District #17

Section 5 of the original Project Plan is adopted by reference. All the previously listed project costs are still planned for but no additional project costs are proposed. No other changes are proposed.

### 6. Economic Feasibility Study

Appendix B includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining project costs will be financed, and a projected cash flow demonstrating the District remains economically viable. Section 6 of the original Project Plan is adopted by reference.

The Common Council and Plan Commission have reviewed the areas available for commercial and industrial development in the amended area and have determined that the proposed development in the District is feasible from an economic and land use standpoint. The City has the resources to finance proposed projects and currently has 70% (approximately \$62 million) remaining in available borrowing capacity. See Appendix B for the financial analysis regarding TID #17's feasibility.

## **7. Method of Financing and Projected Tax Increment Revenue**

Section 7 of the original Project Plan is adopted by reference. No other changes are proposed.

## **8. Master Plan, Building Codes and City Ordinances**

The proposed Project Plan Amendment is feasible and in general conformance with the City's Comprehensive (Master) Plan, Building Codes, Ordinances, and promotes orderly development. In areas where the zoning does not align with the Future Land Use Plan or this Project Plan, the zoning code may be changed to meet the goals and objectives of the Tax Incremental District Project Plan as needed. The amended Tax Incremental District is generally compatible with the existing and future projected development of the property within the City. No changes to the Comprehensive Plan or existing regulations are proposed or needed at this time.

Appendix A contains a Zoning Map of the Tax Incremental District. The majority of the property in the District is suitable for, or currently zoned commercial, industrial, or residential, and is suitable for expanded commercial and industrial use which supports a basic element of the District plan. The rest of the zoning remains the same from the original Project Plan.

## **9. Financing of Public Improvement Non-Project Costs**

Section 9 of the original Project Plan is adopted by reference. No other changes are proposed.

## 10. Relocation

There are no changes to the original Project Plan regarding relocation efforts, and the Plan Amendment does not propose relocation of any displaced persons by the City of Menomonie. Should any relocation requirements occur, it will be necessary to develop and file a Relocation Plan with the State of Wisconsin comply with Sec. 32.19 Wis. Stats., and keep records as required in Sec. 32.27 Wis. Stats. Any costs incurred for relocation would be considered an eligible project cost under this plan.

## 11. Equalized Value Test

The following calculations demonstrate that the City is compliant with Wisconsin Statute Section 66.1105(4) (gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the incremental value of all existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. Tables 2 and 3 below along with the maps and tables in Appendix A illustrate the calculations for the most current TID real estate valuations.

**Table 2: Calculation of Maximum Equalized Property Value Allowed within Tax Incremental Districts within the City of Menomonie.**

<b>Total Equalized Value (as of January 1, 2025)</b>	<b>Maximum %</b>	<b>Maximum Allowable TID Property Value</b>
\$1,848,890,500	12%	\$221,866,860

**Table 3: Calculation of Incremental Value of Existing Tax Incremental Districts plus Base of Proposed Amended District.**

<b>Tax Incremental Districts</b>	<b>Value</b>
Total Increment of All Municipal TID's	\$108,959,000
Estimated Net Proposed Amendment for TID #17 Territory (assessed base value less original base value)	-\$6,326,100
Equalized Ratio	68.75%
Estimated Proposed Base Value Change for TID #17 Territory (equalized)	-\$9,201,600
Total Increment plus Proposed Base equalized)	\$99,757,400
Approximate Available Room to remain below 12%	\$122,109,460

Based upon figures effective January 1, 2025, the equalized value of the increment of the existing Tax Incremental Districts within the City, plus the base value of the proposed District Amendment is less than the maximum in equalized value that is permitted for the

City of Menomonie. The actual figures for the Proposed Base will be based on values as of January 1, 2025 and prorated by the Assessor. Based on the available room remaining under the 12% limit, and the 2025 equalized value for the Base, the City remains in compliance with the statutory equalization test and may proceed with the amendment of this District.

## 12. Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## 13. Annexed Property

A Tax Incremental District cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No parcels included in the added territory have been annexed within the last three years.

## 14. Amendments.

The City has the ability to amend the District up to four times to revise its boundaries; however, there is no limit on the number of Project Plan amendments during a TID's life. This is the first amendment to the District boundaries and Project Plan.

## 15. Schedule

Wisconsin State Statute §66.1105 prescribes the process for amending a Tax Increment District (TID). The law requires public input in the TID amendment process, including a public hearing held by the Planning Commission at which TID information is discussed and citizens can reasonably voice their opinions on the proposed TID and TID Project Plan. A three-phased approval process is required to amend the TID including approval by the Planning Commission, City Council, and the Joint Review Board. The following is the formal meeting/action calendar for the City of Menomonie TID #17 amendment process.

- |                                |                    |
|--------------------------------|--------------------|
| • Initial Joint Review Board:  | August 25, 2025    |
| • Plan Commission Approval:    | August 25, 2025    |
| • Council Approval:            | September 8, 2025  |
| • Joint Review Board Approval: | September 24, 2025 |

# Appendix A:

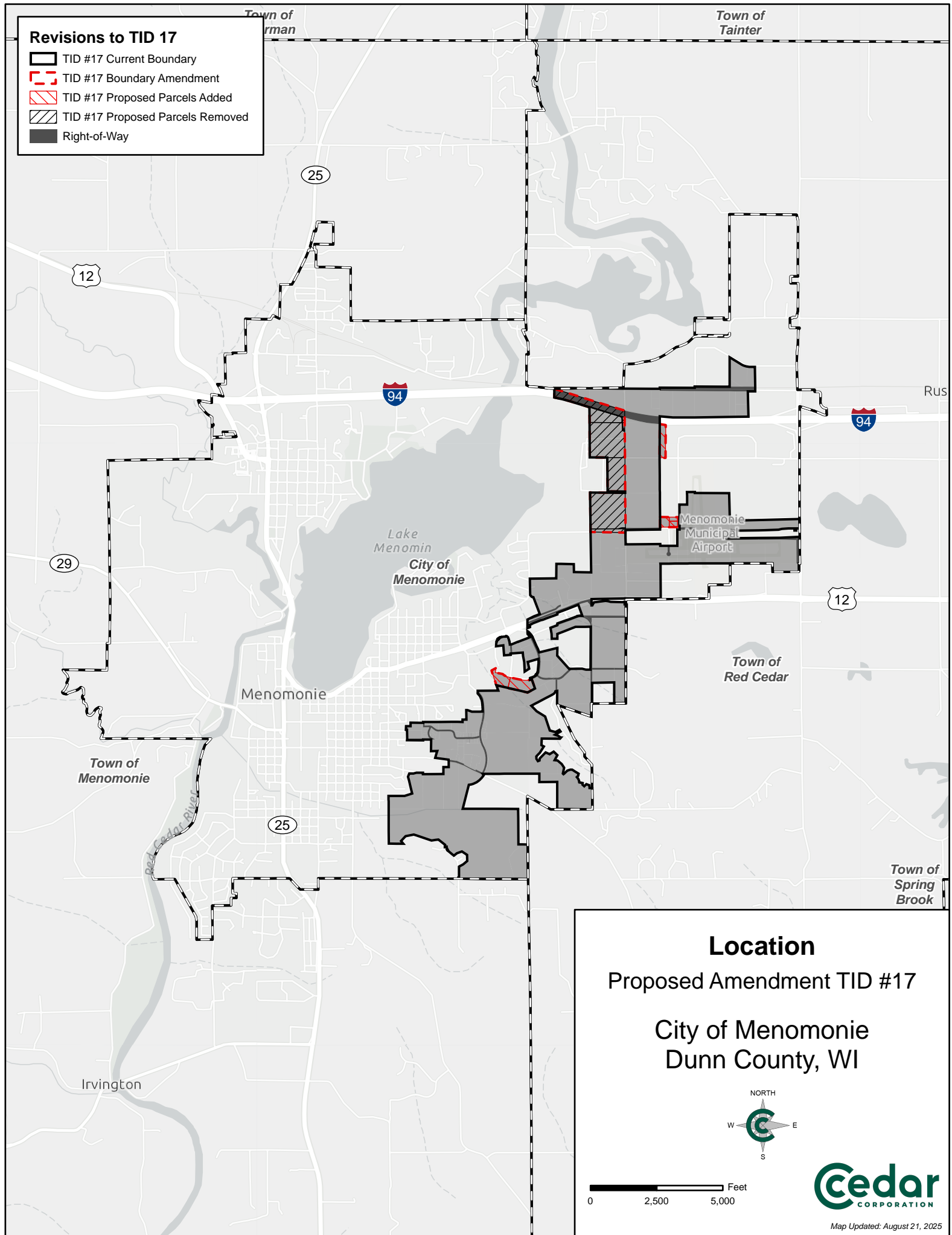
## Project Plan Maps & Parcel Information

1. Location Map
2. TID Boundary Map
3. ½ Mile Radius Map
4. Existing Uses and Conditions Map
5. Future Uses Map
6. Zoning Map
7. Tax Parcel Map
8. Parcel List
9. Legal Description



## Revisions to TID #17

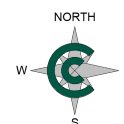
- TID #17 Current Boundary
- TID #17 Boundary Amendment
- TID #17 Proposed Parcels Added
- TID #17 Proposed Parcels Removed
- Right-of-Way



## Location

Proposed Amendment TID #17

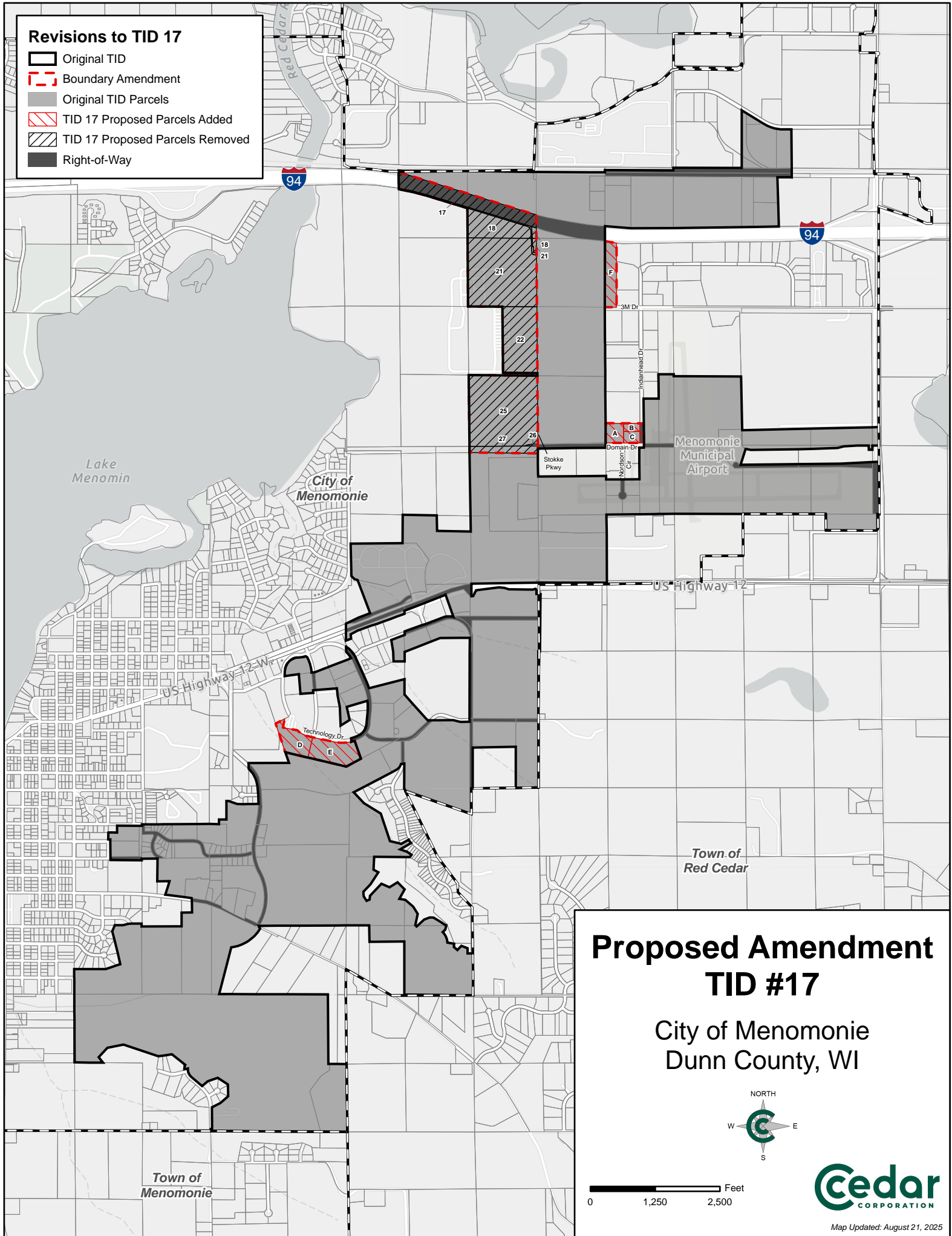
City of Menomonie  
Dunn County, WI



Map Updated: August 21, 2025

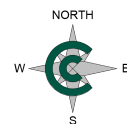
## Revisions to TID 17

- Original TID
- Boundary Amendment
- Original TID Parcels
- TID 17 Proposed Parcels Added
- TID 17 Proposed Parcels Removed
- Right-of-Way



## Proposed Amendment TID #17

City of Menomonie  
Dunn County, WI



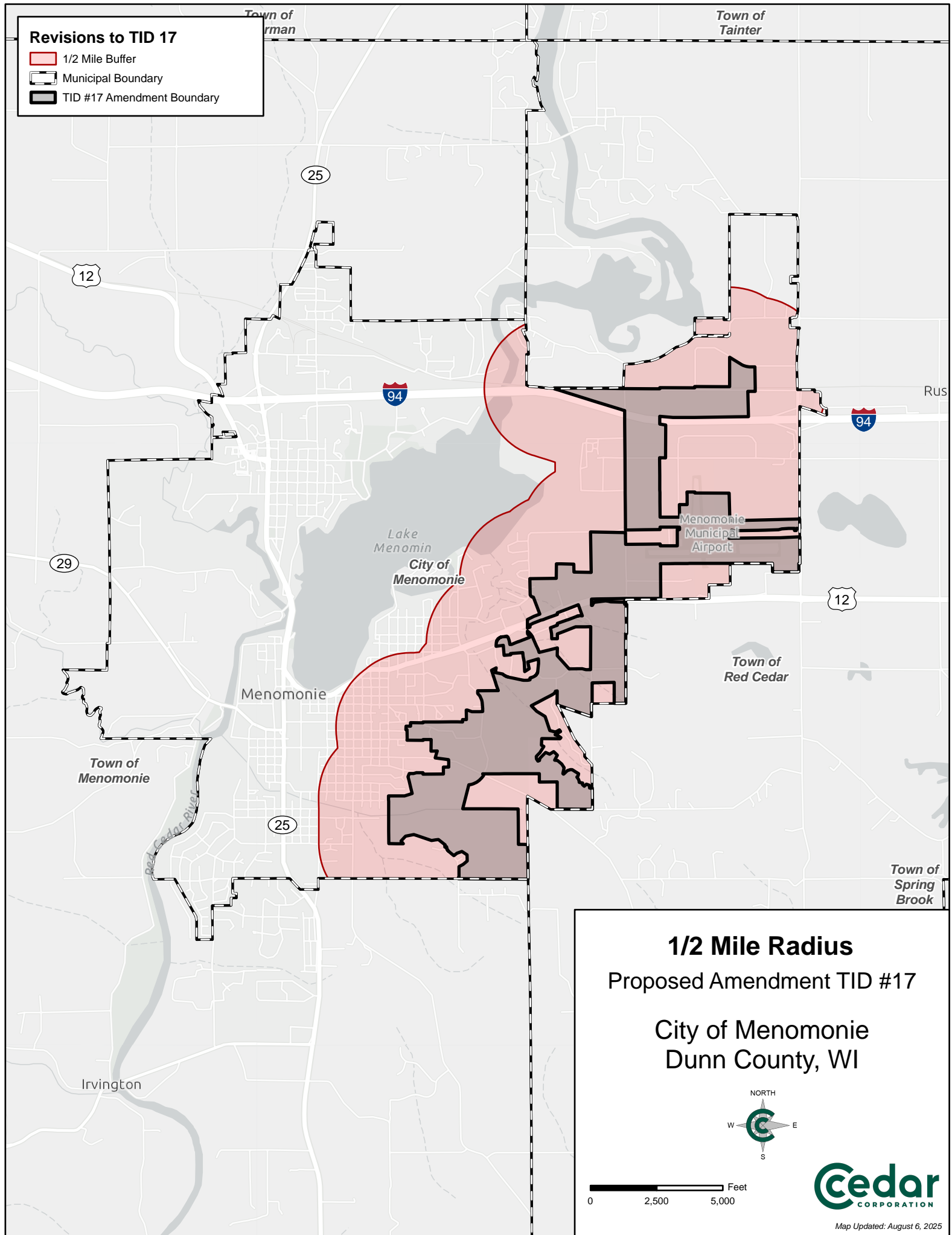
0 1,250 2,500 Feet

**Cedar**  
CORPORATION

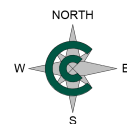
Map Updated: August 21, 2025

**Revisions to TID 17**

- 1/2 Mile Buffer
- Municipal Boundary
- TID #17 Amendment Boundary



**1/2 Mile Radius**  
Proposed Amendment TID #17  
City of Menomonie  
Dunn County, WI



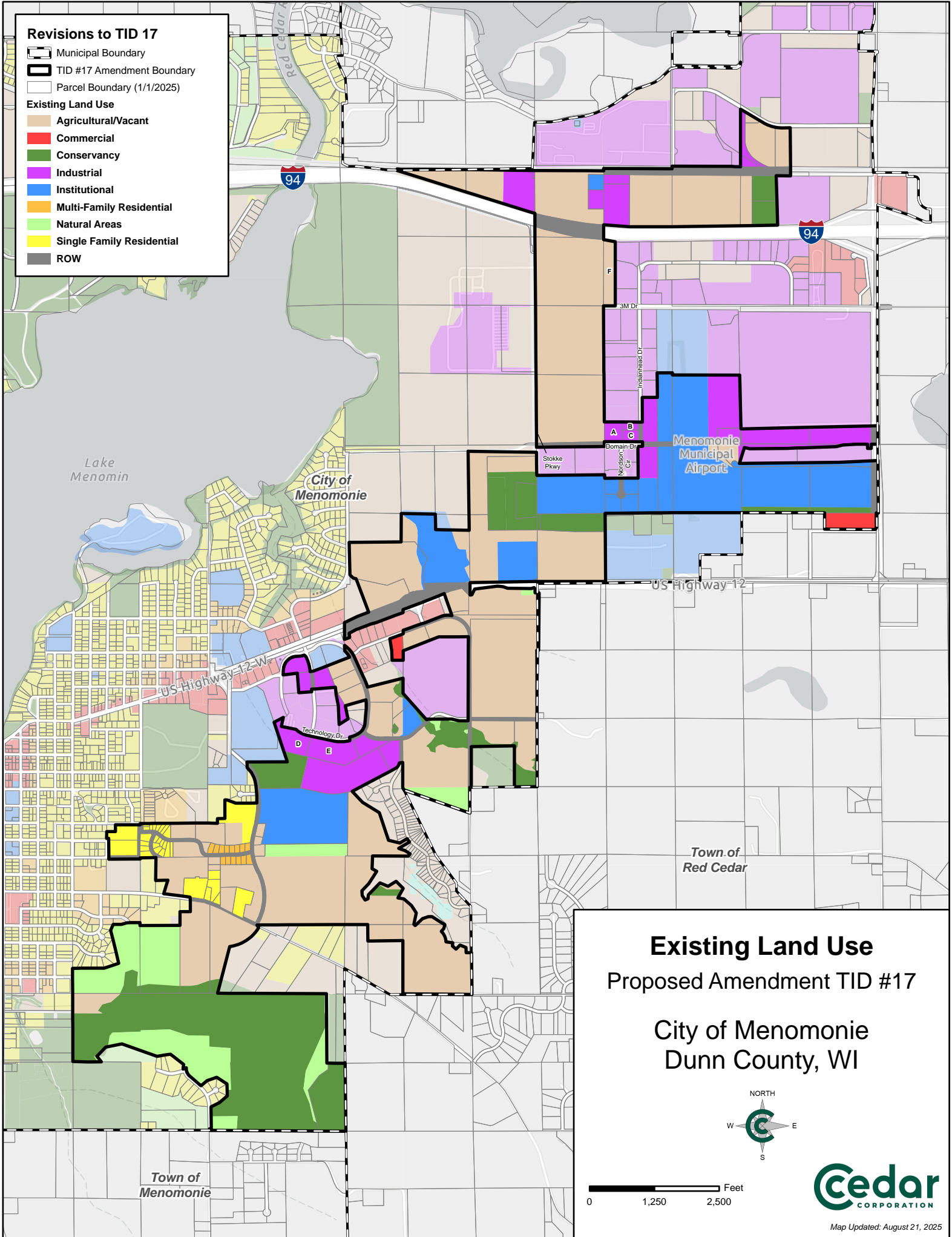
0 2,500 5,000 Feet

**Cedar**  
CORPORATION

Map Updated: August 6, 2025

# Revisions to TID 17

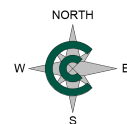
- Municipal Boundary
- TID #17 Amendment Boundary
- Parcel Boundary (1/1/2025)
- Existing Land Use**
  - Agricultural/Vacant
  - Commercial
  - Conservancy
  - Industrial
  - Institutional
  - Multi-Family Residential
  - Natural Areas
  - Single Family Residential
  - ROW



