



## CITY OF MENOMONIE COUNCIL MEETING AGENDA

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

### *Pledge of Allegiance*

1. Roll Call
2. Approval of Minutes
3. Public Hearing:
  - a) Public Hearing for Proposed Ordinance 2025-10, an Ordinance rezoning certain lands along 4<sup>th</sup> Avenue NE from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3).
  - b) Public Hearing for Proposed Ordinance 2025-11, an Ordinance amending portions of Section 14-5-2 relating to Subdivision Improvements.
  - c) Public Hearing for Proposed Ordinance 2025-12, an Ordinance amending portions of Section 10-4-7 Off Street Parking.
  - d) Public Hearing for Proposed Ordinance 2025-13, an Ordinance creating Section 10-4-11 Site Lighting.
4. Public Comments (other agenda items only).
5. Old Business:
  - a) Proposed Ordinance 2025-10, an Ordinance rezoning certain lands along 4<sup>th</sup> Avenue NE from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3) – discussion, possible waiver of first reading, possible waiver of second reading and possible adoption.
  - b) Proposed Ordinance 2025-11, an Ordinance amending portions of Section 14-5-2 relating to Subdivision Improvements – discussion, possible waiver of first reading, possible waiver of second reading and possible adoption.
  - c) Proposed Ordinance 2025-12, an Ordinance amending portions of Section 10-4-7 Off Street Parking – discussion, possible modifications, possible waiver of the first reading, possible waiver of second reading and possible adoption.

- d) Proposed Ordinance 2025-13, an Ordinance creating Section 10-4-11 Site Lighting – discussion, possible modifications, possible waiver of the first reading, possible waiver of second reading and possible adoption.
- 6. New Business:
  - a) Proposed Ordinance 2026-01, an Ordinance amending portions of Title 10 of the City Code with respect to warehousing definition, data center definition and creation of I-4 Data Center Industrial District – discussion, possible introduction and possible referral to the Plan Commission.
  - b) Proposed Grant Application with Dunn County to Wisconsin Department of Military Affairs for Daily Use Radio Grant Program – discussion and possible action
- 7. Budget Transfers
- 8. Mayor’s Report
- 9. Communications and Miscellaneous Business
- 10. Claims
- 11. Licenses
  - a) Normal license list – discussion and possible action
- 12. Adjourn

“PUBLIC ACCESS”

NOTE: Members of the public may view City Council meetings via Zoom Teleconference / Video Conference or over the internet by going to <https://zoom.us/join> (URL for Zoom meeting), or by calling 1 312 626 6799. The Access Code for the meeting is **823 4629 9333**. Please note this is for viewing purposes ONLY. If you wish to participate, you must appear in person at the meeting.

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



## CITY OF MENOMONIE COUNCIL MEETING

### STAFF COMMENTS

Monday – November 17, 2025

#### 2. Approval of Minutes

Draft minutes from the City Council Meeting on November 17, 2025, are enclosed. If the Council concurs, the appropriate motion would be ***Approve the Minutes from the November 17, 2025, City Council Meeting*** (simple majority).

#### 3. Public Hearing

- a) A Public Hearing will be held regarding Proposed Ordinance 2025-10, an Ordinance rezoning certain lands along 4th Avenue NE from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3). This is for Bridge to Hope.
- b) A Public Hearing will be held regarding Proposed Ordinance 2025-11, an Ordinance amending portions of Section 14-5-2 relating to Subdivision Improvements.
- c) A Public Hearing will be held regarding Proposed Ordinance 2025-12, an Ordinance amending portions of Section 10-4-7 Off Street Parking.
- d) A Public Hearing will be held regarding Proposed Ordinance 2025-13, an Ordinance creating Section 10-4-11 Site Lighting.



## CITY OF MENOMONIE COUNCIL MEETING

### STAFF COMMENTS

Monday – November 17, 2025

#### 5. Old Business

- a) Enclosed is Proposed Ordinance 2025-10, an Ordinance rezoning certain lands along 4th Avenue NE from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3) and a memorandum regarding the same. Director of Public Works Schofield will be on hand to answer Council questions. If the City Council concurs with the proposed rezoning, the appropriate motions would be:
  - i) ***Waive the first reading of Proposed Ordinance 2025-10, an Ordinance rezoning certain lands along 4th Avenue NE from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3) (simple majority).***
  - ii) ***Waive the second reading of Proposed Ordinance 2025-10, an Ordinance rezoning certain lands along 4th Avenue NE from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3) (simple majority).***
  - iii) ***Adopt Proposed Ordinance 2025-10, an Ordinance rezoning certain lands along 4th Avenue NE from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3) (roll call).***



## CITY OF MENOMONIE COUNCIL MEETING

### STAFF COMMENTS

Monday – November 17, 2025

- b) Enclosed is Proposed Ordinance 2025-11, an Ordinance amending portions of Section 14-5-2 relating to Subdivision Improvements and a memorandum regarding the same. Public Works Director Schofield will be on hand to answer Council questions. If the City Council concurs with the proposed ordinance, the appropriate motions would be:
- i) ***Waive the first reading Proposed Ordinance 2025-11, an Ordinance amending portions of Section 14-5-2 relating to Subdivision Improvements*** (simple majority).
  - ii) ***Waive the second reading Proposed Ordinance 2025-11, an Ordinance amending portions of Section 14-5-2 relating to Subdivision Improvements*** (simple majority).
  - iii) ***Adopt Proposed Ordinance 2025-11, an Ordinance amending portions of Section 14-5-2 relating to Subdivision Improvements*** (roll call vote).



## CITY OF MENOMONIE COUNCIL MEETING

### STAFF COMMENTS

Monday – November 17, 2025

c) Enclosed is Proposed Ordinance 2025-12, an Ordinance amending portions of Section 10-4-7 Off Street Parking and a memorandum regarding the same. Public Works Director Schofield will be on hand to answer Council questions. If the City Council concurs with the proposed modifications, the appropriate motions would be:

- i) ***Modify Paragraphs 7, 8 and 9 of Proposed Ordinance 2025-12 to change the threshold to eight (8) parking stalls before paving and curbing is required*** (simple majority).
- ii) ***Waive the first reading Proposed Ordinance 2025-12, an Ordinance amending portions of Section 10-4-7 Off Street Parking*** (simple majority).

Although City Staff do not recommend it, due to the suggested modifications listed above, the City Council may also do the following:

- iii) ***Waive the second reading Proposed Ordinance 2025-12, an Ordinance amending portions of Section 10-4-7 Off Street Parking*** (simple majority).
- iv) ***Adopt Proposed Ordinance 2025-12, an Ordinance amending portions of Section 10-4-7 Off Street Parking*** (roll call vote).



## CITY OF MENOMONIE COUNCIL MEETING

### STAFF COMMENTS

Monday – November 17, 2025

d) Enclosed is Proposed Ordinance 2025-13, an Ordinance creating Section 10-4-11 Site Lighting and a memorandum regarding the same. Public Works Director Schofield will be on hand to answer Council questions. If the City Council concurs with the proposed modifications, the appropriate motions would be:

- i) ***Modify Paragraph A of Proposed Ordinance 2025-13 to add “and have a maximum corrected color temperature of 4,000 Kelvin.”*** (simple majority).
- ii) ***Modify Paragraph E of Proposed Ordinance 2025-13 to add “12. Decorative holiday lighting”*** (simple majority).
- iii) ***Waive the first reading Proposed Ordinance 2025-13, an Ordinance creating Title 10, Chapter 4, Section 11 Site Lighting*** (simple majority).

Although City Staff do not recommend it, due to the suggested modifications listed above, the City Council may also do the following:

- iv) ***Waive the second reading Proposed Ordinance 2025-13, an Ordinance creating Title 10, Chapter 4, Section 11 Site Lighting*** (simple majority).
- v) ***Adopt Proposed Ordinance 2025-13, an Ordinance creating Title 10, Chapter 4, Section 11 Site Lighting*** (roll call vote).



## CITY OF MENOMONIE COUNCIL MEETING

### STAFF COMMENTS

Monday – November 17, 2025

#### 6. New Business

- a) Enclosed is Proposed Ordinance 2026-01, an Ordinance amending portions of Title 10 of the City Code with respect to Data Centers and a memorandum regarding the same. Public Works Director Schofield will be on hand to answer Council questions. If the City Council is willing to consider the proposed ordinance, the appropriate motions would be:
  - i) ***Introduce Proposed Ordinance 2026-01, an Ordinance amending portions of Title 10 of the City Code with respect to warehouse definition, data center definition and creation of Data Center Industrial (I-4) District*** (no vote).
  - ii) ***Refer Proposed Ordinance 2026-01, an Ordinance amending portions of Title 10 of the City Code with respect to warehouse definition, data center definition and creation of Data Center Industrial (I-4) District to the Plan Commission for Review and Recommendation*** (simple majority).
- b) Enclosed is a memorandum regarding a proposed Grant Application with Dunn County to Wisconsin Department of Military Affairs for Daily Use Radio Grant Program. Police Chief Hollister will be on hand to answer any Council questions. If the City Council concurs with the application, and local share, the appropriate motion would be ***Approve the Proposed Grant Application with Dunn County to Wisconsin Department of Military Affairs for Daily Use Radio Grant Program and the local share not to exceed \$100,000*** (roll call vote).



