



CITY OF MENOMONIE
PLAN COMMISSION MEETING AGENDA
Menomonie City Hall
800 Wilson Avenue
1st Floor, City Council Chambers
7:00pm
Monday – August 25, 2025

1. Roll Call
2. Approval of Minutes – July 28, 2025
3. Public Comments (agenda items only).
4. Public Hearing
 - a) Public Hearing regarding the proposed amendment No. 1 of boundary and project plan for Tax Incremental District #17, City of Menomonie, Wisconsin.
5. New Business
 - a) Resolution No. 2025-PC01, Consideration and possible action on “Resolution of the Plan Commission Regarding Proposed Boundary Amendment and Approving the Proposed Project Plan Amendment No. 1 for Tax Incremental District #17, City of Menomonie, Wisconsin.”
 - b) Acre Management and Zaffiro, LLC Proposed Certified Survey Map on Broadway Street – discussion and possible approval.
 - c) Michelle Rugland Proposed Certified Survey Map with Street Dedication on Midway Road – discussion and possible approval.
 - d) Sam and Stacey Hintzman Proposed Certified Survey Map on Brickyard Road – discussion and possible approval.
6. Adjourn

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

Plan Commission Meeting Minutes

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

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

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

5. Lindberg moved to adjourn with a second by Cook. Luther declared the meeting adjourned.

Minutes Recorded by David Schofield

**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.

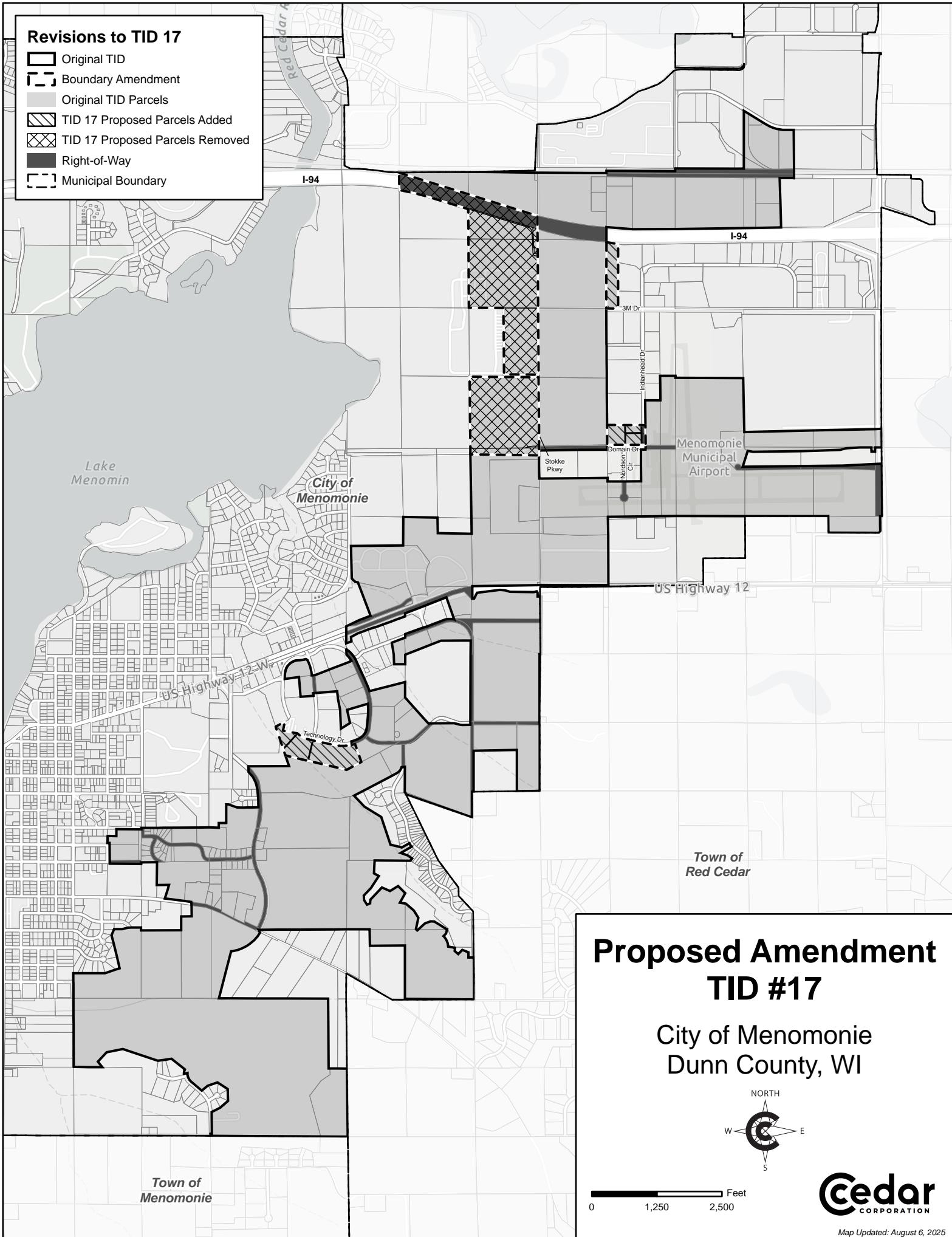
[Insert Map Here]