## Existing Land Use

Proposed Amendment TID #17

City of Menomonie  
Dunn County, WI



0 1,250 2,500 Feet



Map Updated: August 21, 2025

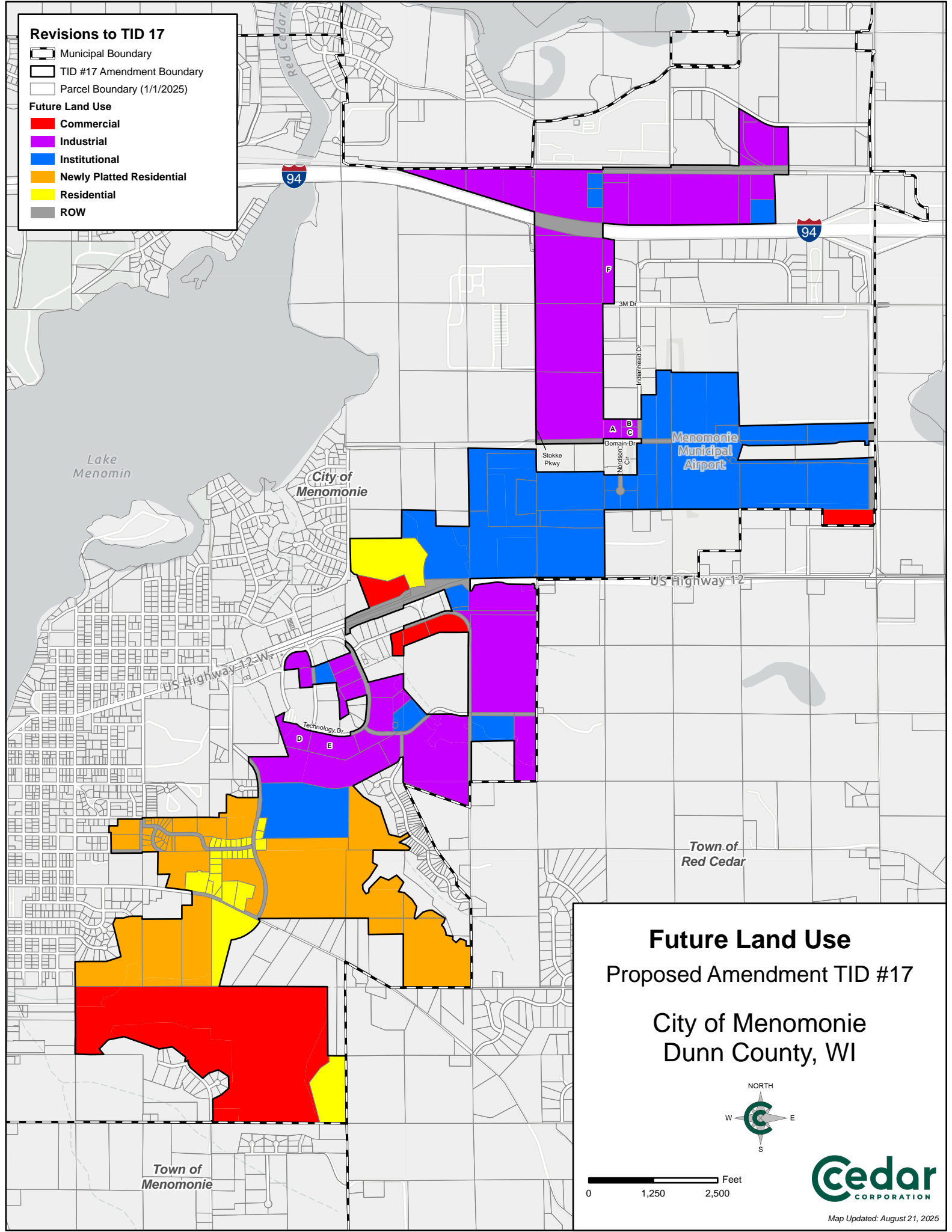


# Revisions to TID 17

- Municipal Boundary
- TID #17 Amendment Boundary
- Parcel Boundary (1/1/2025)

## Future Land Use

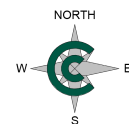
- Commercial
- Industrial
- Institutional
- Newly Platted Residential
- Residential
- ROW



## Future Land Use

Proposed Amendment TID #17

City of Menomonie  
Dunn County, WI






0 1,250 2,500 Feet









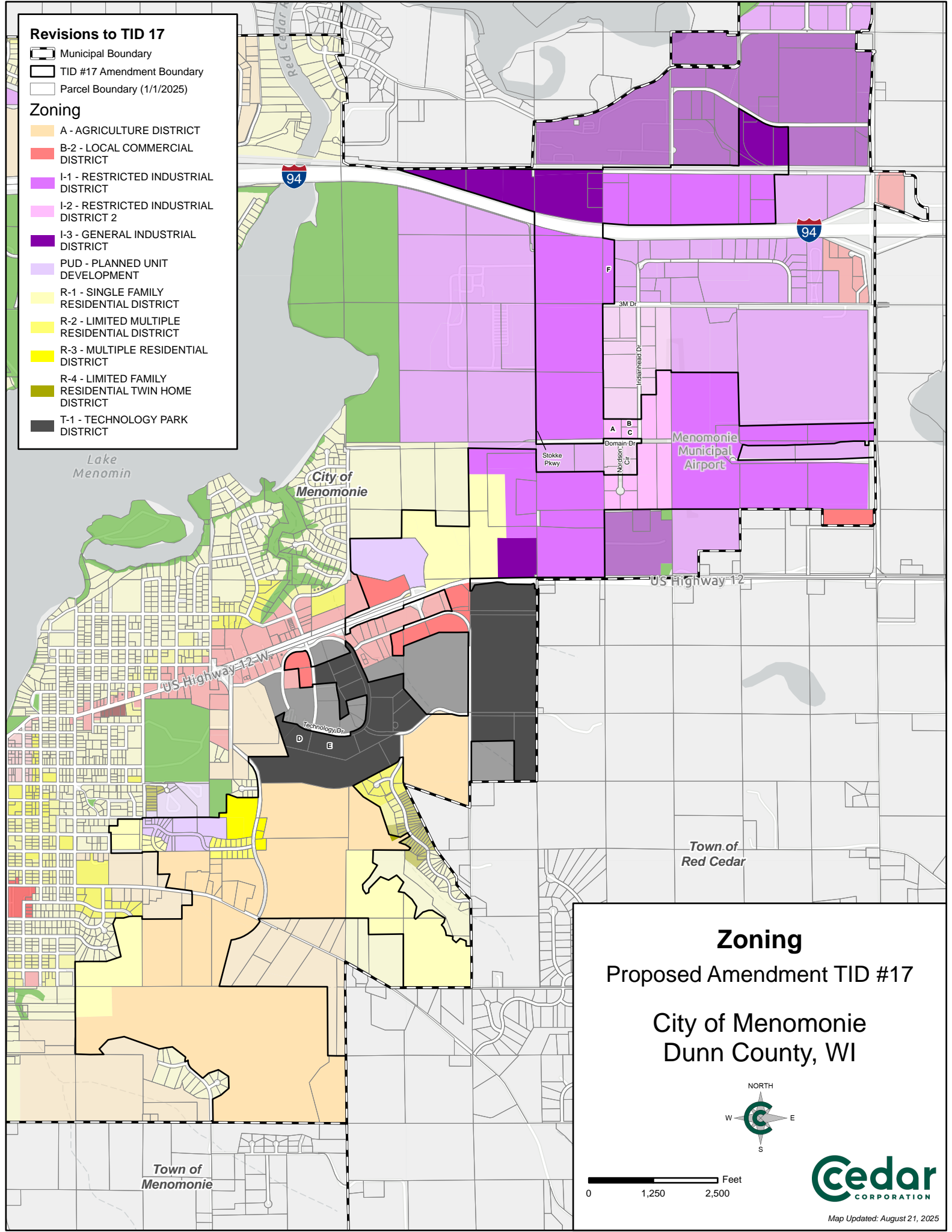
Map Updated: August 21, 2025

## Revisions to TID 17

-  Municipal Boundary
-  TID #17 Amendment Boundary
-  Parcel Boundary (1/1/2025)

## Zoning

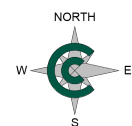
-  A - AGRICULTURE DISTRICT
-  B-2 - LOCAL COMMERCIAL DISTRICT
-  I-1 - RESTRICTED INDUSTRIAL DISTRICT
-  I-2 - RESTRICTED INDUSTRIAL DISTRICT 2
-  I-3 - GENERAL INDUSTRIAL DISTRICT
-  PUD - PLANNED UNIT DEVELOPMENT
-  R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT
-  R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT
-  R-3 - MULTIPLE RESIDENTIAL DISTRICT
-  R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT
-  T-1 - TECHNOLOGY PARK DISTRICT



## Zoning

Proposed Amendment TID #17

City of Menomonee  
Dunn County, WI








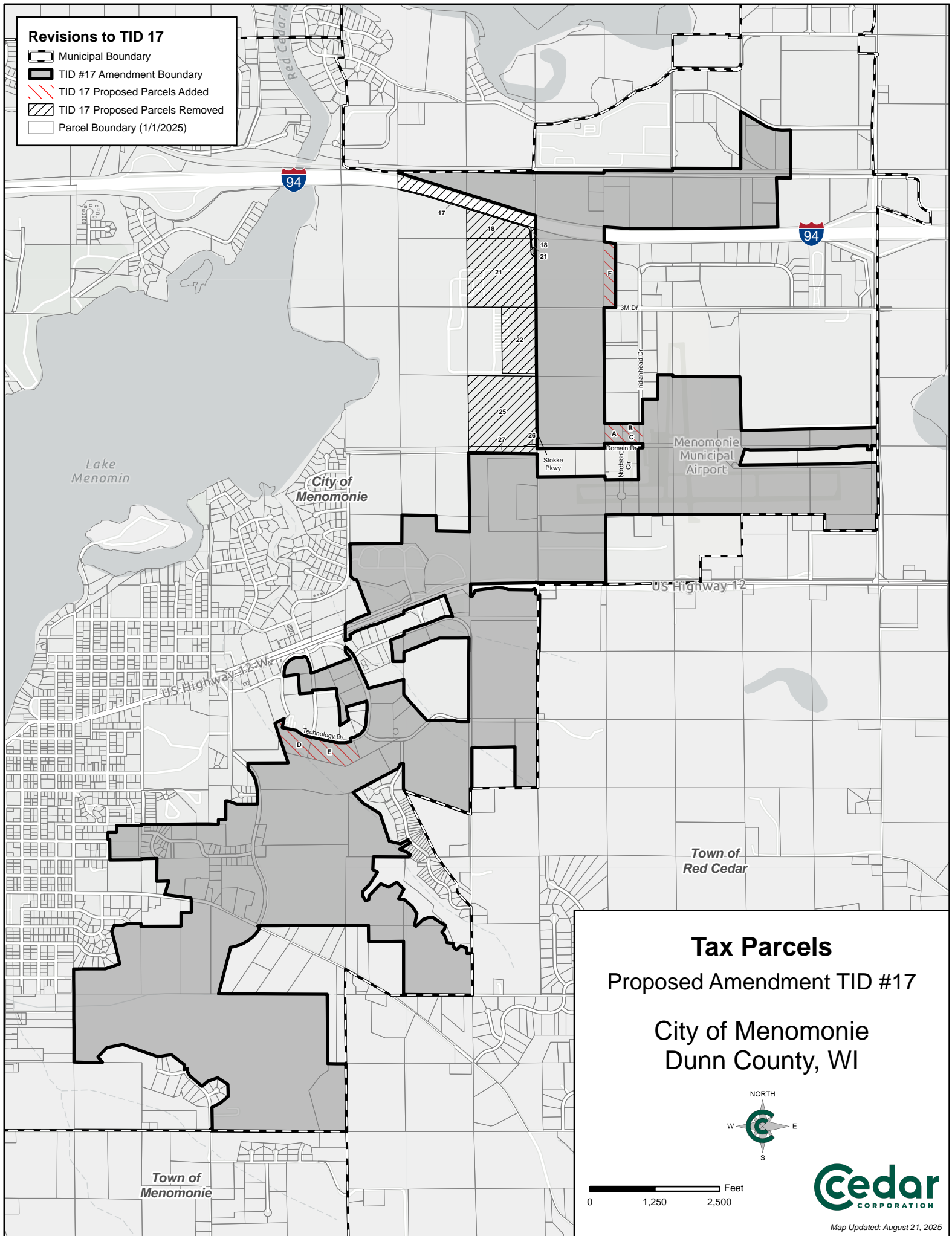
0 1,250 2,500 Feet



Map Updated: August 21, 2025

### Revisions to TID 17

-  Municipal Boundary
-  TID #17 Amendment Boundary
-  TID 17 Proposed Parcels Added
-  TID 17 Proposed Parcels Removed
-  Parcel Boundary (1/1/2025)



**Table 4 Parcel List**

Map No.	Parcel ID	Owner	Total Value
Removed			
17	1725122812183100000	City of Menomonie	\$0
18	1725122812184200007	3M	\$2,200
21	1725122812184300002	3M	\$12,281,100
22	1725122812191200002	3M	\$750,000
25	1725122812191300001	3M	\$7,400
26	1725122812194200001	ROW	\$0
27	1725122812194200002	ROW	\$0
Personal Property			\$668,400
Total Removed			\$13,709,100
Added			
F	1725122812173300001	3M	\$1,300
B	1725122812202300009	PWH Properties LLC	\$697,600
C	1725122812202300010	PWH Properties LLC	\$557,800
A	1725122812202300007	TRI-MART COMPANY, LLC	\$1,133,900
D	1725122813354100026	PHILLIPS PLASTICS CORP	\$4,992,400
E	1725122813254100005	PHILLIPS PLASTICS CORP	\$272,400
Total Added			\$7,383,000
Net Base Value Reduction			\$6,326,100