## CITY OF MENOMONIE COUNCIL MEETING

### STAFF COMMENTS

Monday – November 17, 2025

#### 7. Budget Transfers

As of this writing, no budget transfer requests have been received.

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

#### 10. Claims

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

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

#### 11. Licenses

As of this writing, no license requests have been received.

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 November 17, 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, and Sommerfeld. Erdman was absent.

MOTION made by Yonko, seconded by Luther, and carried unanimously to approve the minutes of the November 3, 2025, council meeting.

PUBLIC HEARING – Darin Witucki, representing the Menomonie Public Library Board of Trustees, in Director Joleen Sterk's absence, spoke in support of agenda item 5 (a) and was present to answer any questions related to the proposed Ordinance 2025-14.

PUBLIC COMMENTS – Becca Schoenborn, Executive Director of Downtown Menomonie, spoke in support of agenda item 6 (a).

ORDINANCE – MOTION to INTRODUCE proposed Ordinance 2025-14, an ordinance appropriating the necessary funds for the operation of the government and administration of the City of Menomonie for the year 2026 with a tax levy of \$8,568,596, was made by Yonko. MOTION was made by Crowe, seconded by Pickard, and carried to waive the first reading of Ordinance 2025-14. MOTION was made by Gentz, seconded by Sommerfeld, and carried to waive the second reading of Ordinance 2025-14. MOTION was made by Yonko, seconded by Schwebs and carried on roll call vote to ADOPT Ordinance 2025-14. Ayes (9): Luther, Crowe, Sutherland, Yonko, Pickard, Schwebs, Gentz, Solberg, and Sommerfeld; Noes (1): Brennan.

ORDINANCE – MOTION was made by Brennan, seconded by Crowe, and carried to waive the first reading of proposed Ordinance 2025-09, an Ordinance amending Title 14, Chapter 4 of the City Code to decrease the minimum lot area and lot width for lots served by public sewer. MOTION was made by Pickard, seconded by Schwebs, and carried to waive the second reading of proposed Ordinance 2025-09. MOTION was made by Brennan, seconded by Gentz and carried unanimously to ADOPT Ordinance 2025-09.

MOTION was made by Crowe, seconded by Pickard, and carried unanimously on roll call vote to approve the Business Improvement District (Downtown Menomonie) 2026 Operating Plan.

MOTION was made by Brennan, seconded by Pickard, and carried unanimously approve Resolution 2025-17 regarding the WisDOT TAP-SRTS Project.

MOTION was made by Brennan, seconded by Sommerfeld, and carried unanimously approve Resolution 2025-18 regarding Setting Polling Locations in the City of Menomonie for Elections.

MOTION was made by Brennan, seconded by Pickard, and carried unanimously to direct City Staff to prepare an Amendment to City Code 6-3-1 to adjust speed limits on South Broadway Street (STH 25) for further consideration and submit the proposed changes to WisDOT for review.

MOTION was made by Schwebs, seconded by Solberg, and carried unanimously on roll call vote to Approve the Budget Transfers, as presented.

MAYOR’S REPORT – The Mayor announced that the lights are just about ready to be turned on at Wolske Bay, and there is space and availability for corporate displays. The Mayor also shared that the Winterdaze Parade will be on December 11, 2025 at 6:30pm.

COMMUNICATIONS AND MISCELLANEOUS BUSINESS – Alderperson Pickard encouraged the community to engage in local elections by becoming election inspectors for the City. Alderperson Crowe wished his wife a happy birthday and thanked spouses and partners of all Alderpersons for their support in allowing them to serve in local government. Alderperson Luther inquired about the City’s status with compliance checks for bars and restaurants and Chief Hollister addressed the question, explaining that the checks are mostly complaint-based due to the demands of staffing and time. Alderperson Brennan thanked Chief Hollister for the overserving training offered to the community. Brennan also encouraged folks to attend and/or volunteer for the Dunn County Historical Society Wakanda Wonderland on December 13.

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

NOVEMBER 17, 2025 CLAIMS

ADVANTAGE POLICE SUPPLY INC	\$1,001.83
AMAZON	\$8.54
CEDAR CORP	\$1,037.00
DIGGERS HOTLINE	\$287.00
JAMAR COMPANY (BARTINGALE MECHANICAL)	\$445.45
NCL OF WISCONSIN INC	\$968.68

PITNEY BOWES GLOBAL	\$400.08
TDS	\$69.99
US POSTAL SERVICE	\$335.32
VERIZON	\$6,437.22
WIPFLI LLP	\$30,740.00
WI DEPT OF JUSTICE	\$91.00
TOTAL	\$41,822.11

#### PARKING UTILITY CLAIMS

CITY TREASURER	\$509.05
CLANCY SYSTEMS INTERNATIONAL	\$350.00
IPS GROUP	\$930.05
TOTAL	\$1,789.10

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

LICENSE YEAR – 2025-2026

TEMPORARY CLASS “B” BEER LICENSE:

Menomonie Youth Hockey Association – 620 17<sup>th</sup> St SE

- UW-Stout Hockey  
12/06/2025, 12/13/2025, 01/06/2026, 01/16/2026 - 01/17/2026, 01/23/2025,  
01/30/2025 – 01/31/2025, 02/13/2025 – 02/14/2025

MOBILE FOOD ESTABLISHMENT:

Consuming Fire, LLC, E6684 870<sup>th</sup> Ave Colfax, WI, 54730

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

Kate Martin, City Clerk





## MEMORANDUM

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

TO: Mayor Knaack & City Council

FROM: David Schofield, Director of Public Works

SUBJECT: Proposed Ordinance 2025-10 – Rezoning of Certain Lands Along 4<sup>th</sup> Avenue NE

DATE: December 1, 2025 City Council Meeting

Bridge to Hope, Inc. has submitted the attached Request for Rezoning from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3) for lands along 4<sup>th</sup> Avenue NE.

While reviewing a proposed solar system, it was determined that the existing Bridge to Hope campus is spread across two parcels in two different zoning districts. To address this discrepancy, Bridge to Hope has submitted the attached Request for Rezone and a certified survey map (which has been approved contingent upon adoption of this ordinance).

The City Council introduced and referred Proposed Ordinance 2025-10 on November 3. The Plan Commission unanimously recommended adoption on November 10. The Notice of Public Hearing was published on November 12 and November 19 and mailed to property owners within 350-feet of the proposed rezoning. A Public Hearing will be held at this meeting.

If the City Council concurs with the proposed rezoning, the following actions would be appropriate: ***Waive the first reading of Proposed Ordinance 2025-10, an Ordinance Rezoning Certain Lands along 4<sup>th</sup> Avenue NE from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3)*** (simple majority), and ***Waive the second reading of Proposed Ordinance 2025-10, an Ordinance Rezoning Certain Lands along 4<sup>th</sup> Avenue NE from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3)*** (simple majority), and ***Adopt Proposed Ordinance 2025-10, an Ordinance Rezoning Certain Lands along 4<sup>th</sup> Avenue NE from Limited Multiple Family Residential District (R-2) to Multiple Family Residential District (R-3)*** (roll call).

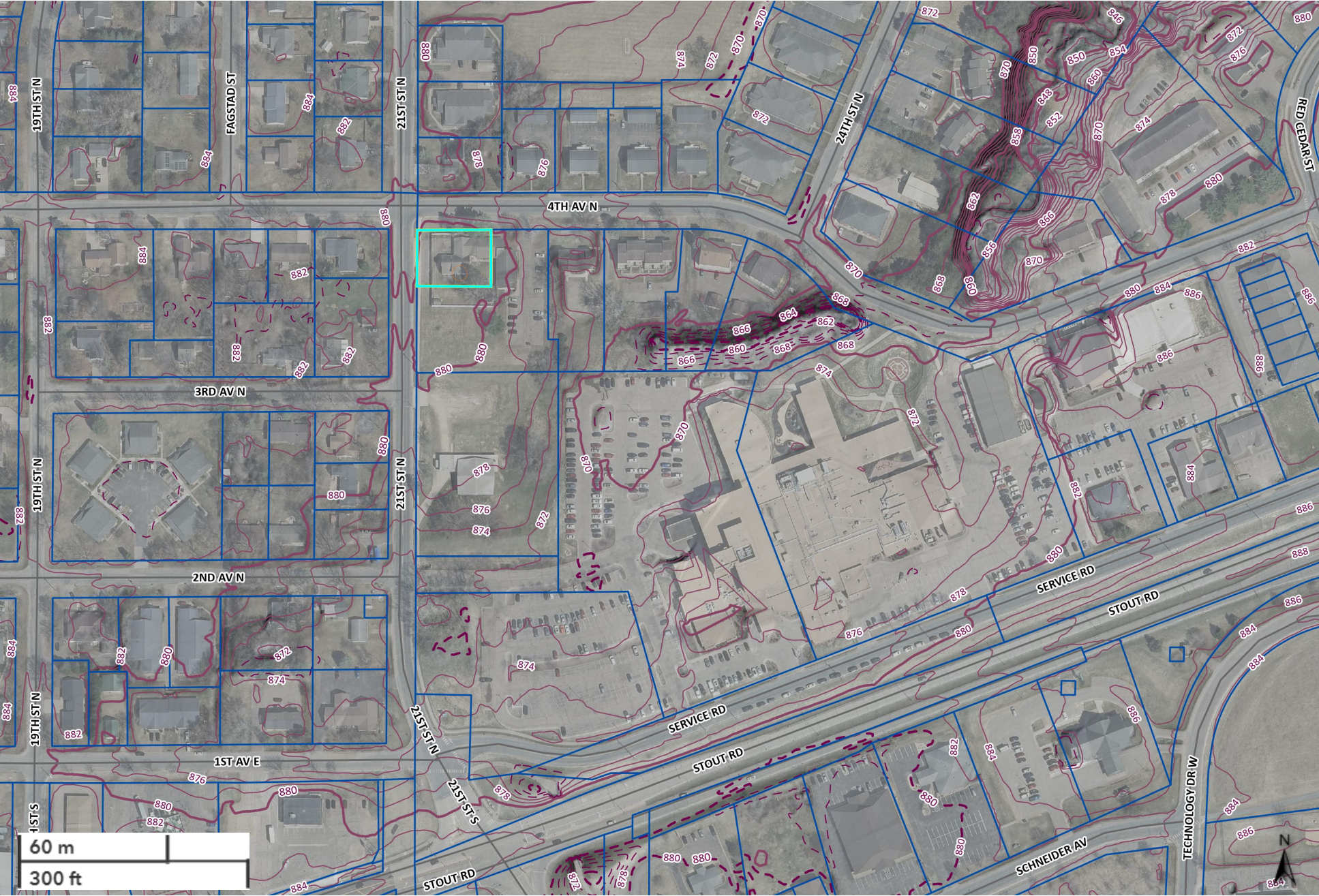
### Attachments:

- Location Map.
- Public Hearing Notice.
- Request for Rezoning.
- City Code 10-9 Multiple Family Residential (R-3) District.
- Proposed Ordinance 2025-10.

# Bridge to Hope Rezone

## 4th Avenue NE

Created by: DAS





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

November 5, 2025

To Whom It May Concern:

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

The Bridge to Hope, located at 2110 4<sup>th</sup> Avenue NE has requested to rezone a portion of their property from Limited Multiple Family Residential (R-2) to Multiple Family Residential (R-3). The remainder of their property is already zoned Multiple Family Residential (R-3). The purpose of this rezoning is to make the entire property the same zoning.

**No change in use is proposed at this time.**

Your property is within 350-feet of the property requested to be rezoned and thus you are required to be notified.

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

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

Respectfully Submitted,  
CITY OF MENOMONIE

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

David Schofield, PE  
Director of Public Works

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Menomonie will hold a public hearing in the City Council Chambers (800 Wilson Avenue, First Floor South Wing, Menomonie, WI 54751) at 7:00 p.m. on December 1, 2025, regarding the following proposed change in the Zoning Ordinance:

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

See the attached map.

A part of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Twenty-five (25), Township Twenty-eight (28) North, Range Thirteen (13) West, City of Menomonie, Dunn County, Wisconsin, being further described as follows:

Commencing at the Southwest corner of said Northwest Quarter (NW  $\frac{1}{4}$ ) of Northeast Quarter (NE  $\frac{1}{4}$ ); thence North along the West line thereof, 629.55 feet; thence North  $89^{\circ}44'$  East, 33.0 feet to the point of beginning of the parcel hereby described; thence continuing North  $89^{\circ}44'$  West, 132 feet; thence South 98.55 feet; thence South  $89^{\circ}44'$  West, 132 feet; thence North 98.55 feet to the point of beginning.

Parcel contains  $\pm 13,009$  Square Feet or  $\pm 0.30$  Acres.

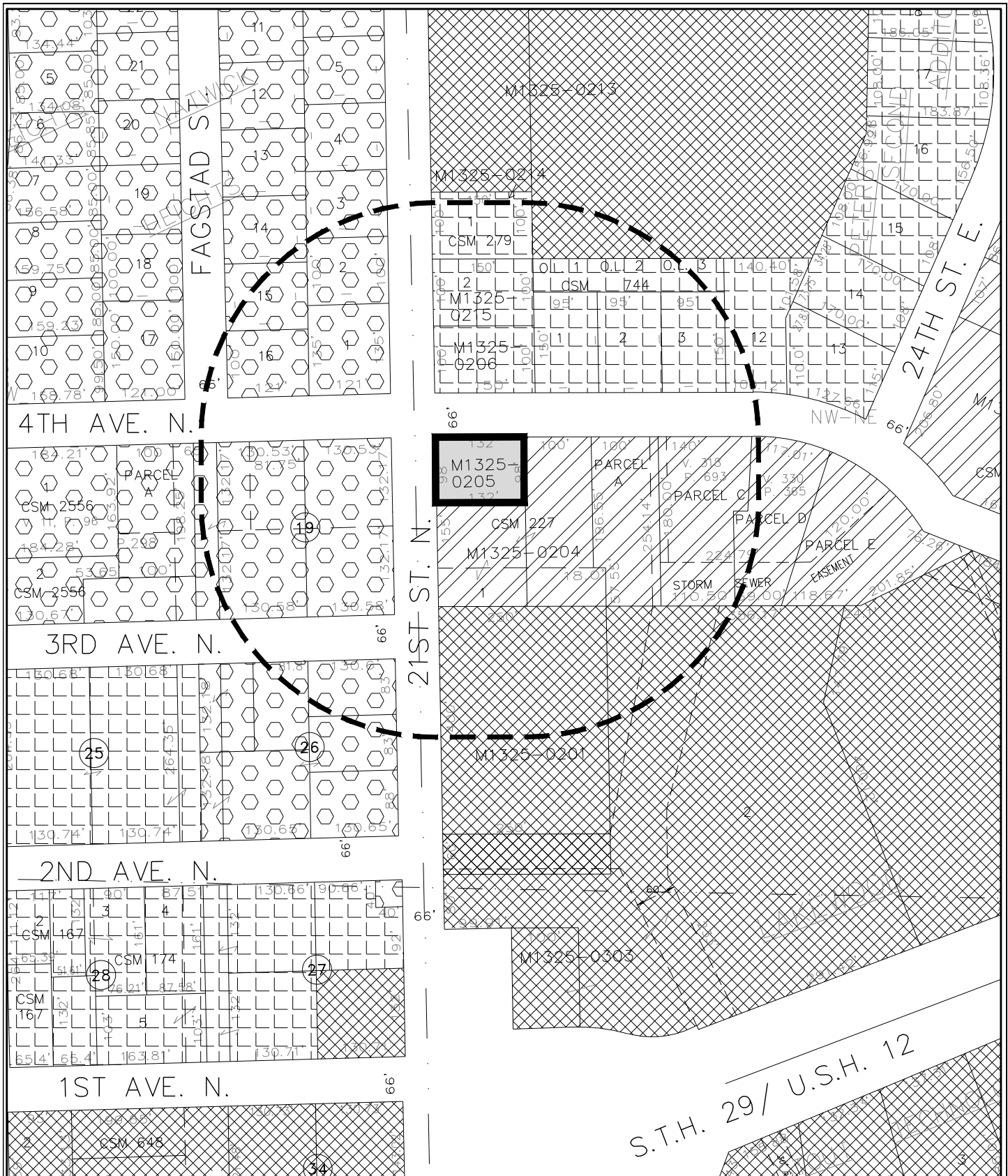
From: Limited Multiple Family Residential District (R-2)  
To: Multiple Family Residential District (R-3).

(ATTACH MAP)

Dated: November 5, 2025

Published: November 12, 2025  
November 19, 2025

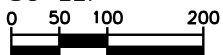
Kate Martin, City Clerk









## CITY OF MENOMONIE



SCALE:



-  B-2 LOCAL COMMERCIAL DISTRICT
-  R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
-  R-2 LIMITED MULTIPLE RESIDENTIAL DISTRICT
-  R-3 MULTIPLE RESIDENTIAL DISTRICT

-  REZONE FROM R-2 TO R-3
-  350'-NOTIFICATION LIMITS AS REQUIRED BY THE CITY ORDINANCE



**The Bridge to Hope Inc**

2110 4<sup>th</sup> Ave N

Menomonie, WI 54751

mollym@thebridgetohope.org

(715) 235-9074

10-23-2025

**David Schofield**

Director of Public Works

City of Menomonie

800 Wilson Ave

Menomonie, WI 54751

**Subject:** Rezoning Application for Parcel # 1725122813251200003

Dear City of Menomonie,

I am writing to formally request consideration for the rezoning of the property located at Parcel # 1725122813251200003 from R-2 zoning to R-3 zoning. This request is intended to unify the zoning for The Bridge to Hope's parcels

Enclosed with this letter are the completed Request for Rezoning Application, \$250 Application Fee, Legal Description of Rezone Parcel and Exhibit showing rezone parcel to assist in your review. I welcome the opportunity to discuss this proposal further and address any questions during the review process.