Dated: August 7, 2025
Published: August 13, 2025

Catherine Martin
City Clerk, City of Menomonie

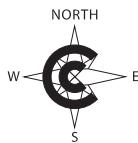
Revisions to TID 17

- 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

Cedar
CORPORATION

Map Updated: August 6, 2025

**MEMORANDUM**

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

TO: Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Tax Incremental District #17 Amendment No. 1

DATE: August 25, 2025 Plan Commission 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-Medisize 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 and Resolution 2025-PC01 and will be on hand to present both.

The Joint Review Board will be meeting on the afternoon of August 25, 2025. Their recommendation will be shared with the Plan Commission.

If the Plan Commission concurs with the proposed amendment, the appropriate motion would be ***Approve Resolution No. 2025-PC01, a Resolution of the Plan Commission Regarding Proposed Boundary Amendment and Approving the Proposed Project Plan Amendment No. 1 for Tax Incremental District #17, City of Menomonie, Wisconsin*** (simple majority).

Attachments:

- Tax Incremental District #17 Amendment No. 1
- Resolution 2025-PC01

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

August 25, 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%
Total	1526.82	100.00%

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 10 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.

Total Equalized Value (as of January 1, 2025)	Maximum %	Maximum Allowable TID Property Value
\$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.

Tax Incremental Districts	Value
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

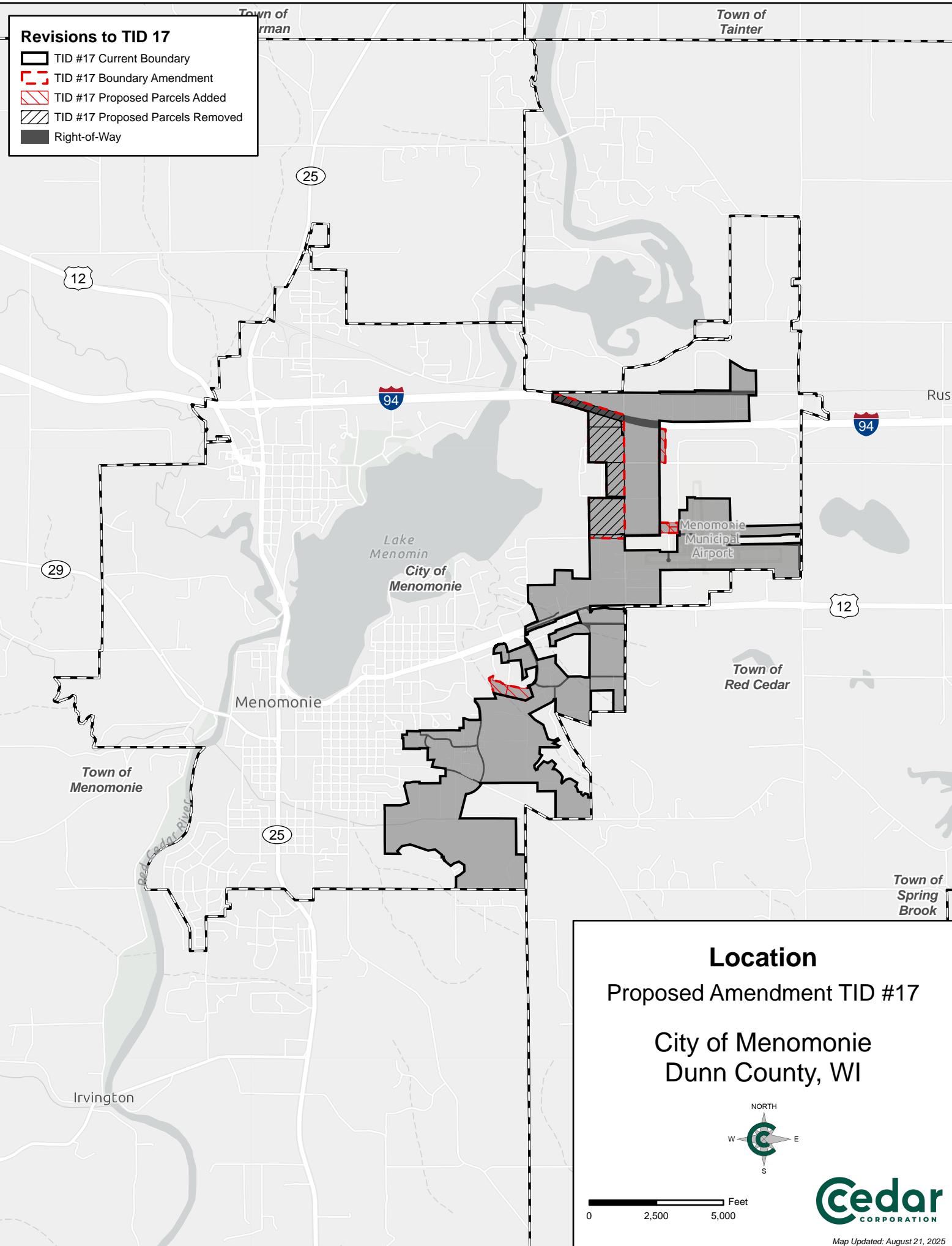
1. Location Map
2. TID Boundary Map
3. ½ Mile Radius Map
4. Existing Uses and Conditions Map
5. Future Uses Map
6. Zoning Map
7. Tax Parcel Map
8. Parcel List
9. Legal Description