## **TID #17 Legal Description**

PART OF SECTION 17, 18, 19, 20, 30 AND 31, TOWNSHIP 28 NORTH, RANGE 12 WEST AND SECTION 25, 35 AND 36, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 33, CSM 4572;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 33 AND THE NORTH LINE OF LOT 32, CSM 4572 TO THE NORTHEAST CORNER OF SAID LOT 32;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 32 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY OF BADGER DRIVE;  
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF OUTLOT 4, CSM 2691;  
THENCE SOUTH ALONG THE EAST LINE OF SAID OUTLOT 4 AND THE EAST LINE OF OUTLOT 3, CSM 2691 TO THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 94;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE EAST LINE OF SAID SECTION 18;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 94;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EAST LINE OF THE WEST 226 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SECTION 19;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 7 AND LOT 8, CSM 512;  
THENCE EAST ALONG SAID SOUTH LINE TO THE EASTERLY RIGHT-OF-WAY OF INDIANHEAD DRIVE;  
THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO SOUTHWEST CORNER OF LOT 24, CSM 670;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE WEST LINE OF LOT 20, CSM 511;  
THENCE NORTH ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION TO THE CENTERLINE OF VACATED PUBLIC STREET;  
THENCE EAST ALONG SAID CENTERLINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 20;  
THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 20 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;  
THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 1, CSM 1016;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1, CSM 1016;  
THENCE EAST ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER TO THE WESTERLY RIGHT-OF-WAY OF C.T.H. "B";  
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTH LINE OF  
LOT 1, CSM 1397;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 2,  
CSM 1547 TO THE NORTHWEST CORNER OF SAID LOT 2;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHERLY RIGHT-OF-  
WAY OF WALTON AVENUE;  
THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE EASTERLY  
EXTENSION THEREOF TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SAID SECTION 20;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID NORTHEAST  
QUARTER OF THE SOUTHEAST QUARTER;  
THENCE WEST ALONG SAID SOUTH LINE TO THE WESTERLY RIGHT-OF-WAY OF C.T.H.  
"B";  
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHERLY  
RIGHT-OF-WAY OF 578TH AVENUE;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID 578 AVENUE TO  
THE SOUTHWEST CORNER OF LOT 1, CSM 4658;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER  
THEREOF AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SAID SECTION 20;  
THENCE WEST ALONG SAID SOUTH LINE, THE SOUTH LINE OF THE NORTHWEST  
QUARTER OF THE SOUTHEAST QUARTER, THE SOUTH LINE OF THE NORTHEAST  
QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH LINE OF THE NORTHWEST  
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE NORTHWEST  
CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID  
SECTION 20;  
THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF;  
THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER THEREOF;  
THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SAID SECTION 30 TO THE NORTH LINE OF CSM 4810;  
THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID CSM 4810;  
THENCE SOUTH ALONG SAID EAST LINE AND THE EAST LINE OF CSM 4498 TO THE  
SOUTHEAST CORNER OF LOT 2, SAID CSM 4498;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, CSM 4498 TO THE SOUTHEAST  
CORNER OF LOT 3, SAID CSM 4498;  
THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER  
THEREOF;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE EASTERLY RIGHT-OF-  
WAY OF 550TH STREET;  
THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE NORTH LINE OF  
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST LINE OF CSM 4967;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF CSM 4967;  
THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF WHISPER RIDGE NORTH;  
THENCE NORTH ALONG SAID EAST LINE TO THE NORTHERLY MOST CORNER OF LOT 53 OF SAID WHISPER RIDGE NORTH;  
THENCE WESTERLY TO THE NORTHERLY MOST CORNER OF LOT 54 OF SAID WHISPER RIDGE NORTH;  
THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 56 OF SAID WHISPER RIDGE NORTH AND THE NORTHEAST CORNER OF OUTLOT 1, CSM 4331;  
THENCE WEST ALONG THE NORTH LINE OF SAID OUTLOT 1 TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 1, CSM 4331;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF OUTLOT 5 OF WHISPER RIDGE NORTH II;  
THENCE SOUTH ALONG THE WEST LINE OF SAID OUTLOT 5 TO THE SOUTHWEST CORNER OF SAID OUTLOT 5;  
THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 5 AND THE EASTERLY EXTENSION OF SAID OUTLOT 5 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO NORTHEAST CORNER OF LOT 1, CSM 4486;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF LOT 2, CSM 4486;  
THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31;  
THENCE WEST ALONG SAID SOUTH LINE, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, THE NORTH LINE OF LOT 6, CSM 2889 AND THE WESTERLY EXTENSION OF SAID LOT 6 TO THE NORTH LINE OF LOT 1, CSM 3476;  
THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, CSM 3476 TO THE SOUTHEAST CORNER THEREOF AND THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE WEST LINE OF LOT 1, CSM 1046;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER THEREOF;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 1, CSM 768 TO THE NORTHEAST CORNER THEREOF AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTH LINE OF BIRCHWOOD HILLS;  
THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF;  
THENCE NORTH ALONG THE EAST LINE OF SAID BIRCHWOOD HILLS TO A POINT ON THE EAST LINE OF CRESTWOOD DRIVE AND THE EAST LINE OF BIRCHWOOD HILLS FIRST ADDITION;  
THENCE NORTH ALONG SAID EAST LINE OF BIRCHWOOD HILLS FIRST ADDITION TO THE NORTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE NORTH LINE OF SAID BIRCHWOOD HILLS FIRST ADDITION TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 1, CSM 769;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF LOT 1, CSM 2011;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHERLY MOST CORNER OF SAID LOT 1 AND THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;  
THENCE NORTH ALONG SAID WEST LINE AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 TO THE SOUTHWEST CORNER OF SOUTH HILL 1ST ADDITION;  
THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH HILL 1ST ADDITION TO THE SOUTHEAST CORNER THEREOF;  
THENCE NORTH ALONG THE EAST LINE OF SAID SOUTH HILL 1ST ADDITION TO THE NORTHEAST CORNER THEREOF AND THE SOUTHEAST CORNER OF BAKKE ADDITION;  
THENCE NORTH ALONG THE EAST LINE OF SAID BAKKE ADDITION TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;  
THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 1, CSM 1085;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION OF SAID LOT 1 TO THE NORTHERLY RIGHT-OF-WAY OF DAIRYLAND ROAD;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 4, CSM 4127;  
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF ESTOVER;  
THENCE WEST ALONG SAID SOUTH LINE TO THE TO THE SOUTHWEST CORNER OF SAID ESTOVER;  
THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 2, CSM 1928;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 TO THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF 15TH STREET SOUTH;  
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY OF 15TH STREET TO THE NORTHERLY RIGHT-OF-WAY OF 11TH AVENUE EAST;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE CENTERLINE OF VACATED 15TH STREET SOUTH;  
THENCE NORTH ALONG SAID CENTERLINE TO THE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 9, BLOCK 8, KELLEYS 1ST ADDITION;  
THENCE EAST ALONG SAID WESTERLY EXTENSION, THE SOUTH LINE OF SAID LOT 9 AND LOT 8, SAID BLOCK 8 TO THE SOUTHEAST CORNER OF SAID LOT 8;  
THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8 AND THE SOUTHERLY RIGHT-OF-WAY OF 10TH AVENUE EAST;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF SAID ESTOVER;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID ESTOVER;  
THENCE EAST ALONG THE NORTH LINE OF SAID ESTOVER TO THE WEST LINE OF LOT 1, CSM 3720;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE WESTERLY RIGHT-OF-WAY OF 21ST STREET;  
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 1, CSM 1567;  
THENCE NORTHERLY TO SOUTHWEST CORNER OF LOT 3, CSM 775 AND THE WESTERLY MOST CORNER OF LOT 1, CSM 5138;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 AND THE BOUNDARY OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 3;  
THENCE NORTH ALONG SAID EAST LINE AND BOUNDARY OF SAID LOT 1 TO THE EAST LINE OF LOT 2, CSM 775;  
THENCE NORTH ALONG SAID EAST LINE AND BOUNDARY OF SAID LOT 1 TO THE SOUTH LINE OF LOT 2, FIRST ADDITION TO STOUT TECHNOLOGY PARK;  
THENCE EAST ALONG SAID SOUTH LINE AND THE BOUNDARY OF SAID LOT 1 TO THE WEST LINE OF LOT 1, CSM 3594;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1;  
THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE EAST;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A POINT 68 FEET MORE OR LESS WESTERLY OF THE NORTHWEST CORNER OF LOT 3, CSM 1325;  
THENCE NORTHERLY 66 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY OF SAID TECHNOLOGY DRIVE EAST;  
THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 3, STOUT TECHNOLOGY PARK;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER THEREOF;  
THENCE SOUTH ALONG THE EAST LINE OF OUTLOT 1, SAID BLOCK 3 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID OUTLOT 1 TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE WEST LINE OF SAID OUTLOT 1 TO THE SOUTHEAST CORNER OF LOT 2, SAID BLOCK 3;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND THE WESTERLY EXTENSION OF SAID LOT 2 TO THE EAST LINE OF LOT 6, BLOCK 2, STOUT TECHNOLOGY PARK;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTH LINE OF LOT 1, SAID BLOCK 2;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1;  
THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1;  
THENCE SOUTH ALONG SAID EAST LINE TO THE TO THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE EAST TO THE NORTHWEST CORNER OF LOT 2, BLOCK 3, SAID STOUT TECHNOLOGY PARK;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, THE NORTH LINE OF OUTLOT 1, SAID BLOCK 3 AND THE NORTH LINE OF LOT 10, SAID BLOCK 3 TO THE WESTERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE;  
THENCE NORTHERLY 150 FEET MORE OR LESS ALONG SAID WESTERLY RIGHT-OF-WAY;  
THENCE NORTHERLY 109 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE;  
THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 1, CSM 3593;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF LOT 1, CSM 2103;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE TO THE SOUTH LINE OF SAID LOT 1;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30;  
THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KOTHLOW AVENUE;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY OF 550TH STREET;  
THENCE NORTHERLY TO THE SOUTHEAST CORNER OF SAID LOT 1, CSM 2103;  
THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTH LINE OF SAID LOT 1;  
THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 1, CSM 3738;  
THENCE SOUTH ALONG SAID EAST LINE OF LOT 1, CSM 3738 TO THE SOUTH LINE OF SAID LOT 1;  
THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 1;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY OF SCHNEIDER AVENUE;  
THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY 27 FEET MORE OR LESS;  
THENCE NORTHERLY 70 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY OF SAID SCHNEIDER AVENUE;  
THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF CSM 4810;  
THENCE NORTHERLY ALONG SAID WEST LINE AND THE WEST LINE OF CSM 3693 TO THE SOUTHERLY RIGHT-OF-WAY OF S.T.H. 29/U.S.H. 12;  
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30;  
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 1, CSM 4459;  
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF LOT 2, SAID CSM 4459;  
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 3, CSM 4164;  
THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 3;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 3;  
THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE TO A POINT 650 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE SOUTH 300 FEET;  
THENCE EAST 650 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 19 TO THE SOUTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 1, CSM 3717;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF LOT 3 AND 4, CSM 3758 TO THE WEST LINE OF LOT 7, CSM 4566;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 7;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF;  
THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 7, CSM 520;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7 TO THE WEST LINE OF LOT 23, CSM 511;  
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY INDIANHEAD DRIVE EAST;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE EAST LINE OF SAID SECTION 19;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;  
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 1, CSM 3717;  
THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19;  
THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19;  
THENCE NORTH ALONG SAID WEST LINE WEST LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;  
THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 94;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18;  
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO THE NORTHERLY RIGHT-OF-WAY OF SAID UNION PACIFIC RAILROAD;  
THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;  
THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

**Excludes all wetlands within TID #17 project boundary.**



# Appendix B:

## Economic Feasibility

## Projected Tax Incremental Revenue

A forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed demonstrates that the District is economically feasible. These forecasts are from the original TID creation, but the cash flow projections have been updated to reflect current activities as shown in Table B-7. The rest of the numbers below restate the projections developed as part of the creation of the District.

The Project Costs the City plans to make are expected to create an estimated \$73 million in incremental value over the 20-year life of the District. Estimated project valuations and timing for construction are included in Table B-3. Assuming a projected equalized TID Interim tax rate of \$15.49 per thousand of equalized value in TID #17 could generate as much as \$21.4 million in tax incremental revenue over its 20 year life as shown in Table B-4.

The proposed development would not happen without the creation of the District and the proposed new street will open up more land for additional residential development in the community. The City is in a strong economic condition to have the capacity to finance capital costs for this project and is in need of additional tax base to grow. The impact of the development could spur additional commercial and industrial development in the District. The City has identified a need for industrial and commercial growth. Without the City's assistance, these projects would not happen as proposed.

The initial infrastructure projects are anticipated over the life of the expenditure period. These will likely be financed through the General Obligation Debt. Additional infrastructure projects may be added as more development occurs within the District. Other project costs may be extended throughout the expenditure period or life of the District in the case of financing and administrative costs.

The City of Menomonie anticipates making total expenditures of approximately \$20.5 million over the life of TID #17 on identified project costs. Eligible project expenditures can be made only during the first 15 years of the TID's life. Development incentive payments, if used, will be paid from tax increments as they are collected on a "Pay-As-You-Go" basis, when feasible. Administrative expenses will be paid from the collected tax increments, or from advances from other City fund accounts if those costs exceed cash amounts available. The City will recover any amounts advanced to the District as cash flows permit and may charge interest to the District.

The City anticipates that the District will need to remain open for its entire 20-year life to generate enough tax increment to pay all Project Costs, however this is dependent on the nature and timing of development projects. Note that the assumptions used to create the following table illustrate that the Project Plan is feasible and that the anticipated revenues are sufficient to cover anticipated expenditures. Any annual shortfalls in the TID Fund Balance are anticipated to be recovered within

the TID's maximum life.

The increment value of the District when it terminates in 2042 is projected to be \$73,000,000 of equalized value. This development would likely not occur or would likely occur at significantly lower values but for the creation of the District. TID #17 is a mechanism to make improvements in an area of Menomonie which is in need of mixed use developments and the construction of associated public infrastructure. All taxing jurisdictions will benefit from the increased property values, job creation, creation of developable lots where none currently exist, other economic activity, public safety, and community vitality which will result from the projects and development planned in TID #17. For these reasons the project costs shown in this Project Plan should not be paid by the owners of property that benefit from improvements within the District, or exclusively by the City, but should be shared among all taxing jurisdictions.

**Table B-1 Analysis of Impact of Overlaying Taxing Jurisdictions**

<b>Entity</b>	<b>Name</b>	<b>Rate*</b>	<b>Percent of Mill Rate by Jurisdiction</b>	<b>Annual Taxes Collected on Base Value</b>	<b>Annual Taxes Collected After TID Closure</b>	<b>Increase in Annual Tax Collections After TID</b>	<b>Proportional Share of Tax Increment Diverted Over Life of District</b>
City	Menomonie	0.004713553	30.43%	\$207,461	\$551,551	\$344,089	\$7,075,641
County	Dunn	0.004510759	29.12%	\$198,536	\$527,821	\$329,285	\$6,533,674
School District	Menomonie	0.005604535	36.18%	\$246,677	\$655,808	\$409,131	\$6,771,222
Technical College	CVTC	0.000662788	4.28%	\$29,172	\$77,555	\$48,384	\$994,917
Total		0.015491635	100.00%	\$681,846	\$1,812,735	\$1,130,889	\$21,375,454

\*From 2024 Tax Increment Worksheet

Table B-2

## City of Menomonie, WI

## Tax Increment District #17

## Estimated Project List

Project ID	Project Name/Type	Phase I 2023	Phase II 2024	Phase III 2025	Phase IV 2027	Phase V 2028	Total (Note 1)
1	Schneider Ave Extension - Storm Sewer	192,650					192,650
2	Schneider Ave Extension - Sanitary Sewer	185,300					185,300
3	Schneider Ave Extension - Water Main	303,200					303,200
4	Schneider Ave Extension - Street Construction	1,937,050					1,937,050
5	Schneider Ave Extension - 29th St Right-of-Way - Street Construction	118,350					118,350
6	New Municipal Well Engineering	752,300					752,300
7	11th Ave E - Sidewalk Extension		51,086				51,086
8	CTH B - Water Main Extension		205,500				205,500
9	CTH B - Sanitary Sewer Extension		117,400				117,400
10	CTH B - Street Construction		38,400				38,400
11	New Municipal Electric and Natural Gas Installation		158,500				158,500
12	Stokke Pkwy Trail - Domain Dr to I-94		107,481				107,481
13	USH 12/Stokke Pkwy Trail - Connection		638,220				638,220
14	New Municipal Well			5,516,500			5,516,500
15	<i>New Municipal Well Anticipated Grant</i>			<i>(2,500,000)</i>			<i>(2,500,000)</i>
16	18th St - 17th St to CTH J - Street Extension				2,288,950		2,288,950
17	21st St - 17th St to CTH J - Street Extension				577,460		577,460
18	Mill and Overlay Projects					1,120,000	1,120,000
Total Projects		<u>3,488,850</u>	<u>1,316,587</u>	<u>3,016,500</u>	<u>2,866,410</u>	<u>1,120,000</u>	<u>11,808,347</u>

## Notes:

Note 1 Project costs are estimates and are subject to modification

Table B-3

## City of Menomonie, WI

### Tax Increment District #17

#### Development Assumptions

Construction Year		Actual	Residential	Commercial	Industrial	Annual Total	Construction Year	
1	2023		6,500,000		3,000,000	9,500,000	2023	1
2	2024		2,500,000	4,000,000		6,500,000	2024	2
3	2025		2,500,000		4,000,000	6,500,000	2025	3
4	2026		2,500,000	4,000,000		6,500,000	2026	4
5	2027		5,000,000		4,000,000	9,000,000	2027	5
6	2028			4,000,000		4,000,000	2028	6
7	2029				4,000,000	4,000,000	2029	7
8	2030		3,000,000	4,000,000		7,000,000	2030	8
9	2031				4,000,000	4,000,000	2031	9
10	2032			4,000,000		4,000,000	2032	10
11	2033				4,000,000	4,000,000	2033	11
12	2034			4,000,000		4,000,000	2034	12
13	2035				4,000,000	4,000,000	2035	13
14	2036					0	2036	14
15	2037					0	2037	15
16	2038					0	2038	16
17	2039					0	2039	17
18	2040					0	2040	18
19	2041					0	2041	19
Totals		0	22,000,000	24,000,000	27,000,000	73,000,000		

Table B-4

## City of Menomonie, WI

### Tax Increment District #17

#### Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	0
District Creation Date	October 17, 2022	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2023	Base Tax Rate	\$20.98
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 10/17/2037		
Revenue Periods/Final Year	20 2044		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	
Eligible Recipient District	No	Taxable Discount Rate	1.50%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2023	9,500,000	2024	0	9,500,000	2025	\$20.98	199,280
2	2024	6,500,000	2025	0	16,000,000	2026	\$20.98	335,630
3	2025	6,500,000	2026	0	22,500,000	2027	\$20.98	471,980
4	2026	6,500,000	2027	0	29,000,000	2028	\$20.98	608,330
5	2027	9,000,000	2028	0	38,000,000	2029	\$20.98	797,122
6	2028	4,000,000	2029	0	42,000,000	2030	\$20.98	881,030
7	2029	4,000,000	2030	0	46,000,000	2031	\$20.98	964,937
8	2030	7,000,000	2031	0	53,000,000	2032	\$20.98	1,111,775
9	2031	4,000,000	2032	0	57,000,000	2033	\$20.98	1,195,683
10	2032	4,000,000	2033	0	61,000,000	2034	\$20.98	1,279,590
11	2033	4,000,000	2034	0	65,000,000	2035	\$20.98	1,363,498
12	2034	4,000,000	2035	0	69,000,000	2036	\$20.98	1,447,406
13	2035	4,000,000	2036	0	73,000,000	2037	\$20.98	1,531,313
14	2036	0	2037	0	73,000,000	2038	\$20.98	1,531,313
15	2037	0	2038	0	73,000,000	2039	\$20.98	1,531,313
16	2038	0	2039	0	73,000,000	2040	\$20.98	1,531,313
17	2039	0	2040	0	73,000,000	2041	\$20.98	1,531,313
18	2040	0	2041	0	73,000,000	2042	\$20.98	1,531,313
19	2041	0	2042	0	73,000,000	2043	\$20.98	1,531,313
<b>Totals</b>		<b>73,000,000</b>		<b>0</b>		<b>Future Value of Increment</b>		<b>21,375,454</b>

## Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Table B-5

**City of Menomonie, WI**  
**Tax Increment District #17**  
**Estimated Financing Plan**

	G.O. Bond 2023	G.O. Bond 2024	Clean Water Fund Loan 2025	G.O. Bond 2027	G.O. Bond 2028	Totals
Projects						
Phase I	3,488,850					3,488,850
Phase II		1,316,587				1,316,587
Phase III			3,016,500			3,016,500
Phase IV				2,866,410		2,866,410
Phase V					1,120,000	1,120,000
Total Project Funds	<u>\$3,488,850</u>	<u>\$1,316,587</u>	<u>\$3,016,500</u>	<u>\$2,866,410</u>	<u>1,120,000</u>	<u>\$11,808,347</u>
Estimated Finance Related Expenses						
Municipal Advisor	29,700	21,500	15,000	26,500	19,400	
Bond Counsel	13,000	12,000	10,000	13,000	12,000	
Rating Agency Fee	14,000	14,000		14,000	14,000	
Paying Agent	900	900		900	900	
Underwriter Discount	12.50 51,313	12.50 19,750	12.50 37,000		0	
Debt Service Reserve						
Capitalized Interest	503,537	191,656				
Total Financing Required	4,101,300	1,576,393	3,041,500	2,957,810	1,166,300	
Rounding	3,701	3,607	0	2,190	20,100	
Net Issue Size	<b>\$4,105,000</b>	<b>\$1,580,000</b>	<b>\$3,041,500</b>	<b>\$2,960,000</b>	<b>1,185,000</b>	<b>\$12,871,500</b>