Sincerely,

The Bridge to Hope

DATE: 10/23/2025

## REQUEST FOR REZONING



NAME: The Bridge to Hope Inc

ADDRESS: 2110 4th Ave N, Menomonie, WI 54751

TELEPHONE NUMBER: (715) 235-9074

EMAIL ADDRESS: mollym@thebridgetohope.org

PROPERTY OWNER IF DIFFERENT THAN ABOVE: n/a

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

Parcel # 1725122813251200003

EXACT LEGAL DESCRIPTION OF PROPERTY:

See Attached

CURRENT ZONING: R-2

PROPOSED ZONING: R-3

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Continue existing use. The request to rezone is to have the entire campus under the same zoning.

Emily Patterson  
Applicant's Signature

NON-REFUNDABLE FEE: \$250

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

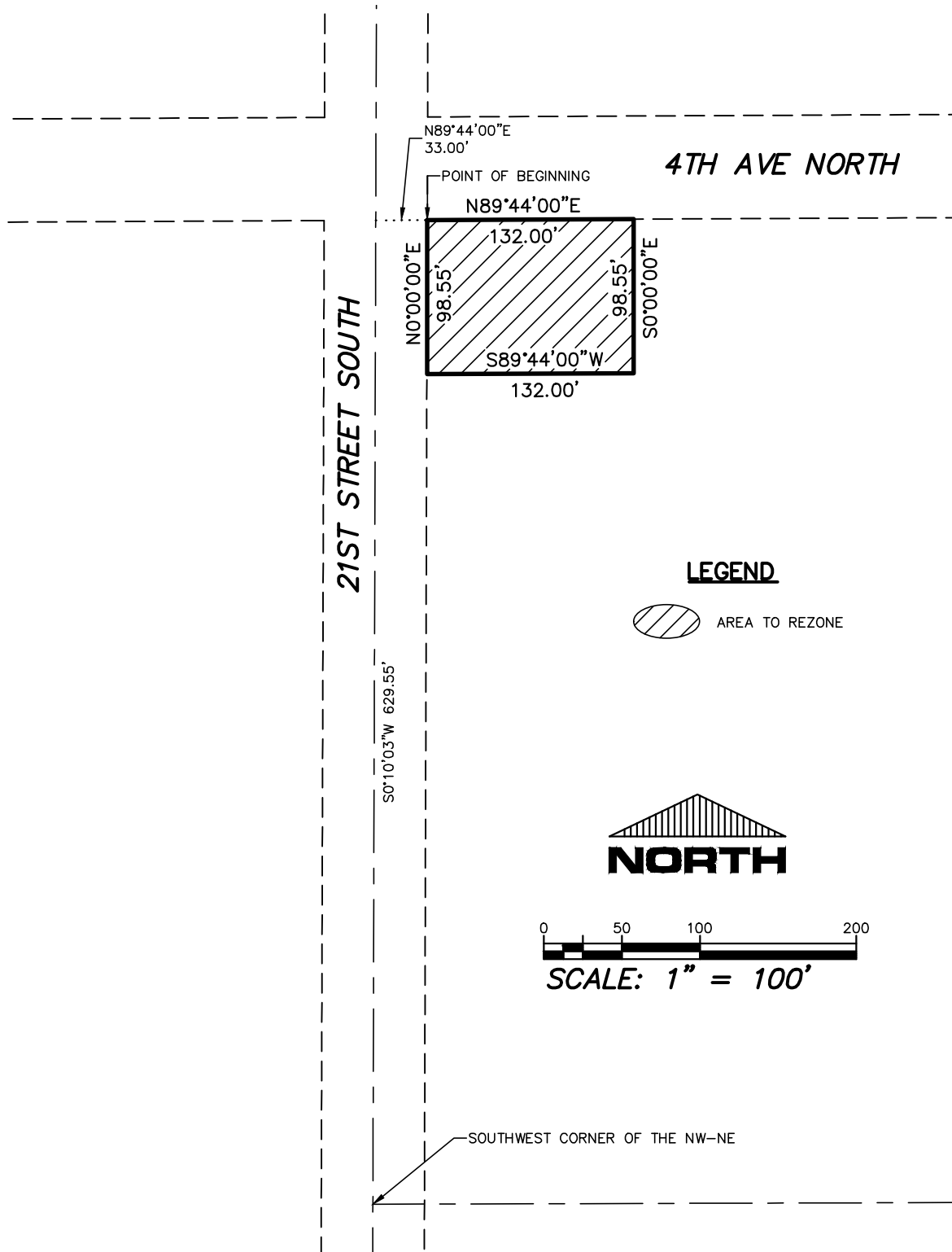
To City Council: \_\_\_\_\_

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

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

Real Property Description:

A part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-five (25), Township Twenty-eight (28) North, Range Thirteen (13) West, City of Menomonie, Dunn County, Wisconsin, being further described as follows: Commencing at the Southwest corner of said Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼); thence North along the West line thereof, 629.55 feet; thence North 89°44' East, 33.0 feet to the point of beginning of the parcel hereby described; thence continuing North 89° 44' West, 132 feet; thence South 98.55 feet; thence South 89° 44' West, 132 feet; thence North 98.55 feet to the point of beginning.



## REZONE EXHIBIT

2110 4TH AVENUE NORTH  
MENOMONIE, WI 54751

1725122813251200004

4TH AV N

2110

1725122813251200003

2202

1725122813251200019

1725122813251200002

1725122813251200001

21ST ST N

## CHAPTER 9

### R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

#### SECTION:

#### 10-9-1: Uses

#### 10-9-2: Height, Yards, Area And Other Regulations

##### 10-9-1: USES:

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

Any use permitted in the single-family and limited multiple-family residential districts; multiple-family buildings.

Assisted living facilities and nursing homes, as defined in section 50.01, Wisconsin statutes.

Community living arrangements as defined in subsection 10-4-2N of this title.

Hospitals and clinics, but not veterinary hospitals or clinics.

Lodging or rooming houses.

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

Private clubs, fraternities and lodges, except those whose chief activity is a service customarily carried on as a business.

Twin homes. (1975 Code Ch. 18 § IX; amd. Ord. 2013-07, 4-1-2013)

##### 10-9-2: HEIGHT, YARDS, AREA AND OTHER REGULATIONS:

In the multiple-family residential district, height and width of buildings, the minimum dimensions of yards, the minimum dwelling size, the minimum lot area, the vision clearance, off street parking, usable open space and other requirements shall be as follows for all buildings hereafter erected, converted in use, enlarged, moved or structurally altered:

- A. Height: Forty five feet (45') or three (3) stories, whichever is least.
- B. Front Yard Setback: There shall be a front yard setback of twenty five feet (25').
- C. Side Yard Setback: There shall be a side yard setback of ten feet (10'). When a parcel of land in this zoning district abuts a single-family residential district, the required side yard setbacks shall not be used for parking, trash enclosures, or accessory structures.
- D. Rear Yard Setback: Twenty five feet (25'). When abutting a single-family residential district, the first ten feet (10') of the rear yard setback shall not be used for parking, trash enclosures or accessory

structures.

E. Minimum Dwelling Size: The minimum floor area for each dwelling unit shall be required as follows:

Number Of Dwelling Units	Floor Area Per Unit
1	800 square feet
2	600 square feet
Over 2	500 square feet

F. Minimum Building Width: Twenty four feet (24'). "Width" is defined at subsection 10-7-2E of this title.

G. Lot Area:

1. The following minimum lot sizes shall be provided for the indicated occupancy levels:

Number Of Dwelling Units	Lot Area
1	8,000 square feet
2	10,000 square feet
3	12,000 square feet
4	14,000 square feet
5 to 12	14,000 square feet, plus 2,000 square feet for each unit over 4
Planned unit development	2,500 square feet per unit

2. No lot laid out, platted, divided or redivided after the effective date hereof shall be less than eighty feet (80') in width, except as allowed in a planned unit development.

3. A minimum of ninety percent (90%) of the required minimum lot area shall be suitable for building purposes and shall be continuous to the main building site.

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

I. Off Street Parking: Two (2) spaces for each dwelling unit or one space for each occupant of a rooming and lodging house. The side yard setback and the first ten feet (10') of the rear yard setback shall not be used for parking when abutting a single- family residential district. Parking for other permitted uses shall be the same as provided in section 10-4-7 of this title.

J. Usable Open Space:

1. At least fifteen percent (15%) of the lot, exclusive of areas listed in subsection J2 of this section, shall be permanently reserved as usable open space.

2. The following areas shall not be included in calculating the minimum amount of usable open space:

- a. Areas within the required front and side yard setbacks;
- b. Open spaces less than twenty feet (20') in width and depth;

- c. Existing or proposed street rights of way;
- d. Parking areas and driveways;
- e. Building square footage.

3. Up to twenty five percent (25%) of the usable open space may consist of designated floodway, the surface area of water bodies and/or areas having slopes greater than thirty percent (30%). (Ord. 2008-05, 5-19-2008; amd. Ord. 2024-08, 6-3-2024)

**ORDINANCE 2025-10 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 Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-five (25), Township Twenty-eight (28) North, Range Thirteen (13) West, City of Menomonie, Dunn County, Wisconsin, being further described as follows:

Commencing at the Southwest corner of said Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼); thence North along the West line thereof, 629.55 feet; thence North 89°44' East, 33.0 feet to the point of beginning of the parcel hereby described; thence continuing North 89° 44' West, 132 feet; thence South 98.55 feet; thence South 89° 44' West, 132 feet; thence North 98.55 feet to the point of beginning.