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

Town of
Irvington

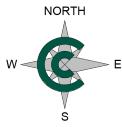
Town of
Tainter



Location

Proposed Amendment TID #17

**City of Menomonie
Dunn County, WI**

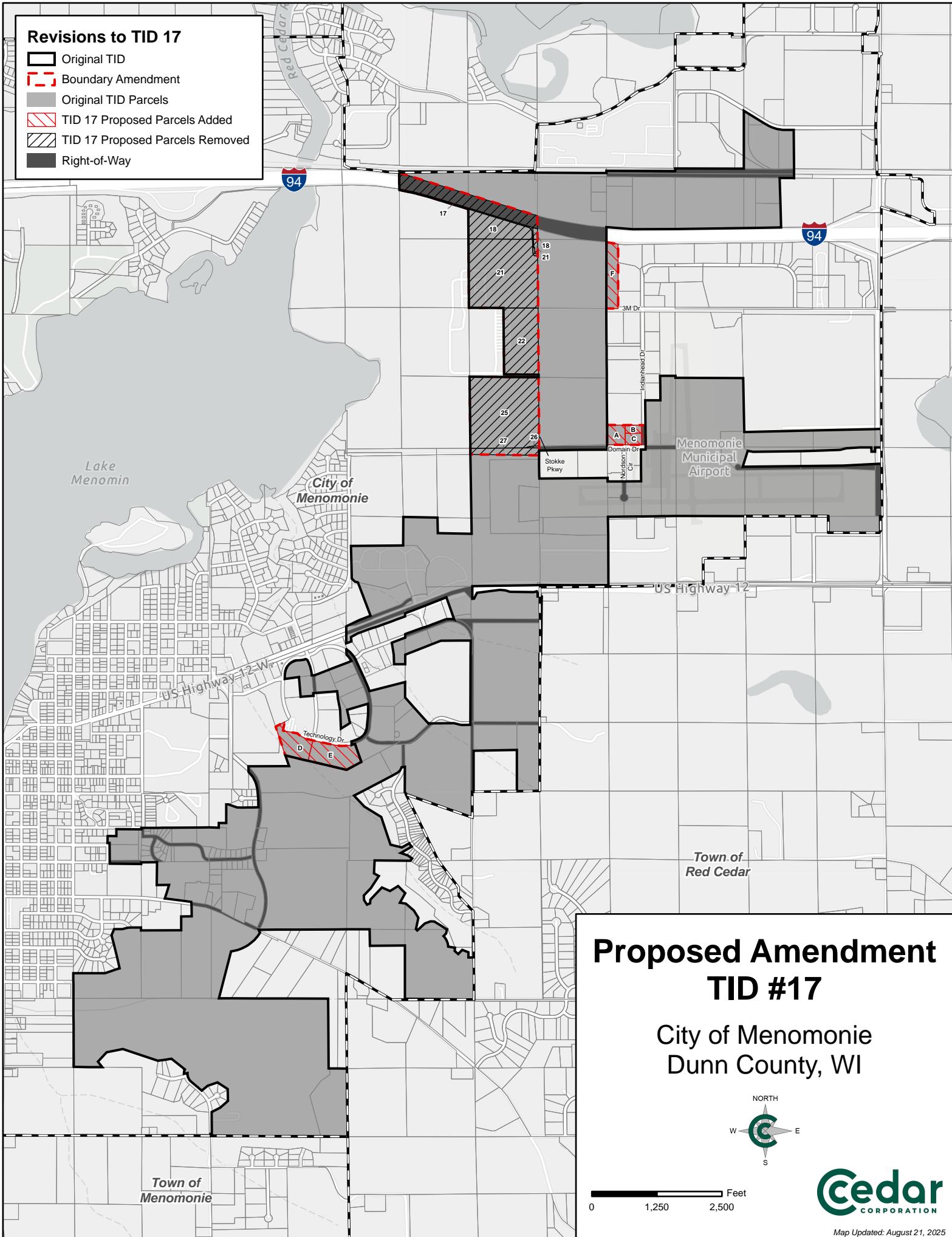


Cedar
CORPORATION