Table B-6

## City of Menomonie, WI

Tax Increment District #17

Cash Flow Projection

Year	Projected Revenues		Expenditures																		Balances			Year				
	Tax Increments	Total Revenues	G.O. Bond 4,105,000 06/01/23				G.O. Bond 1,580,000 06/01/24				Clean Water Fund Loan 3,041,500 06/01/25				G.O. Bond 2,960,000 06/01/27				G.O. Bond 1,185,000 06/01/28				Development Incentives		Admin.	Total Expenditures	Annual	Cumulative
			Dated Date: Principal	Est. Rate	Cap. I.	Interest	Dated Date: Principal	Est. Rate	Cap. I	Interest	Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest									
2023		0																					20,000	20,000			2023	
2024		0			(302,123)	302,123																	7,500	7,500	(7,500)	(7,500)	2024	
2025	199,280	199,280			(201,415)	201,415			(114,994)	114,994													7,500	7,500	(7,500)	(15,000)	2025	
2026	335,630	335,630	150,000	3.95%		198,453			(76,663)	76,663	114,283	2.15%	91,198										7,500	561,433	(225,803)	(49,023)	2026	
2027	471,980	471,980	155,000	4.05%		192,351	65,000	3.95%		75,379	144,239	2.15%	61,242										7,500	700,711	(228,731)	(277,753)	2027	
2028	608,330	608,330	165,000	4.15%		185,789	65,000	4.05%		72,779	147,367	2.15%	58,114	70,000	3.80%	203,750							7,500	975,298	(366,968)	(644,722)	2028	
2029	797,122	797,122	170,000	4.25%		178,753	70,000	4.15%		70,010	150,562	2.15%	54,919	140,000	3.90%	131,330	35,000	3.80%	80,226	7,500		1,088,300	(291,178)	(935,900)		2029		
2030	881,030	881,030	175,000	4.30%		171,378	70,000	4.25%		67,070	153,826	2.15%	51,655	145,000	3.95%	125,736	60,000	3.90%	51,428	7,500		1,078,592	(197,563)	(1,133,462)		2030		
2031	964,937	964,937	185,000	4.35%		163,591	75,000	4.30%		63,970	157,162	2.15%	48,319	150,000	4.05%	119,835	65,000	3.95%	48,974	7,500		1,084,351	(119,414)	(1,252,876)		2031		
2032	1,111,775	1,111,775	195,000	4.50%		155,180	75,000	4.35%		60,726	160,569	2.15%	44,912	160,000	4.15%	113,478	65,000	4.05%	46,374	7,500		1,083,738	28,037	(1,224,839)		2032		
2033	1,195,683	1,195,683	205,000	4.55%		146,129	80,000	4.50%		57,295	164,051	2.15%	41,430	165,000	4.25%	106,651	70,000	4.15%	43,605	7,500		1,086,661	109,022	(1,115,817)		2033		
2034	1,279,590	1,279,590	210,000	4.75%		136,478	85,000	4.55%		53,561	167,608	2.15%	37,873	170,000	4.30%	99,490	70,000	4.25%	40,665	200,000	7,500	1,278,175	1,416	(1,114,401)		2034		
2035	1,363,498	1,363,498	225,000	4.90%		125,978	90,000	4.75%		49,490	171,242	2.15%	34,239	180,000	4.35%	91,920	75,000	4.30%	37,565	200,000	7,500	1,287,933	75,565	(1,038,837)		2035		
2036	1,447,406	1,447,406	235,000	5.00%		114,590	95,000	4.90%		45,025	174,955	2.15%	30,526	185,000	4.50%	83,843	80,000	4.35%	34,213	200,000	7,500	1,285,651	161,755	(877,082)		2036		
2037	1,531,313	1,531,313	245,000	5.10%		102,468	100,000	5.00%		40,198	178,749	2.15%	26,732	195,000	4.55%	75,244	80,000	4.50%	30,673	200,000	7,500	1,281,562	249,751	(627,331)		2037		
2038	1,531,313	1,531,313	260,000	5.20%		89,460	105,000	5.10%		35,020	182,624	2.15%	22,857	205,000	4.75%	65,939	85,000	4.55%	26,939	200,000	7,500	1,285,338	245,975	(381,356)		2038		
2039	1,531,313	1,531,313	275,000	5.30%		75,413	110,000	5.20%		29,483	186,584	2.15%	18,897	215,000	4.90%	55,803	90,000	4.75%	22,868	200,000	7,500	1,286,546	244,767	(136,589)		2039		
2040	1,531,313	1,531,313	290,000	5.35%		60,368	115,000	5.30%		23,575	190,630	2.15%	14,851	225,000	5.00%	44,910	95,000	4.90%	18,403	200,000	7,500	1,285,236	246,077	109,489		2040		
2041	1,531,313	1,531,313	305,000	5.40%		44,375	120,000	5.35%		17,318	194,763	2.15%	10,718	240,000	5.10%	33,165	100,000	5.00%	13,575	200,000	7,500	1,286,413	244,900	354,388		2041		
2042	1,531,313	1,531,313	320,000	5.45%		27,420	125,000	5.40%		10,733	198,986	2.15%	6,495	250,000	5.20%	20,545	105,000	5.10%	8,398	200,000	7,500	1,280,076	251,237	605,626		2042		
2043	1,531,313	1,531,313	340,000	5.50%		9,350	135,000	5.45%		3,679	203,300	2.15%	2,180	265,000	5.30%	7,023	110,000	5.20%	2,860	200,000	7,500	1,285,892	245,421	851,047		2043		
Total	21,375,454	21,375,454	4,105,000		(503,538)	2,681,058	1,580,000		(191,656)	966,965	3,041,500		657,156	2,960,000		1,378,660	1,185,000		506,763	2,000,000	177,500	20,544,407				Total		



Table B-7

City of Menomonie, WI

Tax Increment Forecast

TID No. 17 - Mixed-Use

Creation Year	2022
End of Expenditure Period	2037
Maximum Life of District (Final Year)	2042
Final Revenue Collection Year	2043

2024 PE-300	
	-
Ending Fund Balance:	454,803
Total:	\$454,803

Inflation Factor: 0.00%

			REVENUES					EXPENSES						
Construction Year	Valuation Year	Revenue Year					Projected Annual Tax Increment				Total Expenses	Annual Balance	Cumulative Balance	
			Inflation Increment	New Valuation	TID Value Increment	Tax Rate		Estover 2023 State Trust Fund Loan \$505,000	Estover Development Agreement Payments	Menomonie Cottages Development Agreement Payments				Advance Repayment
2022	2023	2024	-				-				-	-	454,803	
2023	2024	2025	-		13,133,500	15.49	203,459	41,796	34,877		76,673	126,786	581,589	
2024	2025	2026	-		21,571,700	15.49	334,181	41,796	34,877	31,692	108,365	225,816	807,405	
2025	2026	2027	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	1,001,530	
2026	2027	2028	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	1,195,654	
2027	2028	2029	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	1,389,779	
2028	2029	2030	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	1,583,903	
2029	2030	2031	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	1,778,028	
2030	2031	2032	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	1,972,152	
2031	2032	2033	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	2,166,276	
2032	2033	2034	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	2,360,401	
2033	2034	2035	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	2,554,525	
2034	2035	2036	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	2,748,650	
2035	2036	2037	-		21,571,700	15.49	334,181	41,796	34,877	63,383	140,056	194,124	2,942,774	
2036	2037	2038	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,136,899
2037	2038	2039	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,331,023
2038	2039	2040	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,525,147
2039	2040	2041	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,719,272
2040	2041	2042	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,913,396
2041	2042	2043	-		21,571,700	15.49	334,181	41,796	34,877	63,383	909,643	1,049,700	(715,519)	3,197,878

# Appendix C:

## Public Hearing Notices & Approval Documentation

**To be added after final approval, before submittal to Department of Revenue**



August 12, 2025

SCHOOL DISTRICT OF MENOMONIE AREA  
Attn: Rachel Henderson, School Board President  
N3060 630th Street  
Menomonie, WI 54751

CITY OF MENOMONIE  
Attn: Eric Atkinson, City Administrator  
800 Wilson Ave  
Menomonie, WI 54751

CHIPPEWA VALLEY TECHNICAL COLLEGE  
Attn: Dr. Sunem Beaton-Garcia, President  
620 West Clairemont Avenue  
Eau Claire, WI 54701

POTENTIAL MEMBER AT LARGE  
Attn: Randy Eide  
522 Oak Park Cir SE  
Menomonie, WI 54751

DUNN COUNTY  
Attn: Dan Dunbar, County Manager  
3001 US Highway 12 East, Suite 225  
Menomonie, WI 54751

**SUBJECT: City of Menomonie - Proposed Amendment of Tax Incremental District #17**

In accordance with Wisconsin Statutes, enclosed is a copy of the Notice of Public Hearing of the City of Menomonie Plan Commission and Notice of the Joint Review Board meeting regarding the proposed amendment of Tax Incremental District #17 (TID #17) in the City of Menomonie, Dunn County, Wisconsin. The Public Hearing will be held on Monday, August 25, 2025, at 7:00 p.m. in the Common Council Chambers at City Hall, 800 Wilson Ave, Menomonie, WI 54751.

As part of the amendment to the District, a Joint Review Board (JRB) needs to be convened as required by law. **The initial organizational meeting of the Joint Review Board to select a chairperson and appoint a member at large and discuss the purpose of the amendment, will be held on Monday, August 25, 2025, at 2:00 p.m.** in the Common Council Chambers at City Hall, 800 Wilson Ave, Menomonie, WI 54751. The Joint Review Board will also review the Annual Reports, performance, and status for Tax Incremental Districts 13, #14, #15, #16, #17, and #18, City of Menomonie, Wisconsin.

The JRB will also meet a second time to review and approve the public record and planning documents for the proposed TID #17 amendment which is to be held within 45 days after the Common Council considers approval of the amendment resolution for TID #17. **The date and time for the second meeting of the JRB will be set at the August meeting.**

**Please contact me at your earliest convenience at 715-235-9081 with your representative on the JRB** during the proceedings involving the amendment of TID #17, or with any other questions.

Sincerely,

For the City of Menomonie

Josh Miller  
Senior Planner

Enclosures

Cc: Abe Smith, School Board Member, N4433 350th Street, Menomonie, WI 54751  
Joe Zydowsky, District Administrator, 215 Pine Avenue E, Menomonie, WI 54751  
Dan Lytle, Chippewa Valley Technical College, 403 Technology Dr, East, Menomonie, WI 54751  
Joni Geroux, Chippewa Valley Technical College, 620 West Clairemont Avenue, Eau Claire, WI 54701  
Ken Pearson, Chippewa Valley Technical College, 770 Scheidler Road, Chippewa Falls, WI 54729  
David Schofield, Public Works Director, 800 Wilson Ave, Menomonie, WI 54751  
Catherine Martin, City Clerk, 800 Wilson Ave, Menomonie, WI 54751  
Randy Knack, Mayor, 800 Wilson Ave, Menomonie, WI 54751  
Kelly McCullough, Chair, 327 12th Avenue West, Menomonie, WI 54751  
Randy Eide, Potential Member at Large, 522 Oak Park Cir, Menomonie, WI 54751

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING  
REGARDING THE PROPOSED PROJECT PLAN AND BOUNDARY  
AMENDMENT NO. 1 FOR TAX INCREMENTAL DISTRICT (TID) #17  
CITY OF MENOMONIE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of Menomonie will hold an organizational Joint Review Board (JRB) meeting on Monday, August 25, 2025, at 2:00 p.m. in the Common Council Chambers at the Menomonie City Hall, located at 800 Wilson Ave, Menomonie, WI 54751. The purpose of this meeting is to organize a JRB to consider the proposed Project Plan for TID #17 Amendment No. 1, appoint a member at large, select a chairperson, and review the TID Annual Reports, performance, and status for Tax Incremental Districts #13, #14, #15, #16, #17, and #18. The meeting is open to the public.

Copies of the TID Annual Report(s) are available for review in the City Clerk's office located at 800 Wilson Ave, Menomonie, WI 54751 and will be provided upon request. Arrangements for either inspection or receipt of a copy of the annual report(s) may be made by contacting Catherine Martin, City Clerk, 800 Wilson Ave, Menomonie, WI 54751, during regular office hours; phone: (715) 232-2221 Extension 1006.

NOTICE IS HEREBY GIVEN, that the Plan Commission, of the City of Menomonie, will hold a public hearing on Monday, August 25, 2025, at 7:00 p.m., in the Common Council Chambers at the Menomonie City Hall, located at 800 Wilson Ave, Menomonie, WI 54751 regarding the proposed boundary and Project Plan Amendment for TID #17 in the City. The proposed amendment will add territory and subtract territory to the District boundaries and update the financial feasibility analysis to the District Project Plan.

City of Menomonie TID #17 is generally located on the east and southeast side of the City, located within the City limits. The amendment includes removing parcels west of Stokke Pkwy between Domain Dr and I-94 and adding parcels along Technology Dr E, at the intersection of Domain Dr and Indianhead Dr, and north of 3M Dr, as shown in the map below.

There are no additional or updated projects costs in this amendment.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan Amendment. A copy of the TID #17 Project Plan Amendment No. 1 is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan Amendment may be made by contacting Catherine Martin, City Clerk, 800 Wilson Avenue, Menomonie, WI 54751, during regular office hours; phone: (715) 232-2221 Extension 1006.

[Insert Map Here]

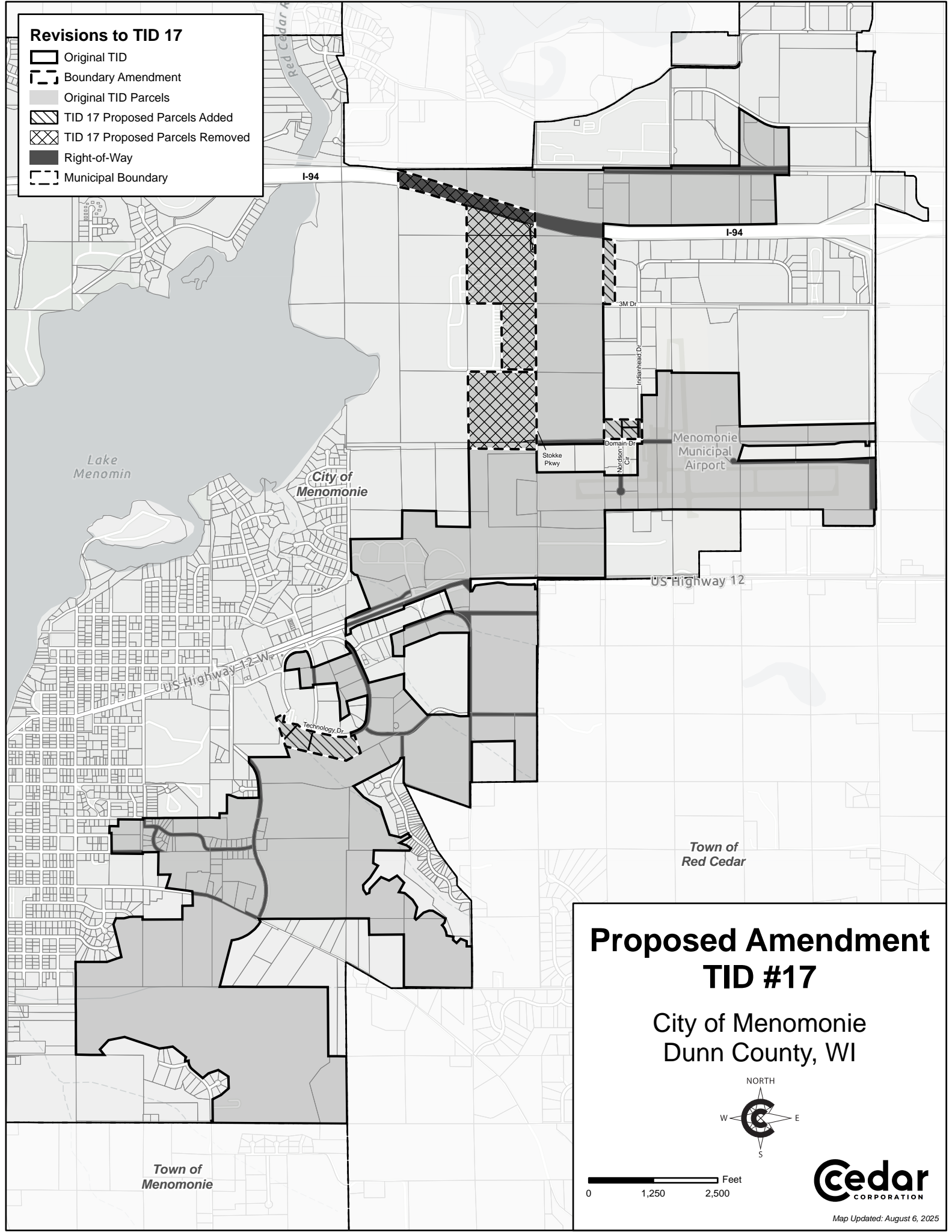
Dated: August 7, 2025

Catherine Martin  
City Clerk  
City of Menomonie

Published: August 13, 2025

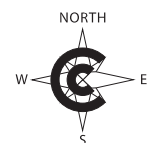
# Revisions to TID 17

- Original TID
- Boundary Amendment
- Original TID Parcels
- TID 17 Proposed Parcels Added
- TID 17 Proposed Parcels Removed
- Right-of-Way
- Municipal Boundary



## Proposed Amendment TID #17

City of Menomonie  
Dunn County, WI



0 1,250 2,500 Feet



Map Updated: August 6, 2025



RESOLUTION NO. PC2025-01

***RESOLUTION OF THE PLAN COMMISSION  
RECOMMENDING PROPOSED BOUNDARY AMENDMENT AND ADOPTING THE PROPOSED  
PROJECT PLAN AMENDMENT NO 1. FOR TAX INCREMENTAL  
DISTRICT #17, CITY OF MENOMONIE, WISCONSIN***

WHEREAS, the City of Menomonie directed that a Project Plan Amendment be prepared for Tax Incremental District #17 (TID #17), City of Menomonie, Wisconsin, a mixed-use tax incremental district, amending the District Project Plan to include updated financial feasibility analysis, adding territory, and subtracting territory to the District boundaries; and

WHEREAS, a Public Hearing of the City of Menomonie Plan Commission regarding the proposed Boundary and Project Plan Amendment No. 1 was held on August 25, 2025, after notices were sent to all local governmental entities having power to levy taxes on property located within the district and notice of such hearing was published as a Class 1 notice under Chapter 985 of the Wisconsin Statutes, where all interested parties were given the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the City of Menomonie has determined that the conditions and findings regarding Project Plan Amendment No. 1 comply with Sec. 66.1105(4), Wis. Stats., and that the Amendment includes a modification of the district boundaries by adding whole parcels and contiguous territory and subtracting whole parcels and contiguous territory to TID #17; and

BE IT FURTHER RESOLVED, that the Project Plan Amendment No. 1 for TID #17, contains findings that the Plan is feasible and is in conformity with the master plan of the City; and

BE IT FURTHER RESOLVED, that the equalized value of the taxable property of the District plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City; and

BE IT FURTHER RESOLVED, that the Plan Commission of the City of Menomonie approves and adopts the Project Plan Amendment No. 1 for Tax Incremental District #17, City of Menomonie, Wisconsin and does designate and recommend the proposed amended District boundaries for Common Council approval, City of Menomonie, Wisconsin, pursuant to the provisions of Sec. 66.1105, Wis. Stats.


Adopted by the Plan Commission of the City of Menomonie this 25<sup>th</sup> day of August, 2025.