Be and hereby is changed from **Limited Multiple Family Residential District (R-2)** to **Multiple Family Residential District (R-3)**.

**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: Proposed Ordinance 2025-11 - Subdivision Improvements

DATE: December 1, 2025 City Council Meeting

City Code 14-5-2.C.5 contains antiquated requirements for street improvements in new subdivisions which conflict with similar provisions in City Code 14-3-4.

City Staff recommend amending City Code 14-5-2.C.5.

The City Council introduced and referred Proposed Ordinance 2025-11 on November 3. The Plan Commission unanimously recommended adoption on November 10. The Notice of Public Hearing was published on November 12 and November 19. A Public Hearing will be held at this meeting.

If the City Council concurs with the proposed amendment, the following actions would be appropriate: ***Waive the first reading of Proposed Ordinance 2025-11, an Ordinance amending portions of Title 14, Chapter 5, Section 2 Subdivision Regulations Streets and Utilities*** (simple majority), and ***Waive the second reading of Proposed Ordinance 2025-11, an Ordinance amending portions of Title 14, Chapter 5, Section 2 Subdivision Regulations Streets and Utilities*** (simple majority), and ***Adopt Proposed Ordinance 2025-11, an Ordinance amending portions of Title 14, Chapter 5, Section 2 Subdivision Regulations Streets and Utilities*** (roll call).

### Attachments:

- Public Hearing Notice
- City Code 14-3-4 Subdivision Regulations Final Plat
- City Code 14-5-2 Subdivision Regulations Streets and Utilities
- Proposed Ordinance 2025-11

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Menomonie will hold a public hearing in the Council Chambers of City Hall on the first floor of 800 Wilson Ave. in the City of Menomonie at 7:00 p.m. on Monday, December 1, 2025, which hearing shall be on the following proposed change in the Zoning Ordinance:

Section 14-5-2 C. 5. of the City Code is hereby amended in its entirety to read as follows:

5. Streets: Streets shall be a minimum of thirty-two feet (32') wide (as measured from the face of curb to the face of curb), with twelve inches (12") of granular subbase, eight inches (8") of crushed aggregate base, three inches (3") of hot mix asphalt pavement, and twenty-four inch (24") wide mountable or barrier curb and gutter. Ribbon curbs with roadside ditches are prohibited.

Dated: November 5, 2025

Published: November 12, 2025  
November 19, 2025

Kate Martin, City Clerk

#### **14-3-4: FINAL PLAT:**

##### **A. General Requirements:**

1. The final plat shall conform, as applicable, to the approved preliminary plat, to sections 236.20 and 236.21, Wisconsin statutes, and to other applicable ordinances and state laws.
2. The plat shall be submitted for certification of those agencies having the authority to object to the plat, as provided in section 236.12, Wisconsin statutes.
3. Three (3) copies of the final plat and other required information shall be submitted to the city plan commission within six (6) months of preliminary plat approval, unless this requirement is waived by the plan commission.
4. The plan commission shall refer the final plat with its recommendations to the common council within thirty (30) days of its submission, unless this time is extended by the common council.
5. Final plats shall be accompanied by additional information required by the city including construction plans of all improvements to be installed by the subdivider.
6. Information shall be submitted at least ten (10) workdays prior to the regular meeting of the common council at which they may be considered.
7. The common council shall approve or reject the final plat within sixty (60) days of its submission, unless the time is extended by agreement with the subdivider.
8. Following approval, final plats shall be recorded in accordance with the requirements of section 236.25, Wisconsin statutes.

##### **B. Methods Of Financing:**

1. No final plat for the subdivision of land in the city, or within an area for which an annexation petition has been filed, shall be approved by the common council until the subdivider has made arrangements to install required improvements, as provided under subsection B2 of this section. In this section, "required improvements" means street improvements, including curb and gutter, water facilities, sanitary sewer facilities and storm drainage facilities.

2. Required improvements may be provided in one of the following ways at the discretion of the city:

- a. By entering into a developer's agreement, suitable for recording in the office of the Dunn County register of deeds, with the city before the final plat is submitted for approval, whereby subdivider agrees to install the required improvements. The subdivider shall file with said agreement a bond meeting the approval of the city attorney or a certified check or letter of credit, the choice of the guarantee being at the discretion of the city, in an amount equal to the estimate of cost of said improvements as prepared by the city engineer. Such bond, check or letter of credit shall constitute a guarantee that such improvements will be completed by the subdivider not later than three (3) years from the date of recording of the plat. It shall constitute a further guarantee that all obligations to subcontractors for work on the development are satisfied. The agreement will provide for the subdivider to install the improvements, including engineering and inspection costs reimbursed to the city by the subdivider, the same to be guaranteed as provided herein.

All contractors and subcontractors who are to be engaged in construction or improvements on dedicated street rights of way shall be designated as qualified for such work by the city engineer.

- b. Installation by the city subject to payments by the subdivider as provided in subsections B2b(1), B2b(2) and B2b(3) of this section. The city may choose this option if the developer demonstrates to the common council the financial ability to reimburse the city for the installation of improvements by providing to the city sufficient financial guarantee, marketing plan, feasibility study,

#### **14-5-2: STREETS AND UTILITIES:**

A. Installation Procedure: Before the final plat of a subdivision located within the city limits or within an area for which an annexation petition has been filed will be approved, the subdivider shall complete one of the following alternative procedures with respect to the installation of water facilities, sanitary sewers, street grading and surfacing, and other required improvements:

1. Install such street grading, surfacing and utility improvements in accordance with plans developed by the city and pay the cost of engineering, legal, administration and inspection by the city prior to approval of the subdivision.
2. Enter into a contract with the city agreeing to install such improvements within a time schedule set by the plan commission and either file a bond or deposit a certified check with the city clerk, to guarantee such installations within such time. Such bond or certified check must be approved by the city attorney and shall be in an amount equal to the total estimated cost of the improvements, including inspection charges. The construction shall conform to a time schedule which shall not exceed five (5) years. The installation shall be in accordance with plans developed by the city. The developer shall pay the costs of engineering, legal, administration and inspection.
3. Petition the city clerk for installation of required improvements in accordance with the applicable city special assessment policy for installation of improvements and waive rights to notice and hearing for special assessments. This procedure for installation of improvements may be used only when approved by the common council following recommendation of the plan commission.

When special assessment procedure is used, the subdivider shall furnish evidence and security as required by the city to ensure payment of levied assessments including deposits and/or bonds.

#### **B. Improvement Cost Sharing:**

1. If any improvement is installed which benefits lands beyond the boundaries of the subdivision, the city may make provision for causing a portion of the cost of the improvement, representing the benefit to lands beyond the boundaries of the subdivision, to be assessed against the same and such portions of the whole cost of said improvements as will represent the benefit to the property within the subdivision.
2. When the proposed subdivision is not adjacent to existing utilities, the developer may request that the connecting utilities be installed by the city with costs assessed to benefitted properties. If the area between the subdivision and existing utilities is not developed, the city may require the installation of connecting utilities as part of required improvements in the subdivision with no participation by other properties. If assessment of benefits is not currently determined feasible, the subdivider may enter into an agreement with the city stating that the assessable costs of the utilities be refunded to the subdivider when benefitted properties are subdivided or connected to utilities. The agreement shall be consistent with the rules of the Wisconsin public service commission.

#### **C. Improvements Required:**

1. Water Supply: When a proposed subdivision is located adjacent to or reasonably near the existing service area of a public water system, water lines shall be extended and service connections shall be stubbed to the property line of each lot. Fire hydrants shall also be provided. The city shall determine whether public water supply to the subdivision is feasible.
2. Sanitary Sewer: When a subdivision is located in an area which can be served by public sewer, sanitary sewer mains and laterals shall be installed so that each lot is adequately served. The city shall determine whether the subdivision can be served by public sewer.
3. Storm Drainage: A drainage system that will adequately drain surface water runoff within the subdivision shall be provided including ditches, culverts, easements and piping if required.
4. Utilities:

a. The subdivider shall make necessary arrangements and pay assessable costs and fees for the installation of adequate electrical power and telephone within the subdivision. A copy of agreements for utility installation shall be submitted to the city for approval.

b. Electric distribution lines, telephone and telegraph lines, community antenna television cables, and services constructed within the subdivision shall be buried underground, unless the common council shall specifically find after study and recommendation by the plan commission that the placing of utilities underground would not be compatible or feasible within the subdivision.

5. Streets: Streets shall be graded to full width and roadways graded to subgrade according to plans developed by the city. After installation of water and sewer facilities, roadways shall be surfaced with six inches (6") of three-fourths inch (3/4") maximum size crushed gravel or lime rock and an asphalt seal coat in accordance with city specifications.

6. Public Access: Public access to waterways shall be graded and surfaced as a public street.

7. Streetlights:

a. The subdivider shall make necessary arrangements and pay costs and fees for the installation of adequate street lighting within the subdivision. Streetlights shall be installed at street intersections and at other locations designated by the city. Streetlight wires shall be consistent with electrical distribution wiring in the subdivision. Where underground wiring is installed the streetlight wires shall be underground.

b. The type of pole and fixture shall comply with standards set by the city. Fixtures shall be high pressure sodium or mercury vapor and provide a minimum of six thousand (6,000) mean lumens. Fixture height shall be approximately thirty feet (30').

c. Ornamental lighting may be installed if approved by the city.