Map Updated: August 21, 2025

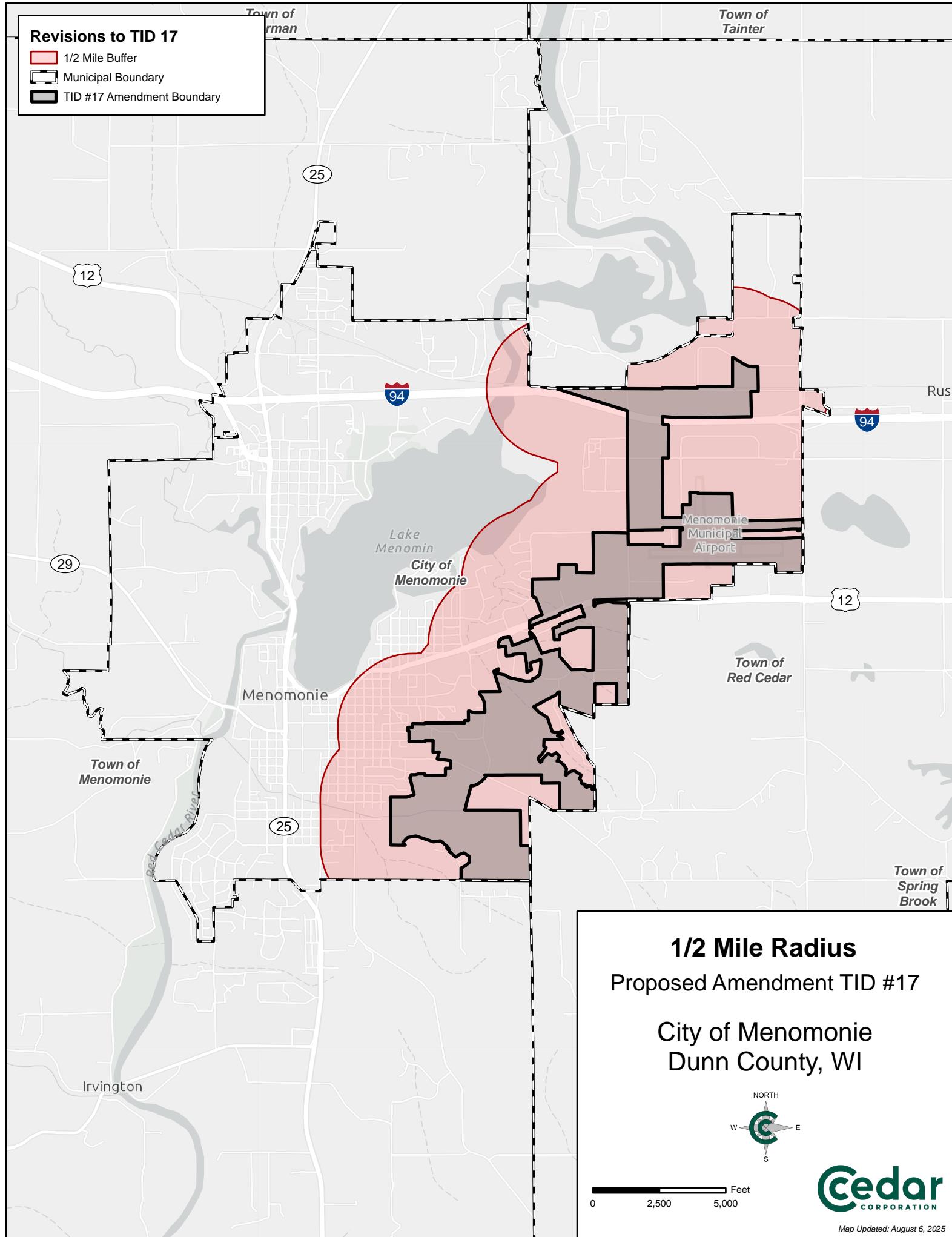
Revisions to TID 17

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



Rewards to TID 17

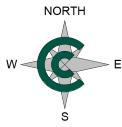
- 1/2 Mile Buffer
- Municipal Boundary
- TID #17 Amendment Boundary