PLAN COMMISSION  
CITY OF MENOMONIE

By:

  
Jeff Luther, Chairperson

Attest:

  
David Schofield, Secretary

























*Joint Review Board Meeting #2 Notice*

*Joint Review Board Meeting #2 Affidavit*

*Joint Review Board Resolution*

# Appendix D:

## City Attorney's Opinion

**To be added after final approval, before submittal to Department of Revenue**

*City Attorney's Opinion*

RESOLUTION NO. 2025-14

***RESOLUTION ADOPTING AND APPROVING AMENDMENT NO. 1 TO THE  
PROJECT PLAN AND AMENDING ITS BOUNDARIES OF TAX INCREMENTAL  
DISTRICT #17, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN***

WHEREAS, the City of Menomonie directed that a map, boundary description, and Project Plan Amendment No. 1 be prepared for Tax Incremental District #17 (TID #17), City of Menomonie, Dunn County, Wisconsin, a mixed-use district, amending the Project Plan and adding and subtracting contiguous territory to the District boundaries; and

WHEREAS, a Public Hearing of the City of Menomonie Plan Commission regarding Tax Incremental District #17, boundary and Project Plan Amendment No. 1, City of Menomonie, Wisconsin, was held on August 25, 2025, after notices were sent to all local governmental entities having power to levy taxes on property located within the district and notice of such hearing was published as a Class 1 notice under Chapter 985 of the Wisconsin Statutes, where all interested parties were given the opportunity to be heard; and

WHEREAS, the Plan Commission on August 25, 2025, did recommend the amended boundaries of the District, and adoption of Tax Incremental District #17 Project Plan Amendment No. 1, City of Menomonie, Wisconsin to the Common Council; and

WHEREAS, a Joint Review Board was convened on August 25, 2025, in the Common Council Chambers in the City of Menomonie and will meet on September 24, 2025, to consider Amendment No. 1 of the Tax Incremental District as outlined in the Project Plan.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Menomonie has determined that the following conditions and findings regarding Tax Incremental District #17 Project Plan Amendment No. 1, comply with the applicable provisions of Sec. 66.1105(4) Wis. Stats.:

1. The amended boundary contains whole parcels, is contiguous and is described as follows: (See Exhibit A "TID #17 Boundary Description" Attached)
2. That Project Plan for Tax Incremental District #17 contains findings that the plan is feasible and is in conformity with the Master Plan of the City.
3. That not less than 50 percent, by area, of the real property in the amended District is suitable for mixed-use development within the meaning of Sec. 66.1105(2)(cm) Wis. Stats.
4. That improvement of the area is likely to significantly enhance the value of all the other real property within the District.
5. That the equalized value of the District plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable



property within the City.

6. The project costs directly serve in promoting mixed-use development, and project costs directly serve to promote such development consistent for which the tax incremental districts are created and amended under Sec. 66.1105(4) Wis. Stats.
7. Less than 35 percent of the District, as amended, is proposed for newly-platted residential development with a residential housing density of at least three units per acre.
8. The estimated percentage of territory within TID #17 devoted to retail business at the end of the expenditure period is estimated to be less than 35%.
9. TID #17 is a mixed-use District and remains a mixed-use District.
10. For any annexed parcels within the District that were not within the municipality's boundaries on January 1, 2004, the City pledged to pay the Town an amount equal to the property taxes the town levied on the parcels (at the time of annexation) for each of the next five years.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City of Menomonie hereby amends Tax Incremental District #17 on September 8, 2025, effective January 1, 2025, upon adoption of this resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Common Council of the City of Menomonie hereby approves and adopts Project Plan Amendment No. 1 and amends the boundaries of Tax Incremental District #17, City of Menomonie, Dunn County, Wisconsin, pursuant to the provisions of Sec. 66.1105, Wis. Stats.

Adopted by the Common Council of the City of Menomonie this \_\_\_\_ of September, 2025.

Yes \_\_\_\_ No \_\_\_\_ Absent \_\_\_\_ Abstain \_\_\_\_

COMMON COUNCIL  
CITY OF MENOMONIE

By: \_\_\_\_\_  
Randy Knaack, Mayor

Attest: \_\_\_\_\_  
Eric Atkinson, City Administrator

# EXHIBIT A

## Legal Description

PART OF SECTION 17, 18, 19, 20, 30 AND 31, TOWNSHIP 28 NORTH, RANGE 12 WEST AND SECTION 25, 35 AND 36, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 33, CSM 4572;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 33 AND THE NORTH LINE OF LOT 32, CSM 4572 TO THE NORTHEAST CORNER OF SAID LOT 32;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 32 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY OF BADGER DRIVE;  
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF OUTLOT 4, CSM 2691;  
THENCE SOUTH ALONG THE EAST LINE OF SAID OUTLOT 4 AND THE EAST LINE OF OUTLOT 3, CSM 2691 TO THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 94;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE EAST LINE OF SAID SECTION 18;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 94;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EAST LINE OF THE WEST 226 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SECTION 19;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 7 AND LOT 8, CSM 512;  
THENCE EAST ALONG SAID SOUTH LINE TO THE EASTERLY RIGHT-OF-WAY OF INDIANHEAD DRIVE;  
THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO SOUTHWEST CORNER OF LOT 24, CSM 670;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE WEST LINE OF LOT 20, CSM 511;  
THENCE NORTH ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION TO THE CENTERLINE OF VACATED PUBLIC STREET;  
THENCE EAST ALONG SAID CENTERLINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 20;  
THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 20 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;  
THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 1, CSM 1016;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1, CSM 1016;

THENCE EAST ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE WESTERLY RIGHT-OF-WAY OF C.T.H. "B";

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTH LINE OF LOT 1, CSM 1397;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 2, CSM 1547 TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHERLY RIGHT-OF-WAY OF WALTON AVENUE;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE WEST ALONG SAID SOUTH LINE TO THE WESTERLY RIGHT-OF-WAY OF C.T.H. "B";

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY OF 578TH AVENUE;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID 578 AVENUE TO THE SOUTHWEST CORNER OF LOT 1, CSM 4658;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE NORTH LINE OF CSM 4810;

THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID CSM 4810;

THENCE SOUTH ALONG SAID EAST LINE AND THE EAST LINE OF CSM 4498 TO THE SOUTHEAST CORNER OF LOT 2, SAID CSM 4498;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, CSM 4498 TO THE SOUTHEAST CORNER OF LOT 3, SAID CSM 4498;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE EASTERLY RIGHT-OF-WAY OF 550TH STREET;  
THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;  
THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST LINE OF CSM 4967;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF CSM 4967;  
THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF WHISPER RIDGE NORTH;  
THENCE NORTH ALONG SAID EAST LINE TO THE NORTHERLY MOST CORNER OF LOT 53 OF SAID WHISPER RIDGE NORTH;  
THENCE WESTERLY TO THE NORTHERLY MOST CORNER OF LOT 54 OF SAID WHISPER RIDGE NORTH;  
THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 56 OF SAID WHISPER RIDGE NORTH AND THE NORTHEAST CORNER OF OUTLOT 1, CSM 4331;  
THENCE WEST ALONG THE NORTH LINE OF SAID OUTLOT 1 TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 1, CSM 4331;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF OUTLOT 5 OF WHISPER RIDGE NORTH II;  
THENCE SOUTH ALONG THE WEST LINE OF SAID OUTLOT 5 TO THE SOUTHWEST CORNER OF SAID OUTLOT 5;  
THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 5 AND THE EASTERLY EXTENSION OF SAID OUTLOT 5 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO NORTHEAST CORNER OF LOT 1, CSM 4486;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF LOT 2, CSM 4486;  
THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31;  
THENCE WEST ALONG SAID SOUTH LINE, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, THE NORTH LINE OF LOT 6, CSM 2889 AND THE WESTERLY EXTENSION OF SAID LOT 6 TO THE NORTH LINE OF LOT 1, CSM 3476;  
THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, CSM 3476 TO THE SOUTHEAST CORNER THEREOF AND THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE WEST LINE OF LOT 1, CSM 1046;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 1, CSM 768 TO THE NORTHEAST CORNER THEREOF AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTH LINE OF BIRCHWOOD HILLS;  
THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF;  
THENCE NORTH ALONG THE EAST LINE OF SAID BIRCHWOOD HILLS TO A POINT ON THE EAST LINE OF CRESTWOOD DRIVE AND THE EAST LINE OF BIRCHWOOD HILLS FIRST ADDITION;  
THENCE NORTH ALONG SAID EAST LINE OF BIRCHWOOD HILLS FIRST ADDITION TO THE NORTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE NORTH LINE OF SAID BIRCHWOOD HILLS FIRST ADDITION TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 1, CSM 769;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF LOT 1, CSM 2011;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHERLY MOST CORNER OF SAID LOT 1 AND THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;  
THENCE NORTH ALONG SAID WEST LINE AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 TO THE SOUTHWEST CORNER OF SOUTH HILL 1ST ADDITION;  
THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH HILL 1ST ADDITION TO THE SOUTHEAST CORNER THEREOF;  
THENCE NORTH ALONG THE EAST LINE OF SAID SOUTH HILL 1ST ADDITION TO THE NORTHEAST CORNER THEREOF AND THE SOUTHEAST CORNER OF BAKKE ADDITION;  
THENCE NORTH ALONG THE EAST LINE OF SAID BAKKE ADDITION TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;  
THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 1, CSM 1085;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION OF SAID LOT 1 TO THE NORTHERLY RIGHT-OF-WAY OF DAIRYLAND ROAD;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 4, CSM 4127;  
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF ESTOVER;

THENCE WEST ALONG SAID SOUTH LINE TO THE TO THE SOUTHWEST CORNER OF SAID ESTOVER;  
THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 2, CSM 1928;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 TO THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF 15TH STREET SOUTH;  
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY OF 15TH STREET TO THE NORTHERLY RIGHT-OF-WAY OF 11TH AVENUE EAST;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE CENTERLINE OF VACATED 15TH STREET SOUTH;  
THENCE NORTH ALONG SAID CENTERLINE TO THE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 9, BLOCK 8, KELLEYS 1ST ADDITION;  
THENCE EAST ALONG SAID WESTERLY EXTENSION, THE SOUTH LINE OF SAID LOT 9 AND LOT 8, SAID BLOCK 8 TO THE SOUTHEAST CORNER OF SAID LOT 8;  
THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8 AND THE SOUTHERLY RIGHT-OF-WAY OF 10TH AVENUE EAST;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF SAID ESTOVER;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID ESTOVER;  
THENCE EAST ALONG THE NORTH LINE OF SAID ESTOVER TO THE WEST LINE OF LOT 1, CSM 3720;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE WESTERLY RIGHT-OF-WAY OF 21ST STREET;  
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 1, CSM 1567;  
THENCE NORTHERLY TO SOUTHWEST CORNER OF LOT 3, CSM 775 AND THE WESTERLY MOST CORNER OF LOT 1, CSM 5138;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 AND THE BOUNDARY OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 3;  
THENCE NORTH ALONG SAID EAST LINE AND BOUNDARY OF SAID LOT 1 TO THE EAST LINE OF LOT 2, CSM 775;  
THENCE NORTH ALONG SAID EAST LINE AND BOUNDARY OF SAID LOT 1 TO THE SOUTH LINE OF LOT 2, FIRST ADDITION TO STOUT TECHNOLOGY PARK;  
THENCE EAST ALONG SAID SOUTH LINE AND THE BOUNDARY OF SAID LOT 1 TO THE WEST LINE OF LOT 1, CSM 3594;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1;  
THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE EAST;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A POINT 68 FEET MORE OR LESS WESTERLY OF THE NORTHWEST CORNER OF LOT 3, CSM 1325;  
THENCE NORTHERLY 66 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY OF SAID TECHNOLOGY DRIVE EAST;  
THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 3, STOUT TECHNOLOGY PARK;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER THEREOF;  
THENCE SOUTH ALONG THE EAST LINE OF OUTLOT 1, SAID BLOCK 3 TO THE SOUTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE SOUTH LINE OF SAID OUTLOT 1 TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE WEST LINE OF SAID OUTLOT 1 TO THE SOUTHEAST CORNER OF LOT 2, SAID BLOCK 3;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND THE WESTERLY EXTENSION OF SAID LOT 2 TO THE EAST LINE OF LOT 6, BLOCK 2, STOUT TECHNOLOGY PARK;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTH LINE OF LOT 1, SAID BLOCK 2;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1;  
THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1;  
THENCE SOUTH ALONG SAID EAST LINE TO THE TO THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE EAST TO THE NORTHWEST CORNER OF LOT 2, BLOCK 3, SAID STOUT TECHNOLOGY PARK;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, THE NORTH LINE OF OUTLOT 1, SAID BLOCK 3 AND THE NORTH LINE OF LOT 10, SAID BLOCK 3 TO THE WESTERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE;  
THENCE NORTHERLY 150 FEET MORE OR LESS ALONG SAID WESTERLY RIGHT-OF-WAY;  
THENCE NORTHERLY 109 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE;  
THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 1, CSM 3593;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF LOT 1, CSM 2103;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE TO THE SOUTH LINE OF SAID LOT 1;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30;  
THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KOTHLOW AVENUE;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY OF 550TH STREET;  
THENCE NORTHERLY TO THE SOUTHEAST CORNER OF SAID LOT 1, CSM 2103;  
THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTH LINE OF SAID LOT 1;

THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 1, CSM 3738;  
THENCE SOUTH ALONG SAID EAST LINE OF LOT 1, CSM 3738 TO THE SOUTH LINE OF SAID LOT 1;  
THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 1;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY OF SCHNEIDER AVENUE;  
THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY 27 FEET MORE OR LESS;  
THENCE NORTHERLY 70 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY OF SAID SCHNEIDER AVENUE;  
THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF CSM 4810;  
THENCE NORTHERLY ALONG SAID WEST LINE AND THE WEST LINE OF CSM 3693 TO THE SOUTHERLY RIGHT-OF-WAY OF S.T.H. 29/U.S.H. 12;  
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30;  
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 1, CSM 4459;  
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF LOT 2, SAID CSM 4459;  
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 3, CSM 4164;  
THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 3;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 3;  
THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE TO A POINT 650 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE SOUTH 300 FEET;  
THENCE EAST 650 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 19 TO THE SOUTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 1, CSM 3717;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF LOT 3 AND 4, CSM 3758 TO THE WEST LINE OF LOT 7, CSM 4566;  
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 7;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF;  
THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 7, CSM 520;



THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7 TO THE WEST LINE OF LOT 23,  
CSM 511;  
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF  
DOMAIN DRIVE;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EASTERLY RIGHT-  
OF-WAY INDIANHEAD DRIVE EAST;  
THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE NORTHERLY  
RIGHT-OF-WAY OF DOMAIN DRIVE;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE EAST LINE OF  
SAID SECTION 19;  
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF  
DOMAIN DRIVE;  
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF  
LOT 1, CSM 3717;  
THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF THE SOUTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19;  
THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF NORTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF SAID SECTION 19;  
THENCE NORTH ALONG SAID WEST LINE WEST LINE TO THE WEST LINE OF THE  
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;  
THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF THE NORTHEAST  
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTHERLY RIGHT-OF-WAY OF  
INTERSTATE 94;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18;  
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF THE  
UNION PACIFIC RAILROAD;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF  
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID NORTHWEST  
QUARTER OF THE SOUTHWEST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID NORTHWEST  
QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SAID SECTION 17 TO THE NORTHERLY RIGHT-OF-WAY OF  
SAID UNION PACIFIC RAILROAD;  
THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE THE  
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;  
THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

**Excludes all wetlands within TID #17 project boundary.**



## 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: Design Standards for Residential Projects Receiving TID Incentives

DATE: September 8, 2025 City Council Meeting

The City of Menomonie has several existing Tax Incremental Districts (TID) that allow residential land uses. City Staff regularly receive inquiries regarding TID incentives for residential development and would appreciate having formal guidance regarding design standards for residential projects receiving TID incentives.

The purpose of having minimum design standards is to avoid incentivizing low-density and/or substandard development that would eventually need to be upgraded at the City's cost.

City Staff have prepared proposed Resolution 2015-15. The Ad-Hoc Housing Committee reviewed the recommended minimum design standards at their August 12, 2025 meeting and recommended approval.

If the City Council concurs, the appropriate motion would be ***Approve Resolution 2025-15, a Resolution regarding Minimum Design Standards for Residential Projects Receiving TID Incentives*** (simple majority).

Attachments:

- Resolution 2025-15



**CITY OF MENOMONIE CITY COUNCIL**

**RESOLUTION NO. 2025-15**

**MINIMUM DESIGN STANDARDS FOR RESIDENTIAL  
PROJECTS RECEIVING TID INCENTIVES**

WHEREAS, the City of Menomonie has several existing Tax Incremental Districts (TID) that allow residential development; and,

WHEREAS, potential developers have inquired about the City's policies regarding TID incentives for residential development; and,

WHEREAS, the City Council desires to set minimum design standards for residential projects receiving TID incentives.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Menomonie does hereby adopt the following minimum design standards for residential projects receiving TID incentives:

1. All residential units shall be served by the public water utility.
2. All residential units shall be served by the public sewer utility.
3. Public streets shall have a minimum width of 32-feet wide (face to face).
4. Public streets shall have a minimum cross section thickness of 12-inches of granular subbase, 8-inches of crushed aggregate base, and 3-inches of hot mix asphalt pavement.
5. Public streets shall have concrete barrier or mountable curb and gutter. Curb width shall be 24-inch.
6. Public sidewalk shall be provided on at least one side of all public streets except cul-de-sacs shorter than 500-feet long.
7. Public sidewalk shall be concrete and have a minimum width of 5-feet and a minimum thickness of 4-inch.

BE IT FURTHER RESOLVED, that the City Council reserves the right to require additional design standards in project-specific TID agreements.

Adopted this \_\_\_\_\_ of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
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 2025-07 – Rezoning of Certain Lands Along Midway Road

DATE: September 8, 2025 City Council Meeting

GFL Solid Waste Midwest, LLC has submitted the attached Request for Rezoning from Agriculture (A) to Restricted Industrial (I-1) for lands along the south side of Midway Road west of STH 29.

Earlier this year, City Staff received complaints from several adjacent residents that GFL had started operating a storage yard for dumpsters on lands zoned Agriculture (A) district. I notified GFL by letter on April 4, 2025 (a copy of which is enclosed) of the unpermitted use and asking them to bring the use into compliance.

On August 25, 2025 City Staff received the attached Request for Rezone.

City Staff have prepared Proposed Ordinance 2025-07 which, if adopted, would complete the proposed rezoning. If the City Council is willing to consider this Rezoning Ordinance, the appropriate motions would be:

- ***Introduce Proposed Ordinance 2025-07, an Ordinance Rezoning Certain Lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1)*** (no vote).
- ***Refer Proposed Ordinance 2025-07, an Ordinance Rezoning Certain Lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1) to the Plan Commission for Review and Recommendation*** (simple majority vote).

