

CITY OF MENOMONIE
Plan Commission Meeting
TUESDAY – May 27, 2025

7:00 PM

Menomonie City Hall – 1st Floor
City Council Chambers
800 Wilson Ave.

Agenda

- 1. Roll Call**
- 2. Approval of Minutes – April 28, 2025**
- 3. Public Comments**
- 4. Items of Discussion**
 - A. Thomas & Leslie Laird-McConnell's Proposed Certified Survey Map on 15th Street NE.
 - B. Any other items.
- 5. Adjourn**

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

NOTE: UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE INDIVIDUALS WITH DISABILITIES. FOR ADDITIONAL INFORMATION OR TO REQUEST THE SERVICE, CONTACT THE CITY CLERK OR THE CITY ADMINISTRATOR AT 715 232-2221.

Plan Commission Meeting Minutes

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

1. Roll Call: Jeff Luther, Steve Lindberg, Dennis Kropp, Steve Cook, and Dick Martinson. Mark Kalscheur and Cody Gentz was absent. Others Present: David Schofield, Dave Kowieski, Don Myers (AFT Real Estate).
2. Approval of Minutes: Lindberg moved to approve the March 31, 2025, Plan Commission minutes with a second by Cook. Motion carried.
3. Public Comments: Myers introduced himself and spoke in favor of the certified survey map.
4. Items of Discussion:
 - a. Schofield presented the proposed certified survey maps from Land of Opportunity, LLC, Brandenburg Revocable Living Trust and Michael Dehne. Schofield indicated that Land of Opportunity, LLC has proposed a certified survey map to split their property on Oak Avenue into two lots available for commercial development. Schofield indicated that Brandenburg Revocable Living Trust has proposed a certified survey map to merge and split their property on USH 12 into three lots, with TMS Tire & Auto remaining on one lot and the other two lots available for commercial development. Schofield noted that the certified survey maps show a utility easement across the TMS Tire & Auto lot to serve the middle lot on USH 12. Schofield noted that the certified survey maps show access restrictions onto USH 12. Schofield indicated that Michael Dehne has proposed to purchase one lot from each of the proposed certified survey maps and has proposed a certified survey map to merge them into a single parcel for the purpose of building a new Culver's Restaurant. Schofield noted that City Staff have several technical review comments regarding the proposed certified survey maps and recommend that any approval be contingent upon the applicant addressing said comments. Kropp moved to approve the certified survey maps from Land of Opportunity, LLC, Brandenburg Revocable Living Trust and Michael Dehne, as presented, contingent upon the applicant addressing City Staff's technical review comments, with a second by Lindberg. Motion carried.
 - b. Item #4B addressed above.
 - c. Item #4C addressed above.
 - d. Schofield indicated that the next Plan Commission meeting is scheduled for Tuesday May 27, 2025 due to Memorial Day. Schofield noted that an annexation request is expected in the near future. Martinson asked about the comprehensive plan update. Schofield noted that City Staff plan to begin tackling this in Q3 or Q4 2025, followed by a review of the zoning and subdivision codes. No actions taken.
5. Martinson moved to adjourn with a second by Lindberg. Motion carried.

Minutes Recorded by David Schofield



MEMORANDUM

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

TO: Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Laird-McConnell Certified Survey Map on 15th Street NE.

DATE: May 27, 2025 Plan Commission Meeting

Thomas & Leslie Laird-McConnell have proposed to merge three (3) existing 44-foot by 132-foot lots in Block 13 of Elmwood Addition into a single buildable lot by way of the proposed certified survey map before the Plan Commission. The entire property is zoned R-1.