1/2 Mile Radius

Proposed Amendment TID #17

**City of Menomonie
Dunn County, WI**



0 2,500 5,000 Feet

Cedar
CORPORATION

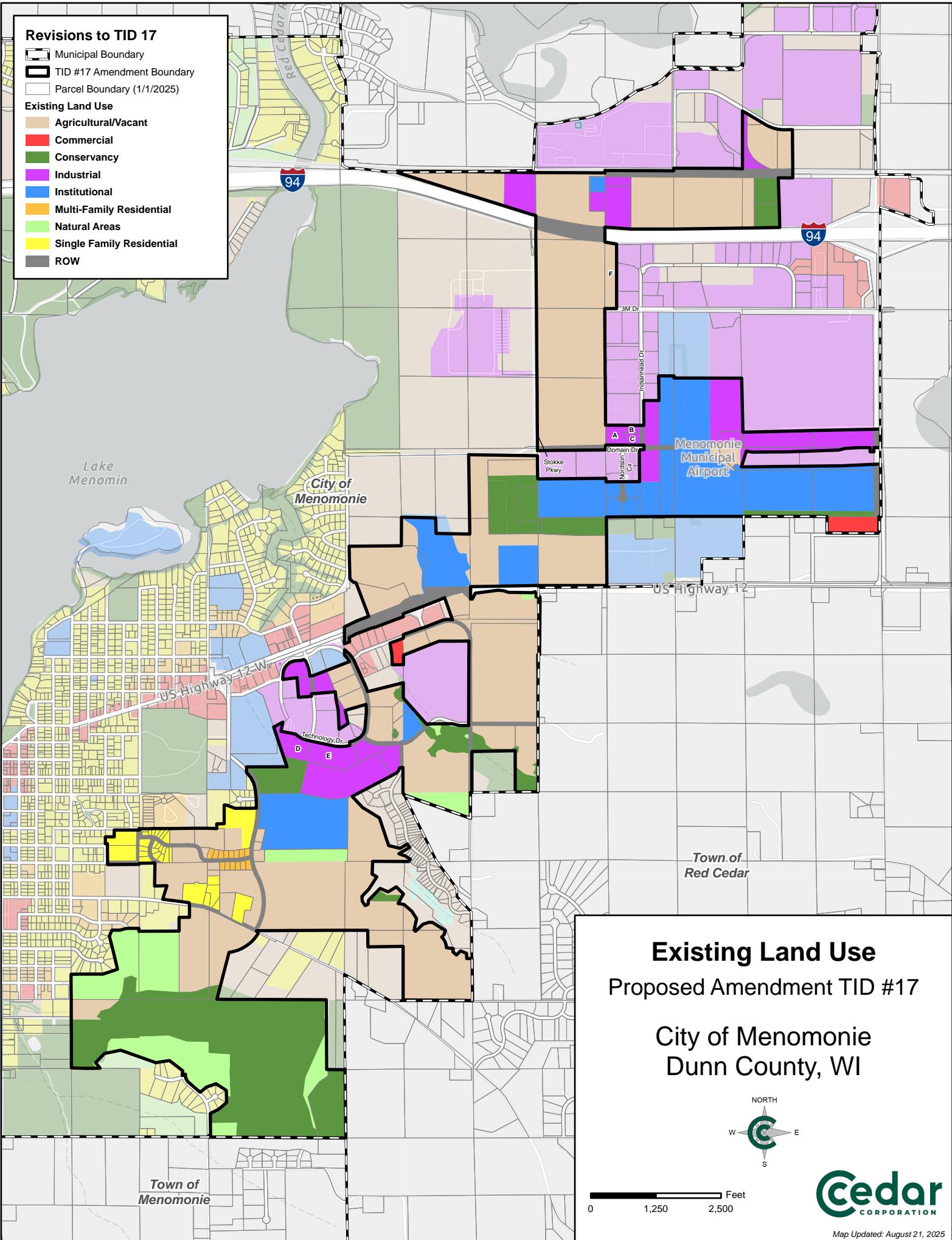
Map Updated: August 6, 2025

Rewards 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



Cedar
CORPORATION

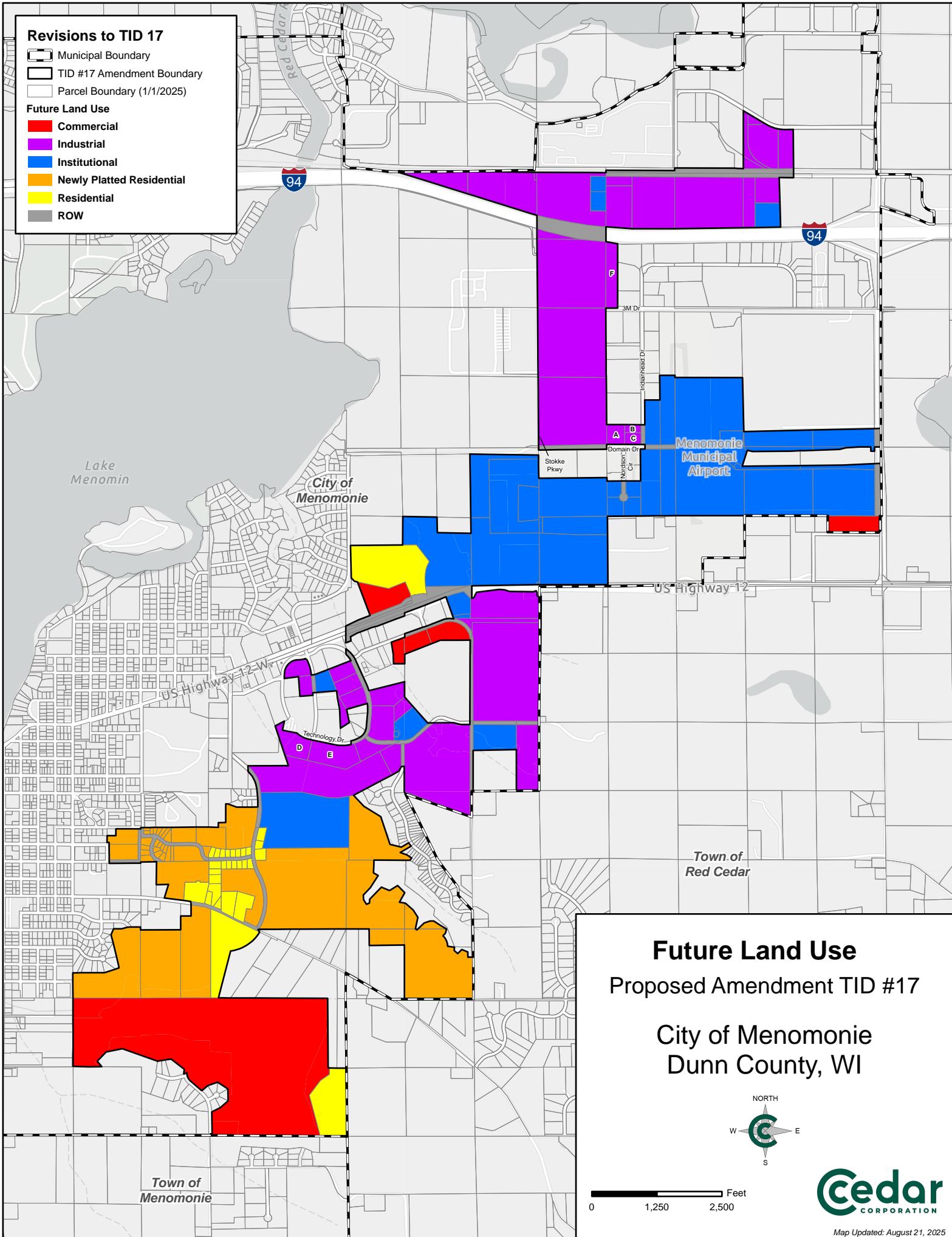
Map Updated: August 21, 2025

Rvisions 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

Cedar
CORPORATION

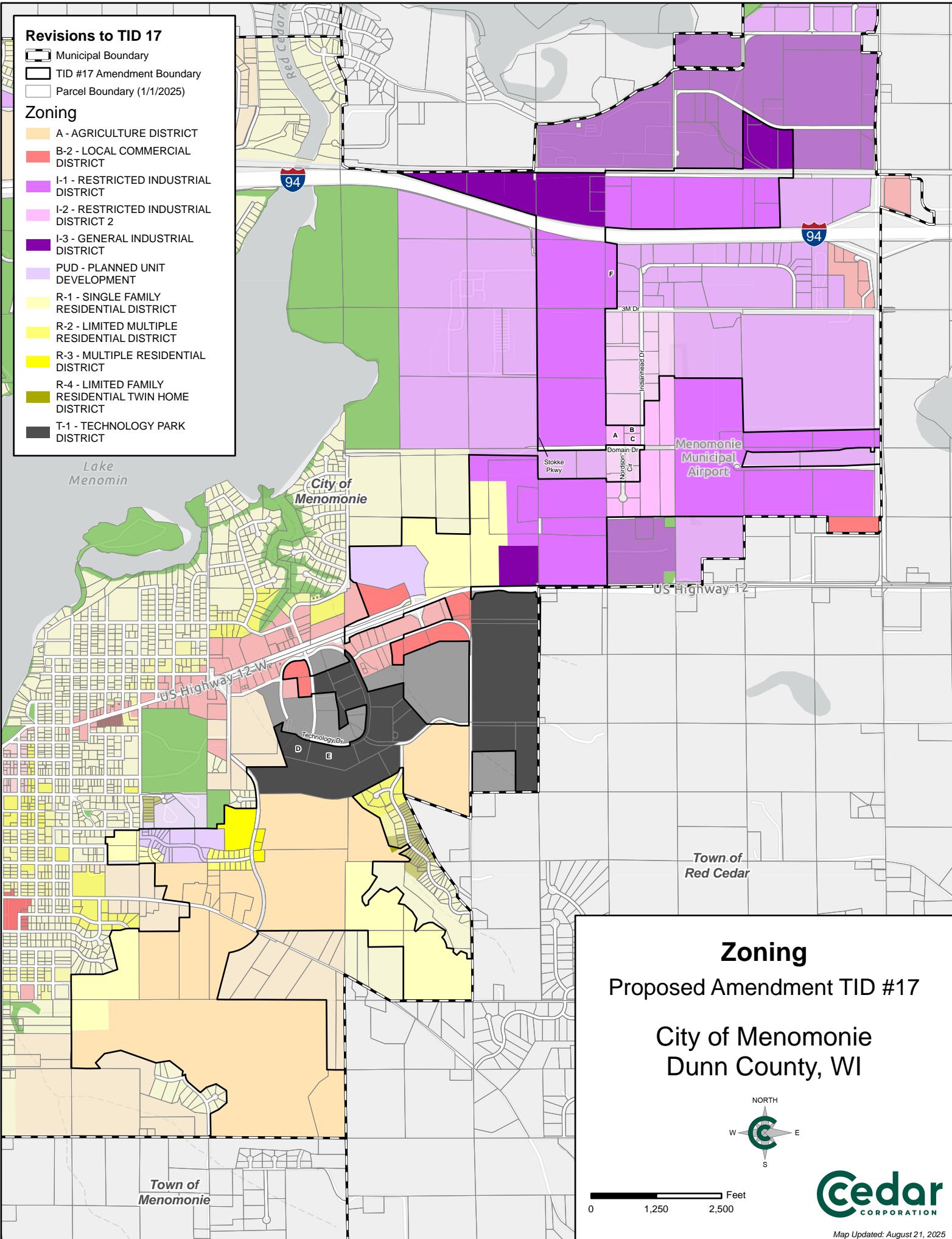
Map Updated: August 21, 2025

Rvisions to TID 17

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

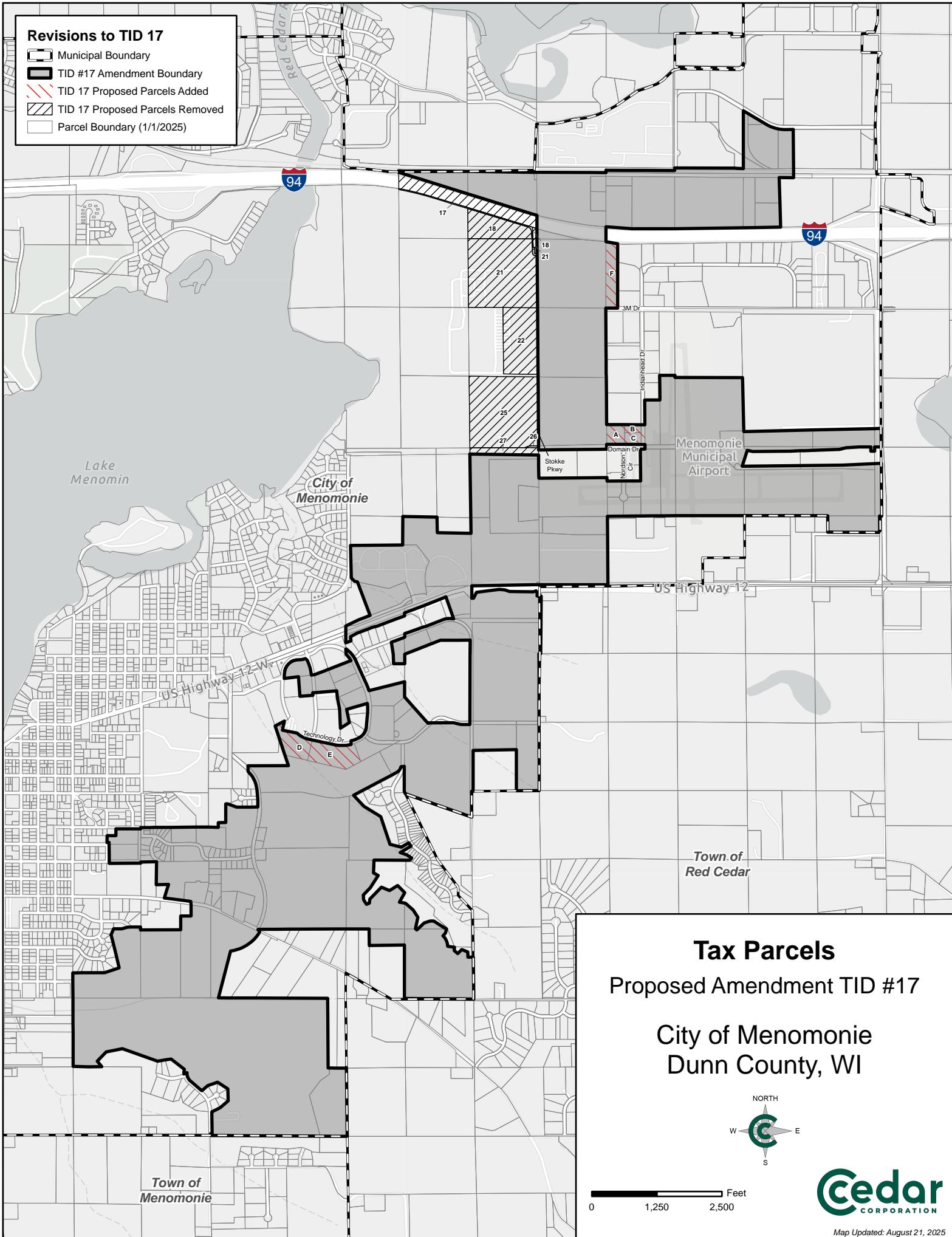
Zoning

- 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



Rewards to TID 17

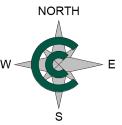
- Municipal Boundary
- TID #17 Amendment Boundary
- TID 17 Proposed Parcels Added
- TID 17 Proposed Parcels Removed
- Parcel Boundary (1/1/2025)



Tax Parcels

Proposed Amendment TID #17

City of Menomonie
Dunn County, WI



0 1,250 2,500
Feet

Cedar
CORPORATION

Map Updated: August 21, 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
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
F	1725122813251300020	PHILLIPS PLASTICS CORP	\$4,992,400