D. Improvements Required; Extraterritorial Area: Improvements shall be installed as required by applicable city and county ordinances and regulations. (1975 Code Ch. 22 § VI)

**ORDINANCE 2025 - 11 OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2025.**

An ordinance amending Title 14, Chapter 5, Section 2. C. 5. of the City Code.

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

**Section 1.** Section 14-5-2 C. 5. of the City Code is hereby amended in its entirety to read as follows:

5. Streets: Streets shall be a minimum of thirty-two feet (32') wide (as measured from the face of curb to the face of curb), with twelve inches (12") of granular subbase, eight inches (8") of crushed aggregate base, three inches (3") of hot mix asphalt pavement, and twenty-four inch (24") wide mountable or barrier curb and gutter. Ribbon curbs with roadside ditches are prohibited.

**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: Chairman Luther & Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Proposed Ordinance 2025-12 - Off Street Parking

DATE: December 1, 2025 City Council Meeting

City Staff recently noted that the City Code 10-4-7-C contains antiquated requirements for off street parking. For example, the code refers to “dust free surfacing”, a term which is never defined.

City Staff recommend amending City Code 10-4-7-C.

The City Council introduced and referred Proposed Ordinance 2025-12 on November 3. The Plan Commission recommended adoption on November 10. The Notice of Public Hearing was published on November 12 and November 19. A Public Hearing will be held at this meeting.

At both the City Council and the Plan Commission meetings, there was discussion as to whether three (3) parking stalls was the appropriate threshold to require paving and curbing. I note that most commercial sites have at least eight (8) parking stalls and would therefore recommend adjusting the threshold thereto. If the City Council would like to amend that portion of the ordinance to a different threshold, it may do so with the following motion ***Modify Paragraphs 7, 8 and 9 of Proposed Ordinance 2025-12 to change the threshold to eight (8) parking stalls before paving and curbing is required*** (simple majority).

If the City Council concurs with the proposed amendment, the following action would be appropriate: ***Waive the first reading of Proposed Ordinance 2025-12, an Ordinance amending portions of Title 10, Chapter 4, Section 7 Off Street Parking*** (simple majority).

Due to the potential modifications listed above, City Staff would suggest waiting to waive the second reading and adopt until the next meeting.

### Attachments:

- Public Hearing Notice
- City Code 10-4-7 Off Street Parking
- Proposed Ordinance 2025-12

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Menomonie will hold a public hearing in the Council Chambers of City Hall on the first floor of 800 Wilson Ave. in the City of Menomonie at 7:00 p.m. on Monday, December 1, 2025, which hearing shall be on the following proposed change in the Zoning Ordinance:

Section 10-4-7-C of the City Code is hereby amended in its entirety to read as follows:

### C. Supplemental Parking And Loading Space Requirements:

1. Each parking space shall be a minimum size of nine feet (9') wide by eighteen feet (18') long exclusive of aisles, driveways, and walks, and shall not include any portion of a street or alley, including its right-of-way.
2. Each parking space shall be directly accessible from an access aisle or from a street or alley.
3. Access aisles shall be a minimum of twenty-four feet (24') wide, shall connect to a street or alley, and shall include a ten foot (10') long turnaround extension at dead ends.
4. Required parking spaces for dwellings, trailer coaches, mobile homes, motels, autocourts, and auto camps shall be located on the same premises as the use served. For other uses, where this would be unreasonable or an unnecessary hardship, the board of appeals may approve the location of a portion of the required stalls on other nearby property.
5. Required parking spaces provided on a lot or in a building shall be kept clear of other uses and obstructions to parking.
6. All parking spaces shall be graded and drained.
7. All parking spaces in parking lots containing three (3) or more spaces shall be surfaced with concrete or hot mix asphalt.
8. All parking spaces in parking lots containing less than three (3) parking spaces shall be surfaced with concrete, hot mix asphalt, or crushed aggregate base.
9. All parking lots containing three (3) or more spaces shall be surrounded by six inch (6") tall barrier curb and gutter except at entrances from a street or alley, curb cuts for walkways, and curb cuts for drainage.

Dated: November 5, 2025

Published: November 12, 2025  
November 19, 2025

Kate Martin, City Clerk

#### 10-4-7: OFF STREET PARKING:

Off street automobile parking spaces and truck parking and loading spaces shall be provided in various districts as required below for buildings hereafter erected, converted in use, structurally altered, enlarged or moved, for uses hereafter established.

A. Automobile Parking Spaces: "Employee parking", unless otherwise defined in this section, is meant to be the number of employee positions on the highest staffed shift of operations. Automobile parking spaces shall be provided as follows for buildings and uses:

<u>Type Of Use</u>	<u>Parking Spaces</u>
<u>Type Of Use</u>	<u>Parking Spaces</u>
Bowling alleys	7 spaces for each alley, plus 1 space for each employee at peak employment
Car service drive-in stands	5 spaces for each employee required during periods of capacity patronage
Colleges or universities	1 space for each 8 students, plus 1 space for each employee
Doctor and dentist offices, medical clinics	3 spaces for each doctor or dentist, plus 1 space for each employee
Hospitals, convalescent and nursing homes	1 space for 3 beds, plus 1 space for each employee on the 2 largest shifts combined, plus 1 space for each staff doctor, in addition to spaces required for ambulances and other vehicles for patient delivery and pick up
Lodging or rooming houses	1 space for each occupant of a lodging or rooming house
Motels, hotels, tourist homes and courts	1 space for each guest overnight accommodation, plus 1 space for manager and for each employee
Multiple dwelling	2 spaces for each dwelling unit
Multiple dwellings occupied exclusively by persons 60 years of age or older	1 space for each dwelling unit
One-family and two-family dwellings	2 spaces for each dwelling unit, plus 1 space for each boarder or lodger
Other uses	In applying for permits for buildings and uses not included above, the applicant shall specify the minimum off street parking spaces to be provided, and the zoning administrator shall issue the permit subject to such provisions, and on the condition that spaces for additional need shall be provided, if and when such need occurs
Restaurants, taverns, nightclubs	1 space for each 3 seats provided for customers, plus 1 space for each employee
Retail business and service establishments	1 space for each 350 square feet of gross business floor area
Secondary schools	1 space for each 5 students, plus 1 space for each employee
Service stations	Spaces for all vehicles used in the business, plus 1 space for each employee; 2 spaces for each gas

Warehouses, industries

pump; and 3 spaces for each grease rack and auto wash space

1 space for each 2 employees on the largest shifts combined

B. Truck Parking And Loading: Off street spaces sufficient for all truck loading and truck storage and parking shall be provided in connection with all buildings and uses delivering and receiving goods, materials and supplies by truck and those using trucks in their business or operation.

C. Supplemental Parking And Loading Space Requirements:

1. Each parking space shall be a minimum size of nine feet by eighteen feet (9' x 18') exclusive of aisles, driveways and walks, and shall not include any portion of a street or alley. Access aisles serving perpendicular double loaded parking spaces shall be a minimum of twenty four feet (24') in width.

2. Required parking spaces for dwellings, trailer coaches, mobile homes, motels, autocourts and auto camps shall be located on the same premises as the use served. For other uses, where this would be unreasonable or an unnecessary hardship, the board of appeals may approve the location of a portion of the required stalls on other nearby property.

3. Required parking spaces provided on a lot or in a building shall be kept clear of other uses and obstructions to parking.

4. All parking spaces shall be graded and drained, and parking lots containing three (3) or more spaces shall be given a dust free surfacing.

D. Applicability: The requirements of subsection A of this section shall not be applicable in that portion of the general commercial district described at subsection 10-11-1A of this title. (1975 Code Ch. 18 § IV; amd. Ord. 2008-05, 5-19-2008)

**ORDINANCE 2025 - 12 OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2025.**

An ordinance amending Title 10, Chapter 4, Section 7 Off Street Parking.

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

**Section 1.** Section 10-4-7-C of the City Code is hereby amended in its entirety to read as follows:

**C. Supplemental Parking And Loading Space Requirements:**

1. Each parking space shall be a minimum size of nine feet (9') wide by eighteen feet (18') long exclusive of aisles, driveways, and walks, and shall not include any portion of a street or alley, including its right-of-way.
2. Each parking space shall be directly accessible from an access aisle or from a street or alley.
3. Access aisles shall be a minimum of twenty-four feet (24') wide, shall connect to a street or alley, and shall include a ten foot (10') long turnaround extension at dead ends.
4. Required parking spaces for dwellings, trailer coaches, mobile homes, motels, autocourts, and auto camps shall be located on the same premises as the use served. For other uses, where this would be unreasonable or an unnecessary hardship, the board of appeals may approve the location of a portion of the required stalls on other nearby property.
5. Required parking spaces provided on a lot or in a building shall be kept clear of other uses and obstructions to parking.
6. All parking spaces shall be graded and drained.
7. All parking spaces in parking lots containing three (3) or more spaces shall be surfaced with concrete or hot mix asphalt.
8. All parking spaces in parking lots containing less than three (3) parking spaces shall be surfaced with concrete, hot mix asphalt, or crushed aggregate base.
9. All parking lots containing three (3) or more spaces shall be surrounded by six inch (6") tall barrier curb and gutter except at entrances from a street or alley, curb cuts for walkways, and curb cuts for drainage.