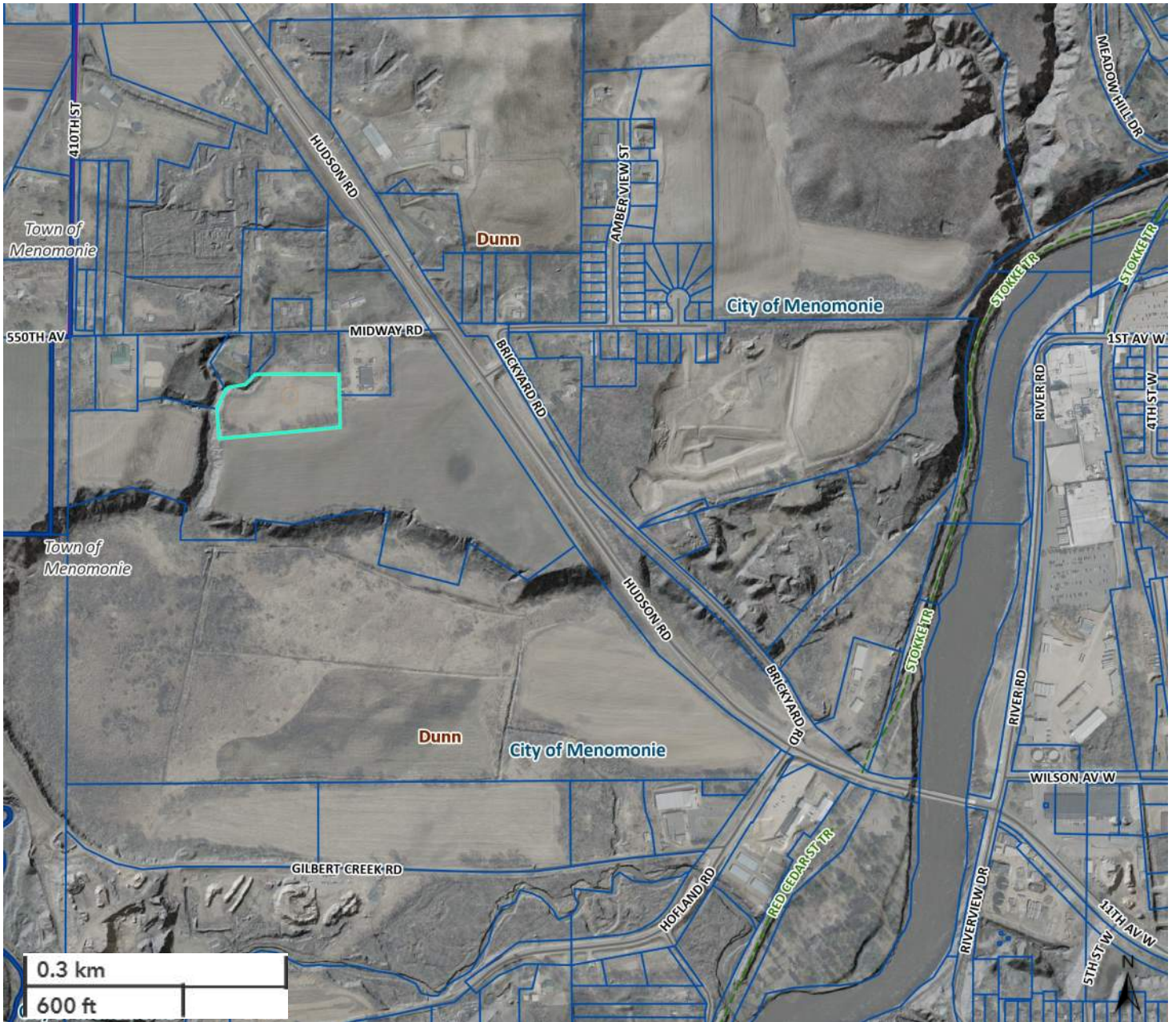
If these motions are approved, this matter would be reviewed at the September 29, 2025 Plan Commission meeting and brought back to the October 6, 2025 City Council meeting, during which a public hearing will be held.

### Attachments:

- Location Map
- April 4, 2025 Letter
- Request for Rezoning
- Proposed Ordinance 2025-07

# GFL Request for Rezone

Created by:





DATE: August 25, 2025

## REQUEST FOR REZONING



NAME: Mark Vinall, General Manager II

ADDRESS: 1620 Midway Rd., Menomonie, WI 54751

TELEPHONE NUMBER: (715) 215-1201

EMAIL ADDRESS: mark.vinall@gflenv.com

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

GFL Solid Waste Midwest LLC

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

See attached map

EXACT LEGAL DESCRIPTION OF PROPERTY:

See attached legal description

CURRENT ZONING: A - Agricultural

PROPOSED ZONING: I - 1 - Restricted Industrial District

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

See attached

Applicant's Signature

NON-REFUNDABLE FEE: \$250

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

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

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

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

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



August 25, 2025

VIA HAND DELIVERY AND EMAIL (dschofield@menomonie-wi.gov)  
City of Menomonie  
Attn: David Schofield, P.E., Director of Public Works  
City of Menomonie  
800 Wilson Ave.  
Menomonie, WI 54751

RE: Statement of Proposed Use – Rezoning Application for Parcel No.  
1725122813272300003 (3.40 Acres), GFL Solid Waste Midwest LLC

Dear Mr. Schofield and Members of the Plan Commission and City Council:

GFL Solid Waste Midwest LLC (“GFL”) submits this letter as part of its rezoning application. GFL respectfully requests that the above-listed parcel be rezoned from the A-Agricultural District to the 1-1 Restricted Industrial District.

The subject property is currently used by GFL as a storage yard for roll-off containers. No processing, transfer, or disposal of waste occurs—or will occur—on the subject property. If rezoned, GFL’s existing container-storage use would continue.

GFL also owns a contiguous parcel to the northeast (parcel no. 1725122813272400010), which is currently zoned 1-1 Restricted Industrial, and used as a truck yard and maintenance shop. Rezoning the subject parcel will create a consistent zoning and regulatory framework for the operation of both parcels under the same ownership.

### **Consistency With the Menomonie Comprehensive Plan**

The requested rezoning is consistent with the City’s 2016-2036 Comprehensive Plan (as amended June 3, 2024).

The Comprehensive Plan states as follows in Section 5-11 titled “Future Land Use”:

It is important to recognize adjacent land uses and the surrounding land characteristics to help determine the desired future land use patterns. . . . The future land use portion of this chapter is generalized in order to allow for land use decisions to be made on a case by case basis. These decisions should take into account the existing development patterns, transportation options, potential land use conflicts, and topography.

The City’s future land use goals are consistent with rezoning the subject property to 1-1. As noted above, the subject property is contiguous to a parcel that is already zoned 1-1 under the same GFL ownership. As a result, it would be consistent with the Comprehensive Plan to adjust



the subject property to a complementary zoning district to account for existing development in the City as noted in Section 5-11 of the Comprehensive Plan.

#### **Additional Justifications for Re-zoning**

In addition to the contiguous GFL parcel that is already zoned I-1, there are additional reasons why the re-zoning is consistent with the Comprehensive Plan, which include the following:

- **Maintaining Industry.** The Comprehensive Plan states that the City has a goal of maintaining industry: "Goal 5: To attract and maintain industry which will provide local employment opportunities and contribute to the City tax base." Formalizing I-1 zoning for the subject property enables GFL, as a local employer, to have the certainty to make investments in the property, such as additional gravel cover, and appropriate screening improvements.
- **Minimal Environmental Footprint.** The continuing container-storage use generates no process wastewater, no hazardous emissions, and negligible traffic impacts. Planned additional gravel on the subject parcel will assist with stormwater runoff.
- **Infrastructure Efficiency.** Midway Road is less than ½ mile from the STH 29 arterial, satisfying Comprehensive Plan Transportation Goal 1 ("Provide for the ease of movement within and through the City").

For the reasons detailed above, rezoning Parcel 1725122813272300003 from A-Agricultural to I-1 Restricted Industrial is consistent with the Comprehensive Plan and advances orderly community development.

GFL respectfully requests that the City Council rezone the subject parcel to the I-1 Restricted Industrial zoning district.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Vinall".

Mark Vinall, General Manager II  
GFL Environmental



## ***Request for Rezoning Application Stormwater Management Information***

### **Drainage Patterns**

Prevailing drainage patterns on the site are east to west based on topography obtained from Dunn County, dated 2019 and the average slope of the property is approximately 2%. Runoff from the property drains west off the property, then south before being routed east to the Red Cedar River.

### **Stormwater Management**

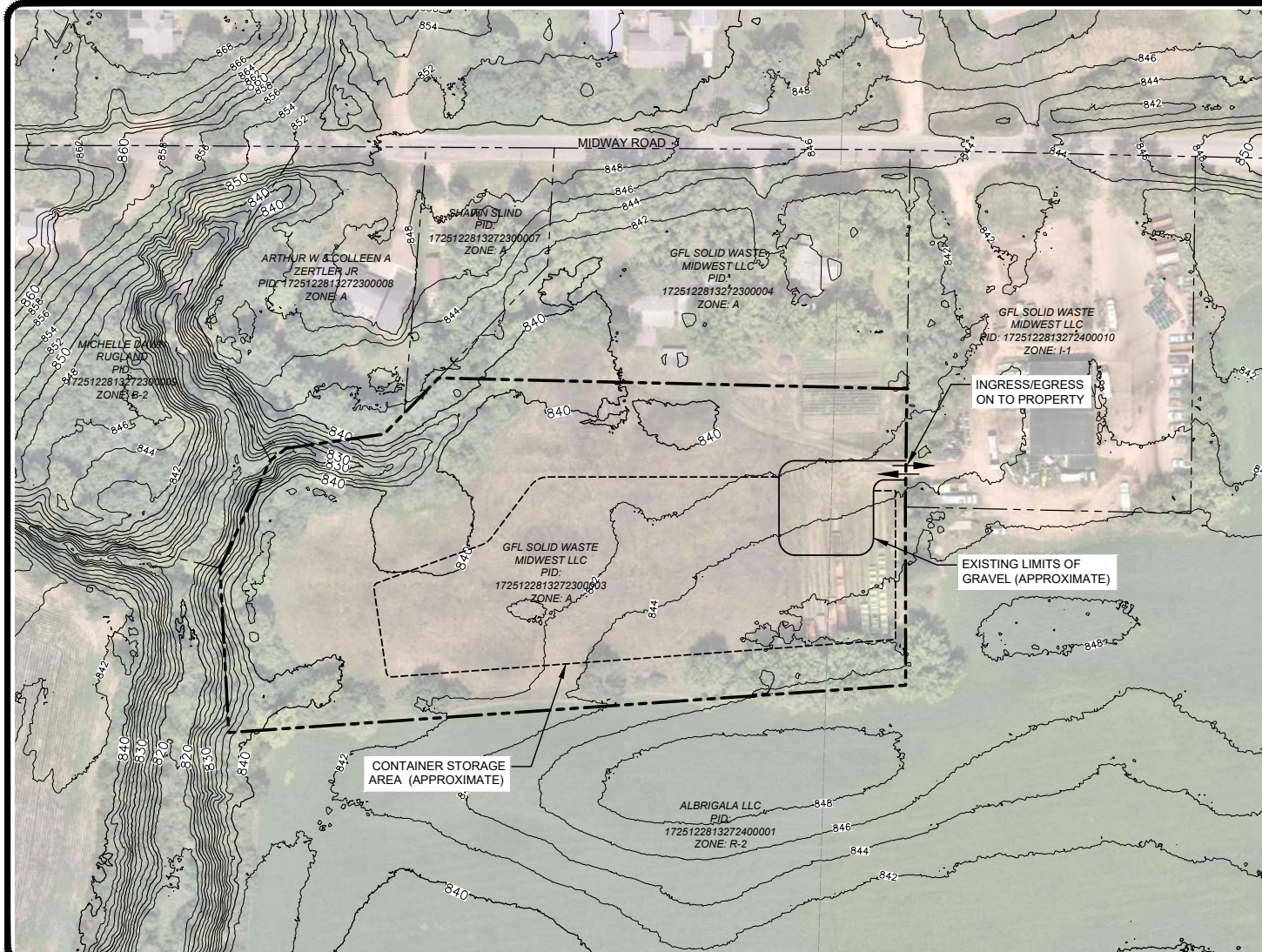
The property is proposed to be utilized as a contractor's storage yard where various sized commercial, residential and industrial waste and recycling containers will be stored on site. The adjacent parcel to the east is also owned by GFL Solid Waste Midwest LLC and is a facility that supports GFL's solid waste hauling operations and is covered under a Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit No WI-S067857-5 for Tier 2 Industrial Facilities. The property will be incorporated into the site's existing Stormwater Pollution Prevention Plan (SWPPP) and covered under the facility's WPDES General Industrial Permit based on the proposed site activity (contractor's storage yard).

The property to rezone will incorporate best management practices (BMPs) to minimize the potential for pollutant discharge including the following BMPs:



- Good Housekeeping (as needed):
  - pick up litter
  - employee training in site inspections and basic cleanup procedures
- Containers will be stored empty from materials.
- No container washing will be performed on subject property.
- Outdoor storage will be kept clean of debris

Additional BMPs are described in greater detail in GFL Solid Waste Midwest LLC's SWPPP.

It is proposed for additional gravel areas to be added to the property as shown on the attached Figure 2. Stormwater management practices will be incorporated based on Menomonie Wisconsin Code of Ordinances Chapter 11 – Stormwater Management to maintain the peak flow rate for predevelopment land use conditions for the 1, 2, 10 and 100 year rainfall events (9-11-7.C.3).



## LEGEND

-  PROPERTY BOUNDARY  
 ADJACENT PARCELS  
 PLSS QUARTER (QUARTER) SECTION  
 EXISTING 2' CONTOUR  
 EXISTING 10' CONTOUR

NOTES:

1. PARCEL SOURCE IS THE WISCONSIN STATEWIDE PARCEL MAP INITIATIVE FROM THE WISCONSIN LAND INFORMATION PROGRAM AND THE STATE CARTOGRAPHER'S OFFICE, V10 PROJECT, DATED 2024.
2. EXISTING TOPOGRAPHY BASED ON STATE OF WISCONSIN LIDAR-DERIVED CLASSIFIED LAS POINTS FOR DUNN COUNTY, WISCONSIN IN 2019.
3. AERIAL IMAGERY PROVIDED BY NEARMAP, DATED JULY 11, 2023.
4. ZONING INFORMATION PROVIDED BY CITY OF MENOMONIE ZONING MAP, DATED DECEMBER 06, 2023.



0 100 200  
SCALE IN FEET

[illegible]

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APPROPRIATE STATE REGISTERED PROFESSIONAL ENTITY.

GFL SOLID WASTE MIDWEST, LLC  
1620 MIDWAY ROAD  
DUNN COUNTY, MENOMONIE, WI

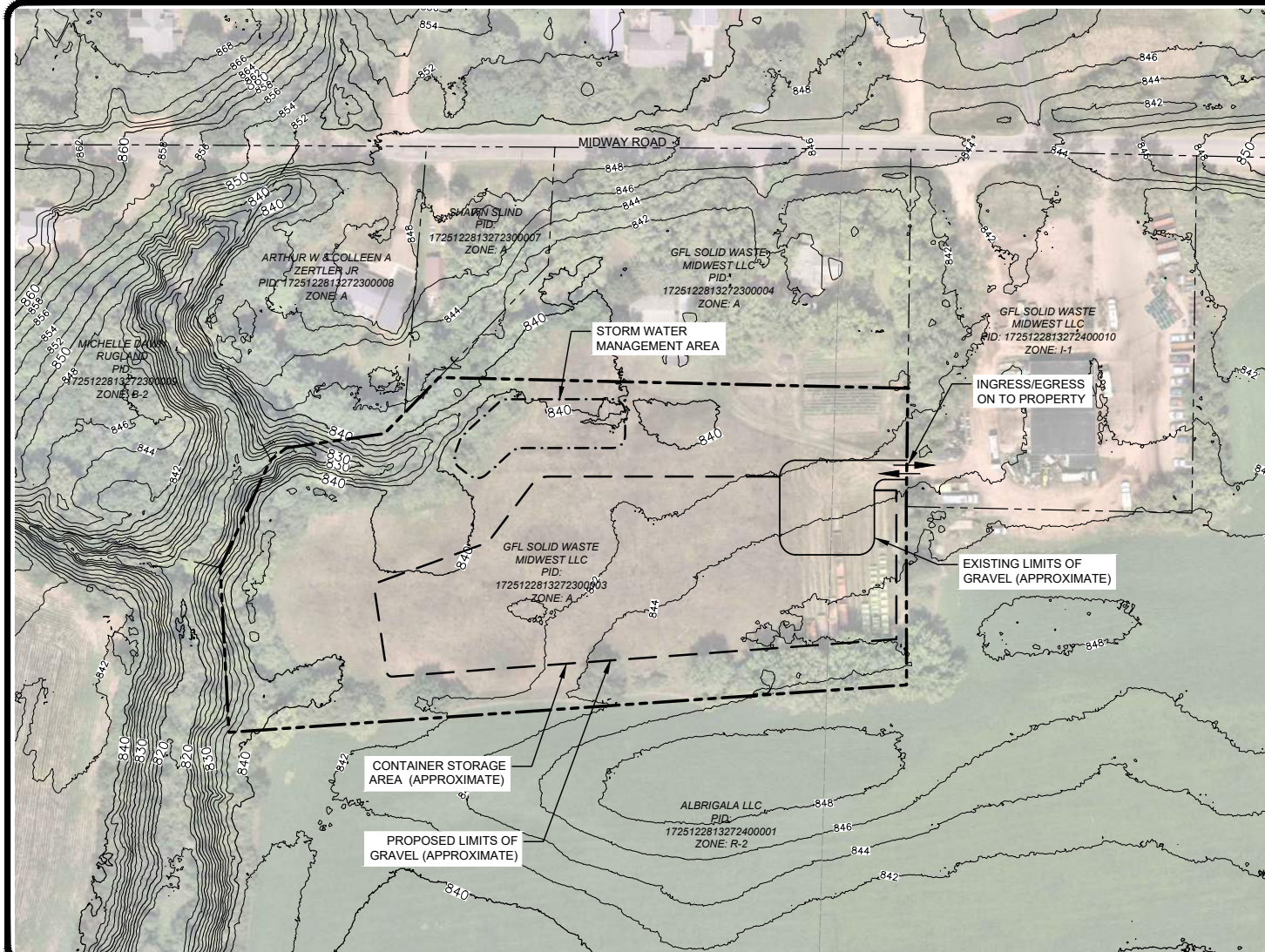
PARCEL REZONING  
EXISTING SITE PLAN

FIGURE NO.


02A

PROJECT NO.  
4251624





## LEGEND

- 
 PROPERTY BOUNDARY  
 ADJACENT PARCELS  
 PLSS QUARTER (QUARTER) SECTION  
 EXISTING 2' CONTOUR  
 EXISTING 10' CONTOUR

NOTES:

1. PARCEL SOURCE IS THE WISCONSIN STATEWIDE PARCEL MAP INITIATIVE FROM THE WISCONSIN LAND INFORMATION PROGRAM AND THE STATE CARTOGRAPHER'S OFFICE, V10 PROJECT, DATED 2024.
2. EXISTING TOPOGRAPHY BASED ON STATE OF WISCONSIN LIDAR-DERIVED CLASSIFIED LAS POINTS FOR DUNN COUNTY, WISCONSIN IN 2019.
3. AERIAL IMAGERY PROVIDED BY NEARMAP, DATED JULY 11, 2023.
4. ZONING INFORMATION PROVIDED BY CITY OF MENOMONIE ZONING MAP, DATED DECEMBER 06, 2023.
5. LIMITS OF GRAVEL ARE APPROXIMATE AND MAY VARY.
6. STORM WATER MANAGEMENT AREA SHOWN IS CONCEPTUAL.