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

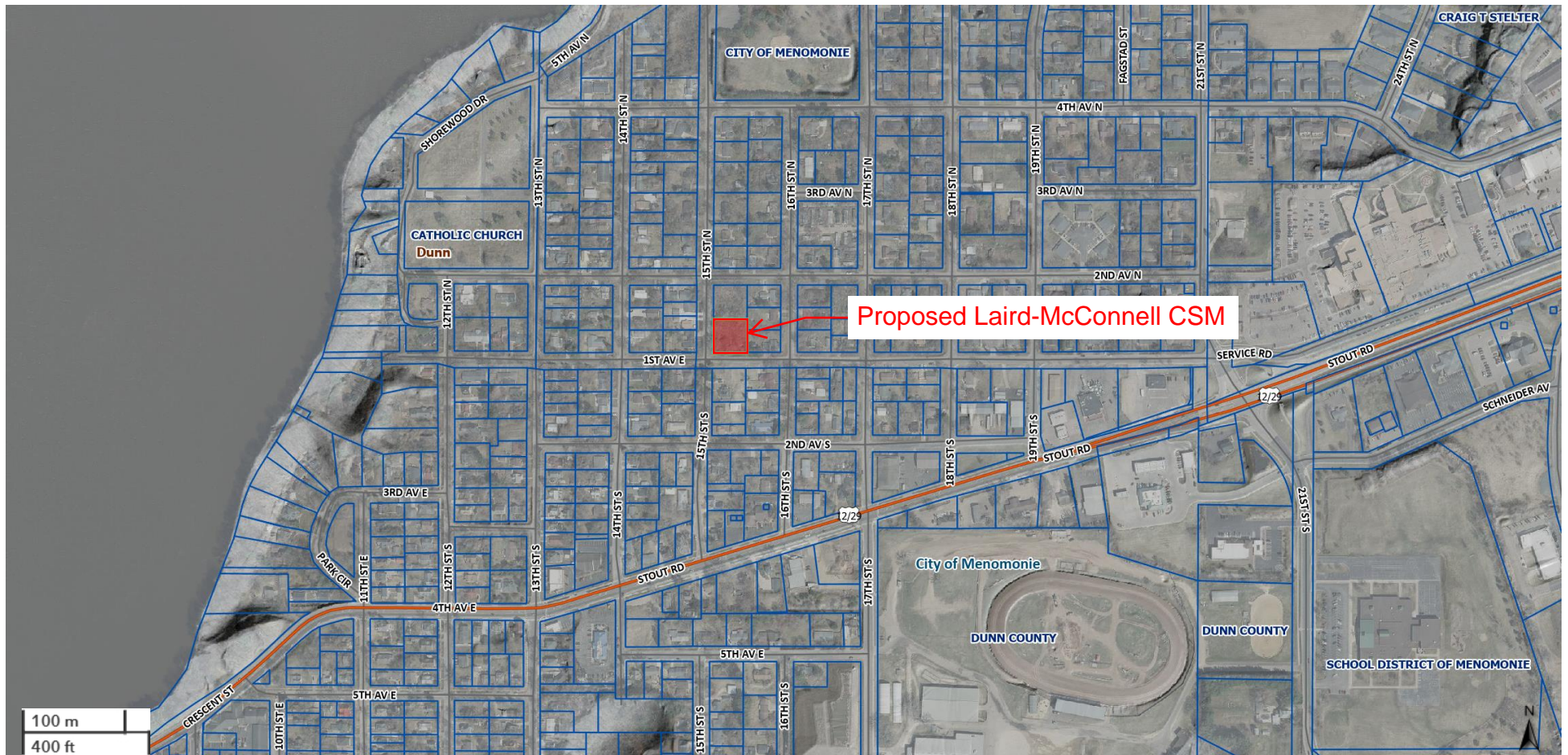
If the Plan Commission concurs, the appropriate motion would be ***Approve Laird-McConnell's Proposed Certified Survey Map on 15th Street NE, as presented*** (simple majority).

Attachments:

- Location Map
- Proposed Certified Survey Map

Laird-McConnell CSM

Created by: DAS



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

Date created: 5/21/2025

Last Data Uploaded: 5/21/2025 8:54:43 PM

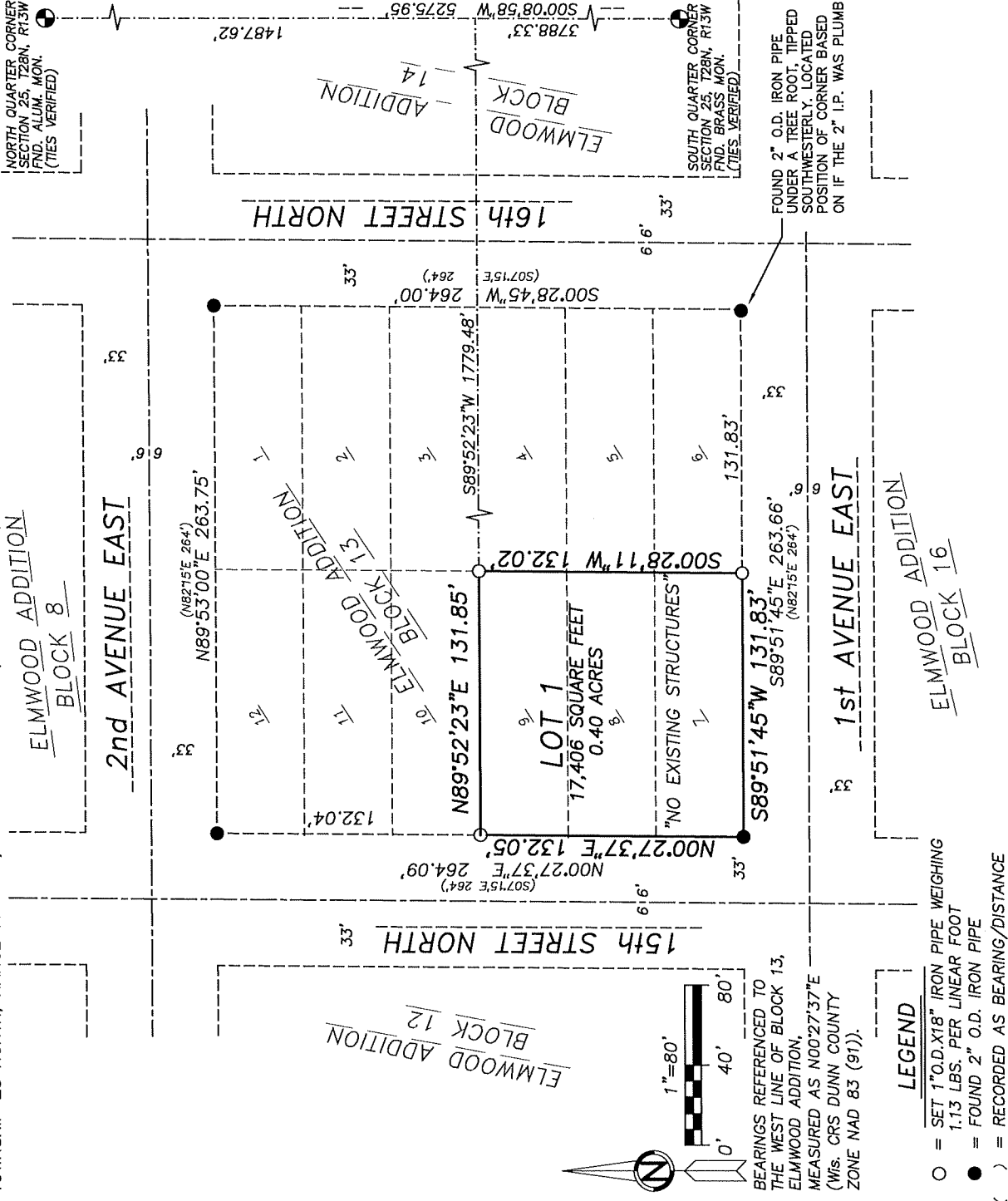
Developed by



CERTIFIED SURVEY MAP NO.

VOLUME, PAGE

LOTS 7, 8 AND 9, BLOCK 13, ELWOOD ADDITION TO THE CITY OF MENOMONIE, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

I, Ronald D. Jasperson, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Thomas and Leslie Laird-McConnell, I have surveyed and mapped Lots 7, 8 and 9, Block 13, Elmwood Addition to the City of Menomonie, located in part of the Southwest Quarter of the Northwest Quarter, Section 25, Township 28 North, Range 13 West, City of Menomonie, Dunn County, Wisconsin. Containing total of 0.40 Acres (17,407 Sq. Ft.). Parcel is subject to any easements, restrictions and covenants of record

I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the land subdivision ordinance of the City of Menomonie in surveying and mapping the same.

Ronald D. Jasperson PLS #2564 _____, 2025
Date

**OWNER/
PREPARED FOR:**

CITY OF MENOMONIE PLAN COMMISSION

Dated this _____ day of _____, 2025

PREPARED BY:
RONALD D. JASPERSON
AUTH CONSULTING
406 TECHNOLOGY DRIVE
MENOMONIE, WI 54751

Signature of Approving Authority
Sheet 1 of 1 Sheets

(PROJ. 1773-001 LAIRD)
FIELD COMPLETION DATE: 3-25-2025

Auth • Consulting/associates

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751

Tel 715-232-8490
Fax 715-232-8492
men@authconsulting.com