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

INTRODUCED \_\_\_\_\_

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

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

PASSED \_\_\_\_\_

PUBLISHED \_\_\_\_\_

ATTEST \_\_\_\_\_

CITY CLERK, Catherine Martin

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

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

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

SUBMITTED BY:

\_\_\_\_\_  
ALDERPERSON



## MEMORANDUM

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

TO: Mayor Knaack & City Council

FROM: David Schofield, Director of Public Works

SUBJECT: Proposed Ordinance 2025-13 - Site Lighting

DATE: December 1, 2025 City Council Meeting

City Staff recently noted that the City Code does not address site lighting, except in the Neighborhood Office (B-4) District. City Staff recommend creating City Code 10-4-11 Site Lighting.

The City Council introduced and referred Proposed Ordinance 2025-13 on November 3. The Plan Commission unanimously recommended adoption with one revision on November 10. The Notice of Public Hearing was published on November 12 and November 19. A Public Hearing will be held at this meeting.

At the City Council meeting there was discussion of adding a maximum color temperature. If this is desired, I would recommend setting the maximum corrected color temperature to be 4,000 Kelvin to ensure product availability.

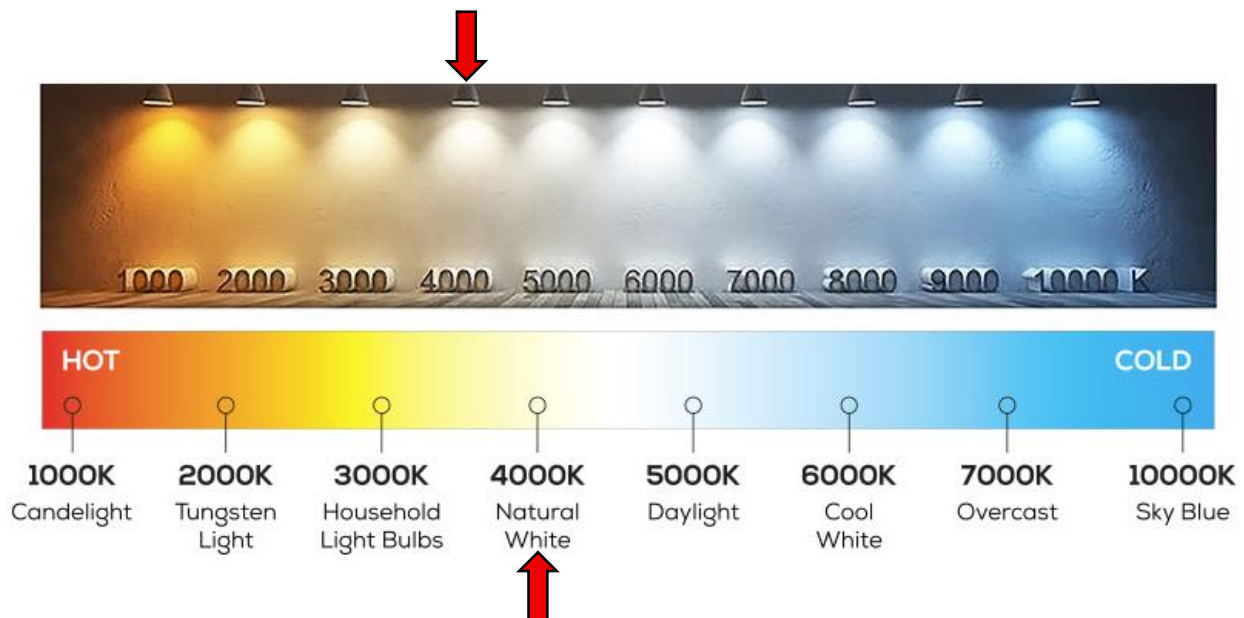


Image Courtesy of <https://www.bulbbasics.com/led-blog/guide-cct-cri/>



## MEMORANDUM

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

If the City Council would like to amend the proposed ordinance to include a maximum color temperature portion of 4,000 Kelvin, it may do so with the following motion ***Modify Paragraph A of Proposed Ordinance 2025-13 to add "and have a maximum corrected color temperature of 4,000 Kelvin."*** (simple majority).

The Plan Commission's recommendation was contingent upon the addition of "decorative holiday lighting" to the list of exclusions. If the City Council concurs, it may amend the proposed ordinance with the following motion ***Modify Paragraph E of Proposed Ordinance 2025-13 to add "12. Decorative holiday lighting"*** (simple majority).

If the City Council concurs with the proposed amendment, the following action would be appropriate: ***Waive the first reading of Proposed Ordinance 2025-13, an Ordinance creating Title 10, Chapter 4, Section 11 Site Lighting*** (simple majority).

Due to the potential modifications listed above, City Staff would suggest waiting to waive the second reading and adopt until the next meeting.

### Attachments:

- Public Hearing Notice
- Proposed Ordinance 2025-13

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Menomonie will hold a public hearing in the Council Chambers of City Hall on the first floor of 800 Wilson Ave. in the City of Menomonie at 7:00 p.m. on Monday, December 1, 2025, which hearing shall be on the following proposed change in the Zoning Ordinance:

Section 10-4-11 of the City Code is hereby created to read as follows:

### 10-4-11: SITE LIGHTING:

- A. Site lighting, including pole-mounted, building-mounted, and ground-mounted light fixtures used to illuminate driveways, parking areas, loading areas, walkways and buildings shall be downlit/cut off (horizontal).
- B. Site lighting light fixtures must be equipped with lenses, hoods, or other devices which concentrate the illumination upon driveways, loading areas, walkways, and buildings.
- C. A photometric plan shall be provided for any project which includes installation of new site lighting or modification of existing site lighting. Photometric plans shall show: 1. Property lines; 2. Proposed site conditions including, but not limited to, driveways, parking areas, loading areas, walkways, and buildings; 3. Proposed light fixtures including model, location, and mounting height; and 4. Light distribution upon the site and at least ten feet (10') beyond the property line in a grid, and measured by footcandles, rounded to the nearest one-tenth (0.1) of a footcandle.
- D. Light distribution shall not exceed one-half (0.5) footcandle ten feet (10') beyond the property line, except at driveway entrances.
- E. Exemptions: The following are exempt from this Section: 1. Site lighting on any lot that is zoned for, and used as, one-family or two-family residential. 2. Site lighting which existed prior to the effective date of this Ordinance, except if the existing site lighting is modified. 3. Flagpole lighting. 4. Landscape lighting of less than five hundred (500) lumens per fixture. 5. Street lighting. 6. Traffic signals. 7. Outdoor sport field lighting (including, but not limited to, baseball fields, softball fields, soccer fields, football fields, outdoor pools, basketball courts, tennis courts, and pickleball courts). 8. Building entrance and/or exit lighting required by Building Code. 9. Airport lighting. 10. City-owned security lighting. 11. Illuminated signs permitted under Title 9, Chapter 6, of the City Code.
- F. Applicability: The requirements of this Section shall pertain to all zoning districts, except as specifically exempted above.

Dated: November 5, 2025

Published: November 12, 2025  
November 19, 2025

Kate Martin, City Clerk

**ORDINANCE 2025 - 13 OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2025.**

An ordinance creating Title 10, Chapter 4, Section 11, Site Lighting.

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

**Section 1.** Section 10-4-11 of the City Code is hereby created to read as follows:

**10-4-11: SITE LIGHTING:**

- A. Site lighting, including pole-mounted, building-mounted, and ground-mounted light fixtures used to illuminate driveways, parking areas, loading areas, walkways and buildings shall be downlit/cut off (horizontal).
- B. Site lighting light fixtures must be equipped with lenses, hoods, or other devices which concentrate the illumination upon driveways, loading areas, walkways, and buildings.
- C. A photometric plan shall be provided for any project which includes installation of new site lighting or modification of existing site lighting. Photometric plans shall show:
  1. Property lines;
  2. Proposed site conditions including, but not limited to, driveways, parking areas, loading areas, walkways, and buildings;
  3. Proposed light fixtures including model, location, and mounting height; and
  4. Light distribution upon the site and at least ten feet (10') beyond the property line in a grid, and measured by footcandles, rounded to the nearest one-tenth (0.1) of a footcandle.
- D. Light distribution shall not exceed one-half (0.5) footcandle ten feet (10') beyond the property line, except at driveway entrances.
- E. Exemptions: The following are exempt from this Section:
  1. Site lighting on any lot that is zoned for, and used as, one-family or two-family residential.
  2. Site lighting which existed prior to the effective date of this Ordinance, except if the existing site lighting is modified.
  3. Flagpole lighting.
  4. Landscape lighting of less than five hundred (500) lumens per fixture.
  5. Street lighting.
  6. Traffic signals.
  7. Outdoor sport field lighting (including, but not limited to, baseball fields, softball fields, soccer fields, football fields, outdoor pools, basketball courts, tennis courts, and pickleball courts).
  8. Building entrance and/or exit lighting required by Building Code.
  9. Airport lighting.
  10. City-owned security lighting.
  11. Illuminated signs permitted under Title 9, Chapter 6, of the City Code.
- F. Applicability: The requirements of this Section shall pertain to all zoning districts, except as specifically exempted above.