0 100 200

SCALE IN FEET

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
	DATE OF ISSUE	DRAWN BY _____ SSW	CHECKED BY _____		DKS	
	AUGUST 2025	DESIGNED BY _____	APPROVED BY _____		DKS	

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GFL SOLID WASTE MIDWEST, LLC  
1620 MIDWAY ROAD  
DUNN COUNTY, MENOMONIE, WI

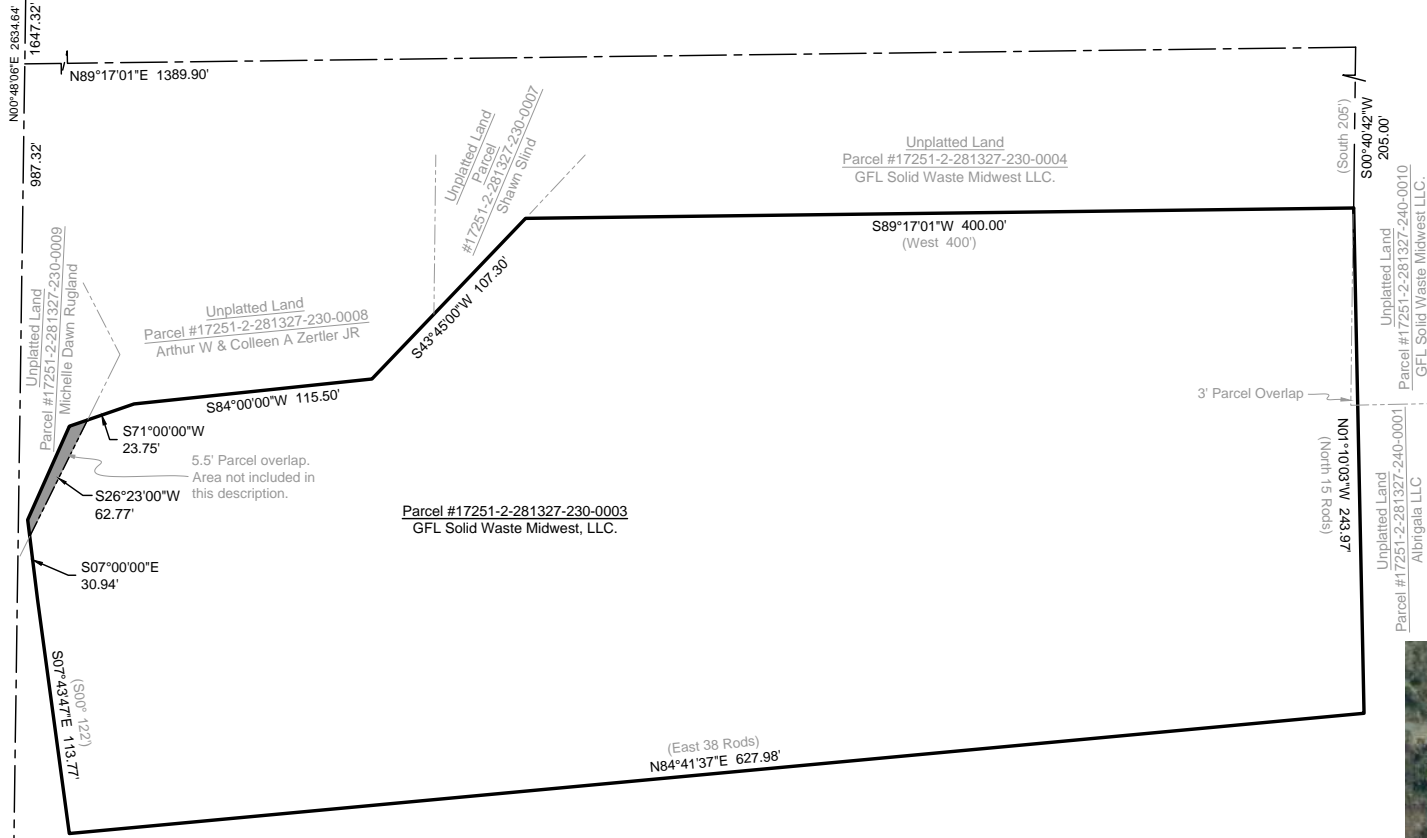
PARCEL REZONING  
PROPOSED SITE PLAN

FIGURE NO.

## 02B

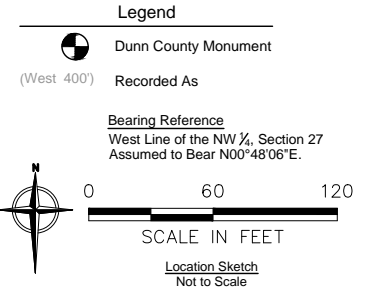
PROJECT NO.  
4251624

NW Corner  
Sec. 27 T28N, R13W  
(Found 2" Iron Pipe)



A part of the S1/2 of the NW1/4 of Section 27, Township 28 North, Range 13 West, City of Menomonie, Dunn County, Wisconsin, described as follows:  
Commencing at the Northwest Corner of said Section 27; thence S00°48'06"W, 1647.32 feet along the West line of said Northwest 1/4 of Section 27; Thence N89°17'01"E, 1389.90 feet; Thence S00°40'42"W, 205.00 feet to the point of beginning of the lands to be rezoned;  
Thence S89°17'01"W, 400.00 feet; Thence S43°45'00"W, 107.30 feet; Thence S84°00'00"W, 115.50 feet; Thence S71°00'00"W, 23.75 feet; Thence S26°23'00"W, 62.77 feet; Thence S07°00'00"E, 30.94 feet; Thence S07°43'47"E, 113.77 feet; Thence N84°41'37"E, 627.98 feet; Thence N01°10'03"W, 243.97 feet to the point of beginning.  
Parcel contains ±154,217 Square Feet or ±3.54 Acres.

Note: Parcel description for rezoning purposes only.



REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
08/13/25			APS	DS		

This drawing represents intellectual property of Tetra Tech. Any modification to the original by other than Tetra Tech personnel violates its original purpose and as such is rendered void. Tetra Tech will not be held liable for any changes made to this document without express written consent of the originator.



**TETRA TECH**

ALL PROFESSIONAL ENGINEERING WORK IS PERFORMED BY DAILY LICENSED PROFESSIONAL ENGINEERS UNDER THE APPROPRIATE STATE REGISTERED PROFESSIONAL ENTITY.

**Rezone Exhibit**

**Parcel #17251-2-281327-230-0003**

**FIGURE NO.**

**1**

**PROJECT NO.**  
209-4251624

**GFL Solid Waste Midwest LLC**  
**Parcel #17251-2-281327-230-0003**

Legal Description

A part of the S1/2 of the NW1/4 of Section 27, Township 28 North, Range 13 West, City of Menomonie, Dunn County, Wisconsin, described as follows:

Commencing at the Northwest Corner of said Section 27; thence S00°48'06"W, 1647.32 feet along the West line of said Northwest 14 of Section 27; Thence N89°17'01"E, 1389.90 feet; Thence S00°40'42"W, 205.00 feet to the point of beginning of the lands to be rezoned;

Thence S89°17'01"W, 400.00 feet; Thence S43°45'00"W, 107.30 feet; Thence S84°00'00"W, 115.50 feet; Thence S71°00'00"W, 23.75 feet; Thence S26°23'00"W, 62.77 feet; Thence S07°00'00"E, 30.94 feet; Thence S07°43'47"E, 113.77 feet; Thence N84°41'37"E, 627.98 feet; Thence N01°10'03"W, 243.97 feet to the point of beginning.

Parcel contains ±154,217 Square Feet or ±3.54 Acres.

Note: Parcel description for rezoning purposes only

**ORDINANCE 2025-07 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:

A part of the S1/2 of the NW1/4 of Section 27, Township 28 North, Range 13 West, City of Menomonie, Dunn County, Wisconsin, described as follows:

Commencing at the Northwest Corner of said Section 27; thence S00°48'06"W, 1647.32 feet along the West line of said Northwest 1/4 of Section 27; Thence N89°17'01"E, 1389.90 feet; Thence S00°40'42"W, 205.00 feet to the point of beginning of the lands to be rezoned;

Thence S89°17'01"W, 400.00 feet; Thence S43°45'00"W, 107.30 feet; Thence S84°00'00"W, 115.50 feet; Thence S71°00'00"W, 23.75 feet; Thence S26°23'00"W, 62.77 feet; Thence S07°00'00"E, 30.94 feet; Thence S07°43'47"E, 113.77 feet; Thence N84°41'37"E, 627.98 feet; Thence N01°10'03"W, 243.97 feet to the point of beginning.

Parcel contains ±154,217 Square Feet or ±3.54 Acres.

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 _____	APPROVED THIS _____ DAY
FIRST READING _____	OF _____, 2025
SECOND READING _____	_____
	MAYOR, Randy Knaack
PASSED _____	
PUBLISHED _____	SUBMITTED BY:
ATTEST _____	_____
CITY CLERK, Catherine Martin	ALDERPERSON



## 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: New Mower Bid Award

DATE: September 8, 2025 Meeting

The Community Services Department has proposed to purchase a New Mower for use in the Parks Department. The Parks Department maintains 395 acres of parklands including 17 ballfields.

On August 6, 2025, City Staff published a Notice of Request For Bids and issued a request for bids to five (5) local dealers.

On August 27, 2025 three bids were received as shown on the attached bid tabulation. The low bid was from Tractor Central for a John Deere 1550 with a 72-inch wide deck.

City Staff recommend proceeding with the low bid. If the City Council concurs, the appropriate motion would be ***Approve the purchase of a John Deere 1550 Mower with a 72-inch wide deck from Tractor Central at a cost of \$25,087.96*** (roll call vote).

Attachments:

- Bid Tabulation

**Bid Tabulation**

**New Mower  
City of Menomonie, WI**

**August 27, 2025**

<b>Supplier</b>	<b>Location</b>	<b>Make/Model</b>	<b>Bid</b>
Tractor Central	Menomonie, WI	John Deere 1550	\$25,087.96
Johnson Tractor	Menomonie, WI	Kubota F2690	\$26,500.00
MTI Distribution	Brooklyn Center, MN	Toro Groundsmaster 3200-31901A	\$28,853.37





## 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 First Amendment to Purchase and Sale Contract with SPA Properties, LLC

DATE: September 8, 2025 City Council Meeting

On January 22, 2025, the City entered into a Purchase and Sale Contract with SPA Properties, LLC ("SPA"). As part of this Contract, the City agreed to sell SPA 29 acres in the southwest quadrant of the intersection of 59<sup>th</sup> Street NE and 708<sup>th</sup> Avenue.

SPA has proposed the attached First Amendment to the Purchase and Sale Contract to clarify who is responsible for environmental remediation if it is found to be needed.

City Staff and Atty. Ludeman will be on-hand to present the proposed First Amendment to the Purchase and Sale Contract and answer any questions that the City Council might have.

If the City Council concurs, the appropriate motion would be ***Approve the First Amendment to the Purchase and Sale Contract with SPA Properties, LLC, as presented*** (simple majority vote).

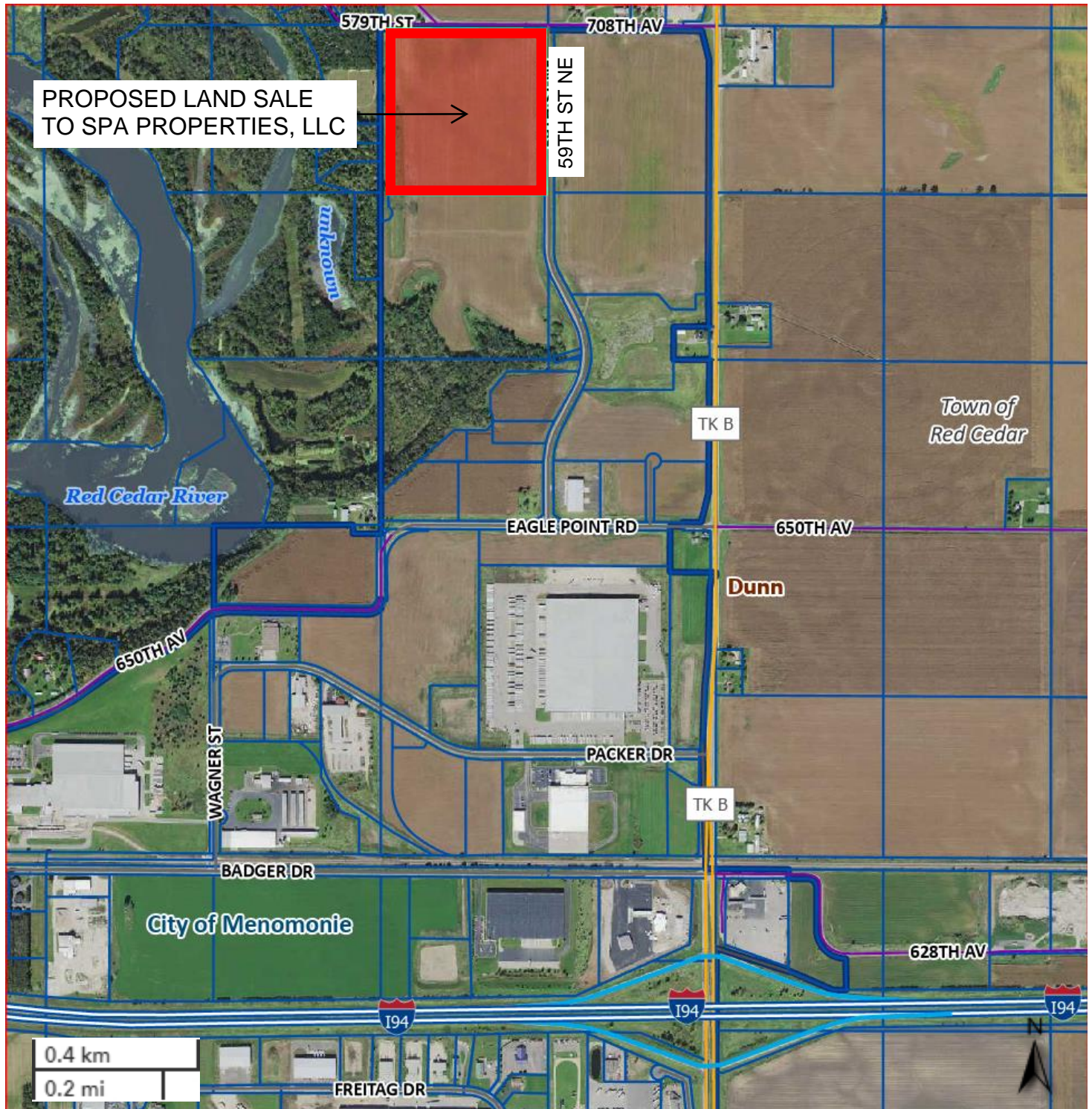
### Attachments:

- Location Map
- Proposed First Amendment to the Purchase and Sale Contract with SPA Properties, LLC

# SPA Properties, LLC

Created by: DAS

## Proposed Land Sale



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: 10/3/2024

Last Data Uploaded: 10/3/2024 1:27:23 AM

Developed by

**FIRST AMENDMENT TO PURCHASE AND SALE CONTRACT**

(Menomonie, Dunn County, Wisconsin)

THIS FIRST AMENDMENT TO PURCHASE AND SALE CONTRACT (this “**Amendment**”) is effective as of the \_\_\_\_ day of \_\_\_\_\_, 2025, by and between **SPA PROPERTIES, LLC**, an Indiana limited liability company (“**Purchaser**”) and **CITY OF MENOMONIE**, a municipal corporation of the State of Wisconsin (“**Seller**”).

**W I T N E S S E T H:**

WHEREAS, Seller and Purchaser entered into that certain Purchase and Sale Contract dated January 22, 2025 (the “**Contract**”), regarding the sale by Seller to Purchaser of real property containing approximately 29 acres located in Dunn County, Wisconsin, as more specifically described in the Contract; and

WHEREAS, Seller and Purchaser desire to amend the Contract pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Seller and Purchaser hereby enter into this Amendment.

1. Recitals. The foregoing recitals are hereby affirmed by the parties as true and correct and each such recital is incorporated herein by this reference. Unless otherwise defined herein, capitalized terms used in this Amendment shall have the meanings ascribed to such terms in the Contract.

2. WDNR. Seller and Purchaser acknowledge that as part of Purchaser’s intended development of the Property, Purchaser shall be required to make certain submissions to the Wisconsin Department of Natural Resources (the “**WDNR**”). Purchaser is permitted to make such submissions to the WDNR on behalf of Seller; provided, however, in the event (i) Purchaser Closes on the purchase of the Property in accordance with the Contract, and (ii) the WDNR issues any requirements or conditions to Purchaser’s intended development of the Property as a result of such WDNR submissions, then Purchaser shall be solely responsible, at Purchaser’s cost, to perform any and all work at the Property required by the WDNR and Seller shall be released from any such WDNR requirements. If Purchaser terminates the Contract without Closing after having made such submissions to the WDNR, Purchaser shall have no further obligation for any reporting, mitigation, remediation and/or other actions required to be taken by WDNR or pursuant to applicable Environmental Requirements, all of which shall be Seller’s sole responsibility. The provisions of this paragraph shall survive the Closing or the termination of the Contract.

3. General. Except as expressly modified by this Amendment, the Contract remains in full force and effect in accordance with its terms. In the event of any conflict between this Amendment and the Contract, the terms of this Amendment shall control. This Amendment shall be binding upon and inure to the benefit of the parties hereto, and their respective successors, assigns, heirs and personal representatives.

4. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. The parties agree that signatures transmitted by electronic scan and email (including by way of DocuSign or

other similar electronic signature exchange software or service) shall have the legal effect of original signatures.

*[Signature Page to Follow]*

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first written above.

“PURCHASER”

**SPA PROPERTIES, LLC,**  
an Indiana limited liability company

By: \_\_\_\_\_  
Marc Pfleging, Manager

“SELLER”

**CITY OF MENOMONIE,**  
a municipal corporation of the State of Wisconsin

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

Attest:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

# 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 checked="" type="checkbox"/> Yes, (list information below)		Is the organization non-profit? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Organization's Name:	Hoss's Pub		
Organization's Address:	516 Broadway St S		
Organization's Phone:	(Fax)	(E-mail) h osspub516@gmail.com	
Purpose of Event:	Stout Football Game	Type of Event:	Food, Games, Alcohol

Event Organizer's Name:	Laura Mau		
Event Organizer's Address:	E5355 674th Ave		
Event Organizer's Phone:	(home) 715-471-0090	(work)	(E-mail)

Name of Event: Stout Tailgate Party		Type of Event: Food, Games, Alcohol	
Location of Event: 516 Broadway St, Parking lot		Date of Event: 10/11/25	Rain date: NA
Time of Event:	Start: 9:00am	Finish: 5:00pm	
Time on Site:	Start: 9:00am	Finish: (include set-up and clean-up time)	
Total Number of Anticipated Attendees: (include event organizers, staff, volunteers and spectators)  200	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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Number:	
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Check here if City Road <input type="checkbox"/> (attach approval from City of Menomonie)	1.
	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.

Road closed signs will be placed at both the parking lot entrances to prevent traffic. Parking will be in surround lots and along the road.

What provisions are being made for crowd control and security? Attach additional sheets if necessary.  
A snow fence will be installed around the parking lot to keep the crowd in the designated area.  
Security will be placed at the bar entrance and outdoor entrance/exit. Wrist bands will be given for patrons over 21 years old.

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

First aid kits will be available for both the inside and outside areas. Both exits to the bar will be unlocked to accommodate any emergency situations.

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.)

Two additional port-a-potty facilities will be located outside in addition to the two bathrooms located inside.

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.)

Additional garbage and recycling containers will be located outdoors. Staff will also do a cleanup after in case anything was not thrown out properly.