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

INTRODUCED \_\_\_\_\_

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

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

PASSED \_\_\_\_\_

PUBLISHED \_\_\_\_\_

ATTEST \_\_\_\_\_

CITY CLERK, Catherine Martin

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

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

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

SUBMITTED BY:

\_\_\_\_\_  
ALDERPERSON





## MEMORANDUM

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

TO: Mayor Knaack & City Council

FROM: David Schofield, Director of Public Works

SUBJECT: Proposed Ordinance 2026-01, an Ordinance amending portions of Title 10 of the City Code with respect to warehouse definition, data center definition and creation of Data Center Industrial (I-4) District

DATE: December 1, 2025 City Council Meeting

City Code 10-1-4 includes a definition for “Warehousing” that includes “establishments used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations”. “Warehousing” is then included as a permitted use in Restricted Industrial District (I-1) and Restricted Industrial District 2 (I-2).

City Code must accommodate legal land uses.

Based upon feedback from the community and elected officials, however, it is clear that additional discussion should occur regarding the appropriate level of regulation of data centers. One method of doing so is the creation of a new Data Center Industrial District (I-4), which can be refined with additional opportunities for public input.

To this end, City Staff, with assistance from Atty. Larry Konopacki of Stafford Rosenbaum, LLP, have prepared Proposed Ordinance 2026-01 which:

1. Amends the definition of “Warehousing” to eliminate data centers.
2. Creates a definition for “Data Center”.
3. Creates a new Data Center Industrial District (I-4).

To be clear:

- No lands are currently zoned Data Center Industrial District (I-4).
- Any modification of the Data Center Industrial District (I-4) would require public notice, public hearings and City Council action.
- Any rezoning of lands to the Data Center Industrial District (I-4) would require public notice, public hearings and City Council action.



## MEMORANDUM

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

If the City Council is willing to consider Proposed Ordinance 2026-01, the appropriate motions would be:

- ***Introduce Proposed Ordinance 2026-01, an Ordinance amending portions of Title 10 of the City Code with respect to warehouse definition, data center definition and creation of Data Center Industrial (I-4) District*** (no vote),
- ***Refer Proposed Ordinance 2026-01, an Ordinance amending portions of Title 10 of the City Code with respect to warehouse definition, data center definition and creation of Data Center Industrial (I-4) District to the Plan Commission for Review and Recommendation*** (simple majority).

If these motions are approved, Proposed Ordinance 2026-01 would be reviewed by Plan Commission on December 8, 2026 and City Council on January 5, 2026, which will include a public hearing.

Attachments:

- Proposed Ordinance 2026-01

ORDINANCE 2026-01 OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2026.

An ordinance amending portions of Title 10 of the City Code with respect to warehouse definition, data center definition and creation of Data Center Industrial (I-4) District.

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

Section 1. The definition of WAREHOUSING in Section 10-1-4 of the City Code is repealed and replaced with the following definition:

WAREHOUSING means any of the following:

- A. Establishments engaged in the storage or movement of goods for themselves or other firms or the sale, lease, or rental of goods primarily intended for industrial, institutional, or commercial businesses.
- B. Establishments engaged in long-term and short-term storage of goods that do not meet the definition of a mini-storage facility.
- C. Establishments engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms.
- D. Establishments which provide indoor spaces with specialized surfacing and wall coverings used primarily to host practices and/or competitions for organized team sports including, but not limited to, tennis, pickleball, basketball, baseball, softball, soccer, football, martial arts, boxing, dance, gymnastics, golf, hockey and/or curling. Facilities meeting the definition of Fitness Center, or facilities constructed on municipal park, county park, church, school or university property shall not be considered warehousing.

...

Section 2. Section 10-1-4 of the City Code is amended to add the following definition:

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

...

Section 3. Section 10-23 of the City Code is hereby created to read as follows:

CHAPTER 23

I-4 DATA CENTER INDUSTRIAL DISTRICT

10-23-1: USES:

- A. In the data center industrial district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered unless otherwise provided in this title, except for one or more of the following uses:
  - Agriculture.
  - Data Center.
  - Any use permitted in any commercial district.

Any use permitted in the restricted industrial district.

Uses customarily incidental to the foregoing uses and accessory buildings and structures

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

Ammunition manufacture, storage or warehousing.

Automobile wrecking yard.

Explosives manufacture, storage or warehousing.

Fireworks manufacture, storage or warehousing.

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

Junkyard.

10-23-2: HEIGHT, YARDS, AREA AND OTHER REQUIREMENTS:

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

- A. Height: Forty five feet (45') or three (3) stories, whichever is least.
- B. Front Yard Setback: There shall be a front yard setback of four hundred feet (400').
- C. Side Yard Setback: There shall be a front yard setback of four hundred feet (400').
- D. Rear Yard Setback: There shall be a front yard setback of four hundred feet (400').
- E. Lot Area: Same as provided in section 14-4-7 of this code.
- F. Vision Clearance: Same as provided in subsection 10-4-5G of this title.
- G. Off Street Parking: Same as provided in section 10-4-7 of this title.

...

Section 4. 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 \_\_\_\_\_, 2026

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

\_\_\_\_\_

MAYOR, RANDY KNAACK

PASSED \_\_\_\_\_

PUBLISHED \_\_\_\_\_

SUBMITTED BY:

ATTEST \_\_\_\_\_

\_\_\_\_\_

CITY CLERK, CATHERINE MARTIN

ALDERPERSON



# Menomonie Police Department

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

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## Memorandum

**To:** Mayor Randy Knaack & City Council  
**From:** Rick Hollister, Chief of Police  
**Date:** 11/05/2025  
**Subject:** Dunn County-City of Menomonie Joint Grant Application for L3 Harris Radios  
**CC:** City Administrator, Eric Atkinson

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The police department is requesting to participate in an 80-20 radio grant match opportunity with Dunn County for 2026. Dunn County Officials will be writing the grant and will include public safety agencies within the county that request to participate in the grant process. The police department is currently operating with a very old radio infrastructure system and is overdue for being replaced. As radio issues arise with the current city infrastructure in place, it's becoming increasingly difficult to find replacement parts which are compatible for the outdated system. The old radio system operates on a VHF frequency and will need to be updated to an 800-megahertz system in the near future. The State of Wisconsin is currently funding new 800-megahertz tower and radio infrastructure systems in other regions of the state. Dunn County Officials have requested to be upgraded to the WISCOM 2.0/800-megahertz tower and radio infrastructure system. Based on state funding, it is anticipated our region will be up for new tower & radio infrastructure replacement in late 2027 or early 2028. New radio infrastructure projects are currently taking place in the southern and northern counties of Wisconsin. The new radio infrastructure implementation process & timeline is based on money allocated by the state of Wisconsin. By switching over to the state WISCOM 2.0 frequency, the city will be saving future maintenance costs and more importantly, not spending money to replace our current radio and tower system. Preliminary estimates for the city to replace its outdated radio infrastructure system is approximately two million dollars.

Prior to the Dunn County Communications Center switching over to the state WISCOM 2.0 frequency, new mobile & portable radios compatible for the 800-megahertz frequency will need to be in place for each participating agency. L3 Harris Technologies has been awarded the state contract and is part of the 80-20 match grant in transitioning to WISCOM 2.0. Without grant assistance, the L3 Harris Technologies mobile & portable radios quote to the city is \$311,668.00, plus radio installation of \$16,062.50 for a total of \$327,730.50. If awarded the grant, the 20

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Rick Hollister  
Chief of Police

Chris King  
Commander

Brian Hagen  
Commander



# **Menomonie Police Department**

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

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percent match incurred by the city would be \$62,333.60, plus installation of \$16,062.50 for a total of \$78,396.10. I recommend partnering with Dunn County in applying for the 80- 20 grant match.

Thank you for your consideration!

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Rick Hollister  
Chief of Police

Chris King  
Commander

Brian Hagen  
Commander

DEC 1, 2025 COUNCIL CLAIMS

**2025 Claims**

24-7 TELECOM  
E O JOHNSON COMPANY  
HAWKINS  
STERLING WATER INC  
WELD RILEY

**Description**

MAYOR - TELEPHONE  
MAYOR - OFFICE EQUIP. MAINT CONTRACT/COPIER SUPPLIES  
WATER - CHEMICALS  
LSC - CONTRACTUAL REPAIRS/SERVICES  
ATTORNEY - COUNCIL & MAYOR - CONSULTING SERVICES

**Total Invoice**

**Amt Overdrawn**

\$2,145.06      \$27.89  
\$1,339.05      \$590.90  
\$4,100.27      \$3,678.54  
\$209.90      \$209.90  
\$16,488.50      \$3,948.50

**Total**

\$24,282.78

\$8,455.73

**Parking Utility Claims 2025**

CITY TREASURER

**Description**

MAINT OF METERS & POSTS

**Total Invoice**

\$99.64

\$99.64

**Total**

**\$99.64**

\$99.64

\*\*Revised

11/25/2025