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 checked="" type="checkbox"/> Temporary Beer/Wine <input checked="" 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 checked="" 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:

Laura Mau

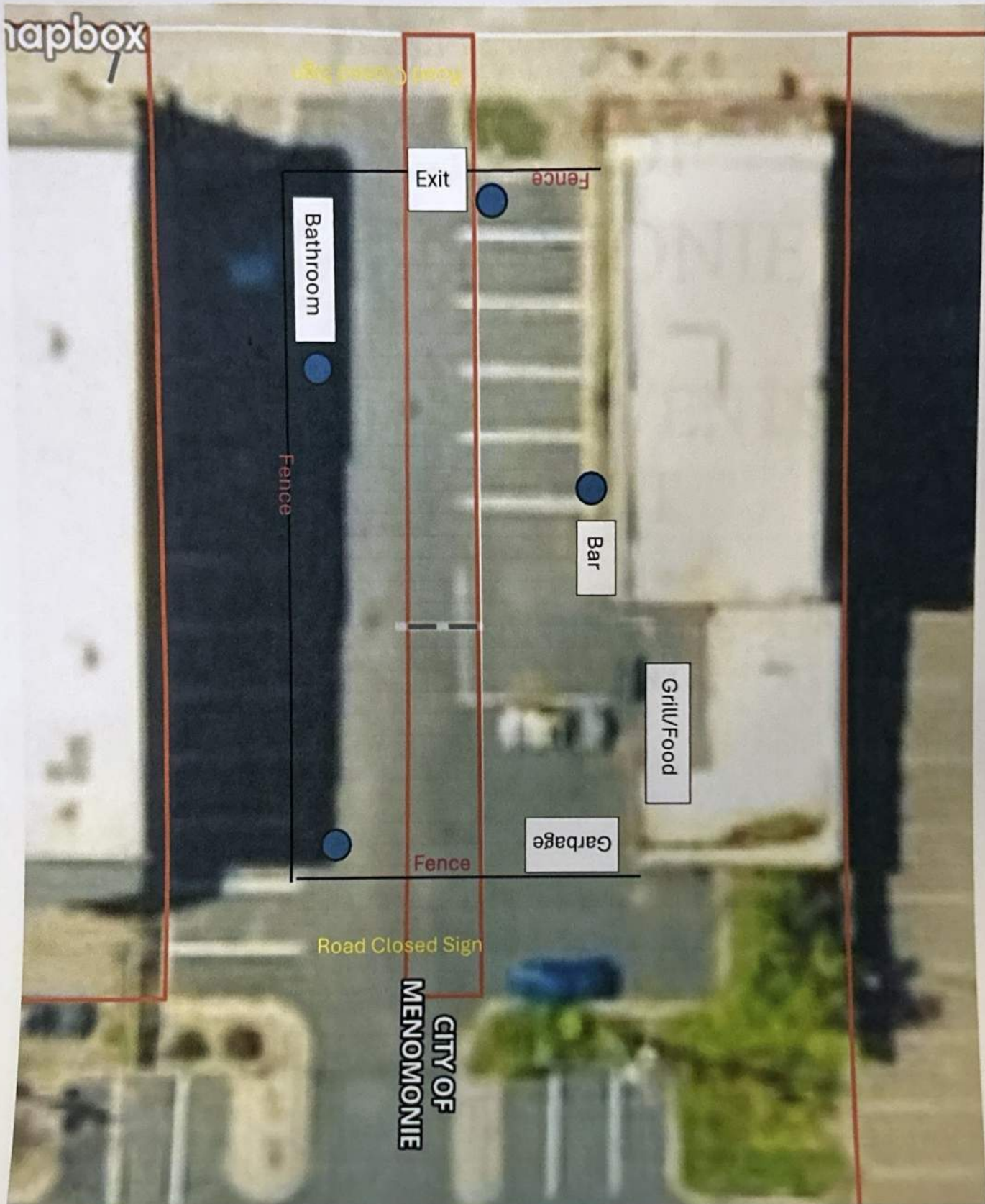
Affiliation with Applicant (if applicable):

\_\_\_\_\_

Date:

8-21-2025





# CITY OF MENOMONIE

## SPECIAL EVENTS PACKET

### A GUIDE FOR PUBLIC SPECIAL EVENTS City of Menomonie

City Clerk's Office  
800 Wilson Ave., Menomonie, WI 54751  
Phone: 715-232-2221; E-mail: [kmartin@menomonie-wi.gov](mailto: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? No <input checked="" type="checkbox"/> Yes, (list information below)		Is the organization non-profit? No <input checked="" type="checkbox"/> Yes	
Organization's Name:	Menomonie High School Student Council		
Organization's Address:	1715 5th St W, Menomonie WI 54751		
Organization's Phone:	(Fax) (E-mail) <a href="mailto:casey_drake@msd.k12.wi.us">casey_drake@msd.k12.wi.us</a>		
Purpose of Event: Homecoming Parade		Type of Event: Parade	

Event Organizer's Name:	Casey Drake (Principal)		
Event	1715 5th St W, Menomonie WI 54751		

Organize r's Address:			
Event Organize r's Phone:	(home) (work) (E-mail)  715 232 2606	715 232 2606	715 232 2606

Name of Event: Homecoming Parade		Type of Event: Parade	
Location of Event: Leisure Center 14th Ave to 9th Ave		Date of Event: Sep 26th, 2025	Rain date:
Time of Event: Time on Site:	Start: Finish: 3:30-5:30 Start: Finish: <i>(include set-up and clean-up time)</i>		
Total Number of Anticipated Attendees: <i>(include event organizers, staff, volunteers and spectators)</i>  <u>300-500</u>	City of Menomonie Support Staff Requested? No <b>Yes</b>		
	Police: No <b>Yes</b>		Number:
	Roads: No <b>Yes</b>		Number:
	Other: (Specify) No Yes		Number:

Are street(s) to be closed?  No <b>Yes</b> , if so list  <i>(If less than entire length, indicate by street number where to begin and end)</i>	Entire length? Yes <b>No</b> Check here if <b>City Road</b> <i>(attach approval from City of Menomonie)</i>	1. 14th Ave. from Leisure to 9th St
	Entire length? <b>Yes</b> No Check here if County Road <i>(attach approval from Dunn County)</i>	2. Wilson Ave. E from 9th to 7th St.
	7th St. from Wilson Ave. to 17th Ave.	15th Ave . from 7th St. E to 9th St. E

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. See Parade Route map. MHS will have staff and administrators at the leisure center.
--

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

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

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.)  
Wilson Park has bathrooms. The Leisure Center has bathrooms for parade participants.

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.)  
GFI dumpsters will be at the Leisure Center for parade float teardown.

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

Temporary Beer/Wine  Amplified Sound Permit  Mobile Food Truck Establishment  <hr/>	Park Facility Use  Shelter Reservations  Beer Keg Permit	Fireworks/Pyrotechnics  Grills/Open Burning  <i>Tents (900 sq.ft. or greater or anything less with sides requires permit)</i>
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<b>POLICE DEPARTMENT PERMITS 715-232-2198</b>	<b>DUNN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT 715-232-2388</b>	<b>PUBLIC WORKS</b>
<b>Traffic Control Officers</b>  Criminal History Check	Temporary Food Permit	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.**

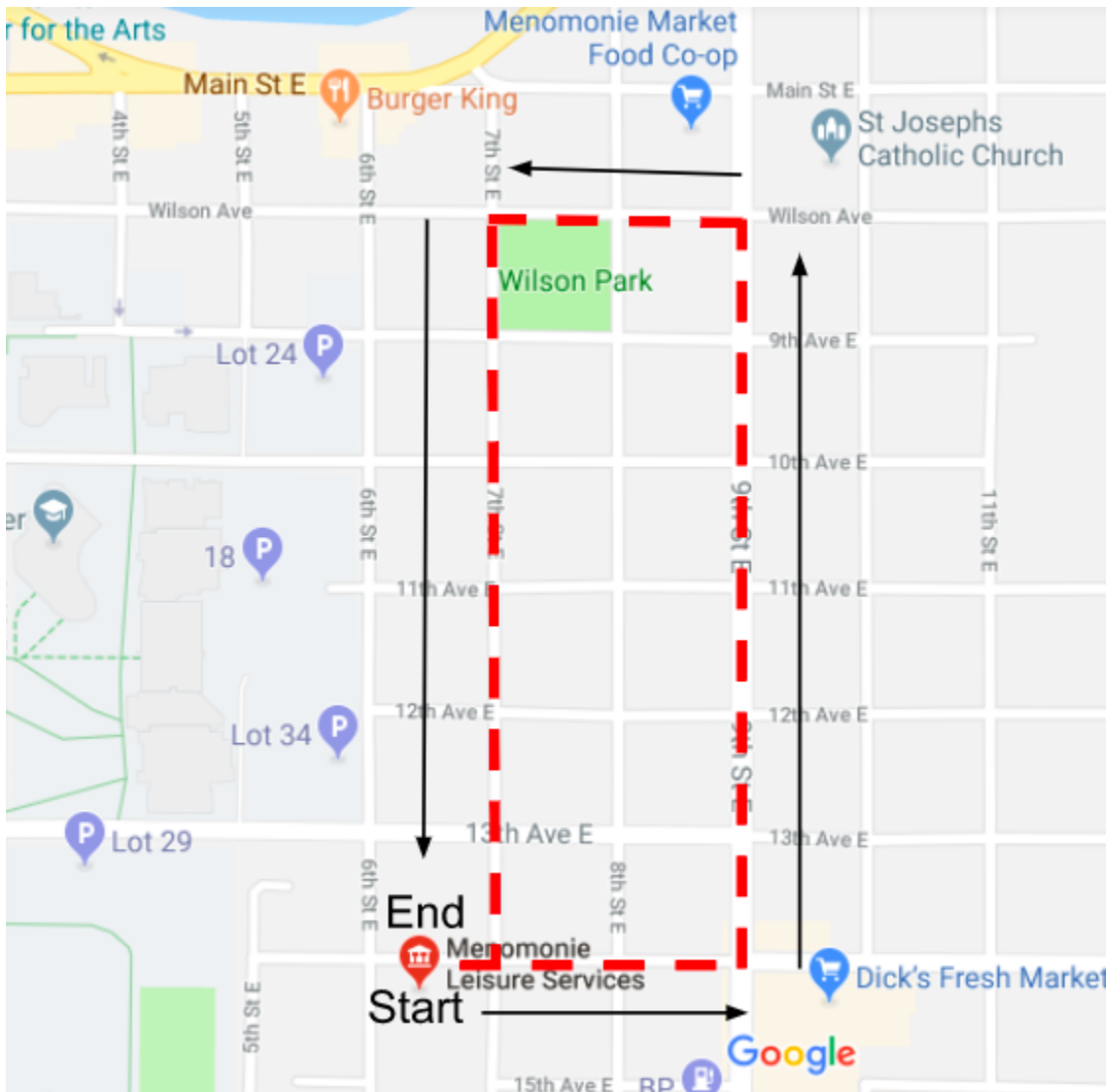
Signature: Menomonie High School

Print Name: Menomonie High School

Affiliation with Applicant (if applicable): School Student Council

Date: 8/11/25

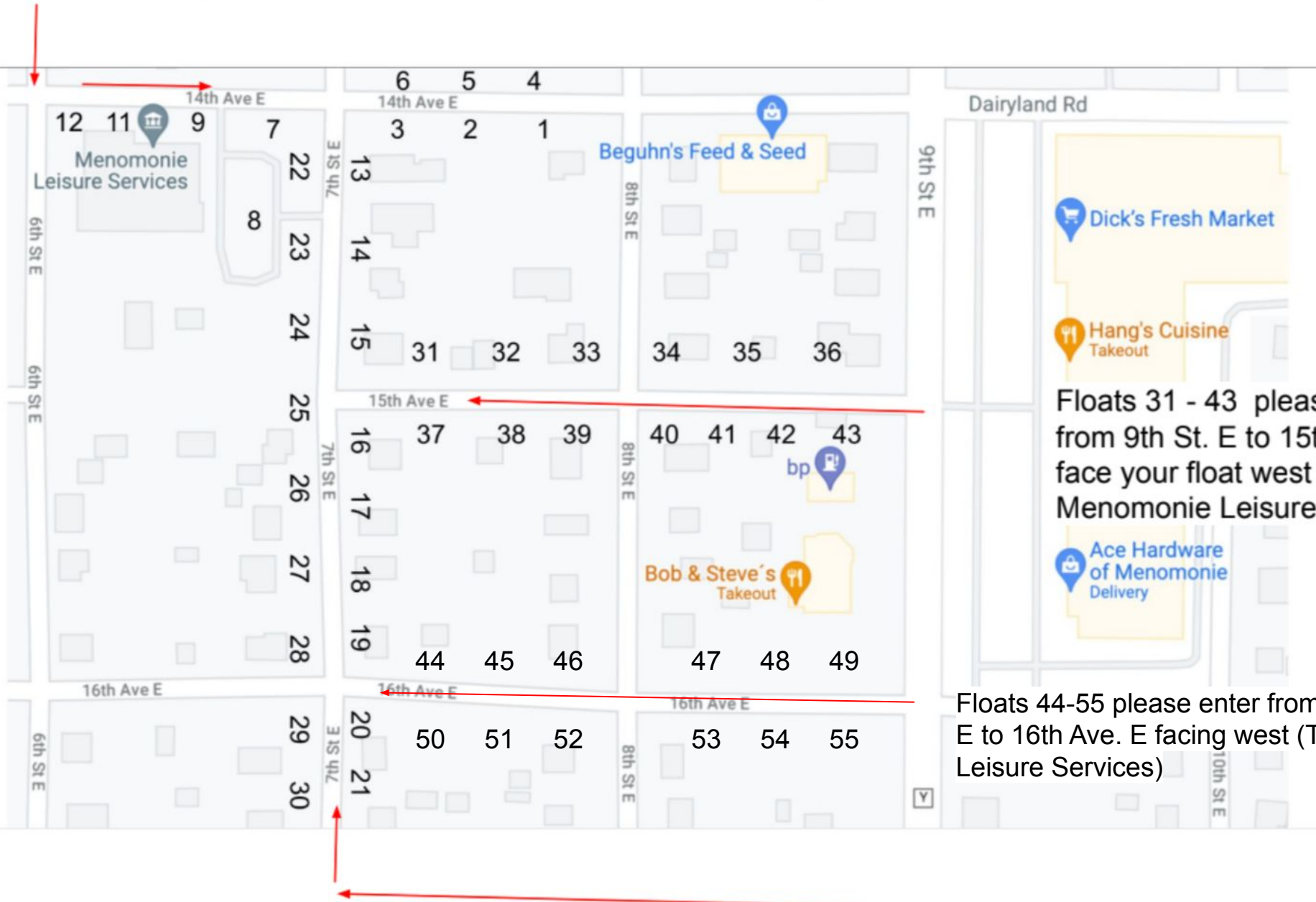
## Parade Route 2023



The parade route begins on 14th Avenue, left on 9th Street. Follow 9th to Wilson Ave and take a left. Follow Wilson Ave to 7th Street and take a left. Proceed down 7th Street back to the Leisure Center to dismantle.



Floats 1 - 12 please enter from 6th St. E to 14th Ave. E face your float east (towards Dick's Fresh Market)



Floats 31 - 43 please enter from 9th St. E to 15th Ave. E face your float west (towards Menomonie Leisure Services)

Floats 44-55 please enter from 9th St. E to 16th Ave. E facing west (Toward Leisure Services)

Floats 13 - 30 please enter from 17th Ave. E to 7th St. E face your float north (towards UW-Stout)



David Schofield <dschofield@menomonie-wi.gov>

---

## C. Menomonie, Downtown Menomonie BID Appointment

---

Hive & Hollow Flower Co. <hello@hiveandhollow.earth>

Tue, Sep 2, 2025 at  
3:18 PM

To: David Schofield <dschofield@menomonie-wi.gov>

Hi David - let me know if this is sufficient! Thank you!

Sarah Freeman is a native Wisconsinite, and the owner of Hive & Hollow, a flower and gift shop that was established in 2018 in Menomonie. Since then, the business has expanded to a second shop in Eau Claire, and the original shop has moved and expanded to downtown at [222 Main Street E](#). The shop now includes a cafe and wine bar. Sarah and her family live in the Township of Menomonie, where they seasonally grow many of the flowers for the shop.

[Quoted text hidden]

--

### HIVE & HOLLOW

Menomonie, Wi | [222 Main St E](#) | 715-231-3133  
Eau Claire, Wi | [224 N Dewey St](#) | 715-464-1000  
[www.hiveandhollow.earth](http://www.hiveandhollow.earth)





David Schofield <dschofield@menomonie-wi.gov>

---

## C. Menomonie, Burton Barnard Bio

---

**Burton Barnard** <funkyfeloniousmonk@gmail.com>

Tue, Sep 2, 2025 at  
10:31 PM

To: David Schofield <dschofield@menomonie-wi.gov>

David, the following is my short biography for consideration for membership on the Bicycle/Pedestrian Committee. If my submission does not meet expectations, please let me know. I appreciate your support.

Dear Menomonie City Council Members:

I have been asked to apply to become a member of the Bicycle/Pedestrian Advisory Committee. Because of my interest in bicycling in and around Menomonie, and bicycling safety and education, I have regularly attended the committee meetings for several years as a public auditor. I have ridden bicycles for seventy-three years having graduated from tricycles.

My wife and I moved to Menomonie from the Southern Ute Indian Reservation, Ignacio, Colorado, in 1982 for her job at UW-Stout and my status as a "faculty wife." We raised two children in Menomonie. We bicycled as a family and as individuals. I worked my adult life as an archaeologist, archivist, and construction worker for a variety of organizations and employers in a number of states.

I am grateful for your consideration.

Respectfully submitted,

Burton Barnard

[Quoted text hidden]



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

## Budget Transfer Request Form

**Transfer To:**

Amount \$ 720

Account Title & Number: Building Inspection - Office Equipment & Maintenance

Line Item Name & Extension: 01.52410.243

**Transfer From:**

Account Title & Number: Building Inspection - Copies

Line Item Name & Extension: 01.52410.413

Reason:

Existing computer controlling large format plotter is running Windows 10, which has reached end of support. IT has recommending upgrading to a new small-format computer.

D. K. ...

Authorized Signature

9/3/25

Date \_\_\_\_\_

Date of Approval by City Council



City of  
**MENOMONIE**

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

**Budget Transfer Request Form**

**Transfer To:** Amount \$ 3,000

Account Title & Number: Machinery & Equipment

Line Item Name & Extension: 01.54110.455

**Transfer From:**

Account Title & Number: Machinery & Equipment

Line Item Name & Extension: 01.54110.241

**Reason:**

Existing plasma cutter (>24 years old) is unrepairable and must be replaced.

  
Authorized Signature

9/4/25  
Date

\_\_\_\_\_  
Date of Approval by City Council

SEP 8TH, 2025 COUNCIL CLAIMS

**2025 Claims**

ACE HARDWARE  
ADB SAFEGATE  
BATTERIES PLUS  
CADY TECH  
NORTH CENTRAL LABORATORIES  
WALMART  
WELD RILEY  
WIPFLI

**Description**

SEWER UTILITY: LAB CHEMICALS & SUPPLIES  
AIRPORT: MATERIALS/SUPPLIES  
SEWER UTILITY-LIFT STATIONS: MATERIALS/SUPPLIES  
GF-MAYOR: TELEPHONE  
SEWER UTILITY: LAB CHEMICALS & SUPPLIES  
SEWER UTILITY: LAB CHEMICALS & SUPPLIES  
GF-ATTORNEY: COUNCIL  
COMPTROLLER: CONSULTING SERVICES

**Total Invoice**

**Amt Overdrawn**

\$13.98  
\$1,690.72  
\$467.70  
\$2,029.75  
\$872.84  
\$49.32  
\$15,979.50  
\$34,518.90

\$13.98  
\$387.23  
\$467.70  
\$59.20  
\$872.84  
\$49.32  
\$3,180.00  
\$9,880.14

**Total**

\$55,622.71

\$14,910.41

**Parking Utility Claims 2025**

CITY TREASURER  
IPS GROUP

**Description**

AUG SALES TAX  
AUG FEES

**Total Invoice**

\$143.73  
\$709.57

**Total**

**\$853.30**

\*\*Revised

9/4/2025



## CITY OF MENOMONIE COUNCIL MEETING

LICENSES – September 8, 2025

LICENSE YEAR – 2025-2026

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

Wisconsin National Horse Pullers Association – E1294 545<sup>th</sup> Ave., Menomonie, WI 54751  
Dunn County Recreational Park – Agriculture Building at Dunn County Fairgrounds  
09/12/2024-09/14/2024

### **TEMPORARY CLASS “B” BEER LICENSE:**

Dunn County Economic Development Corporation – 721 3<sup>rd</sup> St E  
Business After Hours – CVTC, 403 Technology Dr E  
09/15/2025

### **MASSAGE THERAPY FACILITY:**

Gang Shi, Oriental Massage & Foot Spa – 1700 Tainter St., Suite D