Total Added			\$7,383,000
Net Base Value Reduction			\$6,326,100

Legal Description

TID #17 Boundary Description, Updated in 2025

Excludes all wetlands within TID #17 project boundary.

To be added after Plan Commission approval, before submittal to the Common Council

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. 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 \$14.24 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 Overlying Taxing Jurisdictions

Entity	Name	Rate*	Percent of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closure	Increase in Annual Tax Collections After TID	Proportional Share of Tax Increment Diverted Over Life of District
City	Menomonie	0.004713553	33.10%	\$207,461	\$551,551	\$344,089	\$7,075,641
County	Dunn	0.004352513	30.57%	\$191,571	\$509,304	\$317,733	\$6,533,674
School District	Menomonie	0.004510759	31.68%	\$198,536	\$527,821	\$329,285	\$6,771,222
Technical College	CVTC	0.000662780	4.65%	\$29,171	\$77,554	\$48,383	\$994,917
Total		0.014239605	100.00%	\$626,739	\$1,666,230	\$1,039,491	\$21,375,454

*From 2024 Tax Increment Worksheet

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 <small>(Note 1)</small>
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

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	

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
Totals	73,000,000		0			Future Value of Increment	21,375,454	

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).

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	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	\$4,105,000	\$1,580,000	\$3,041,500	\$2,960,000	1,185,000	\$12,871,500

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:	-
Total:	\$454,803

Inflation Factor: 0.00%

Construction Year	Valuation Year	Revenue Year	REVENUES				EXPENSES					Annual Balance	Cumulative Balance		
			Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Annual Tax Increment	Estover 2023 State Trust Fund Loan \$505,000	Estover Development Agreement Payments	Menomonie Cottages Development Agreement Payments	Advance Repayment	Total Expenses			
2022	2023	2024	-		13,133,500	15.49	203,459		41,796	34,877		-	-	454,803	
2023	2024	2025	-		21,571,700	15.49	334,181		41,796	34,877	31,692	76,673	126,786	581,589	
2024	2025	2026	-		21,571,700	15.49	334,181		41,796	34,877	63,383	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

JRB #1 Letter to Taxing Entities (Page 1)

JB#1 Letter to Taxing Entities (Page 2)

Joint Review Board Meeting #1 Public Notice and Plan Commission Public Hearing Notice (Page 1)

Joint Review Board Meeting #1 Public Notice and Plan Commission Public Hearing Notice (Page 2)

Joint Review Board Meeting #1 Public Notice and Plan Commission Public Hearing Notice (Page 3)

Joint Review Board Meeting #1 and Plan Commission Public Hearing Notice Affidavit (page 1)

Joint Review Board Meeting #1 and Plan Commission Public Hearing Notice Affidavit (page 2)

Plan Commission Resolution

Common Council Resolution (Page 1)

Common Council Resolution (Page 2)

Common Council Resolution Exhibit A (Page 3)

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. 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 25th day of August, 2025.

PLAN COMMISSION
CITY OF MENOMONIE

By: _____
Jeff Luther, Chairperson

Attest: _____
David Schofield, Secretary



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: Acre Management, LLC and Zaffiro, LLC Certified Survey Map
on South Broadway Street

DATE: August 25, 2025 Plan Commission Meeting

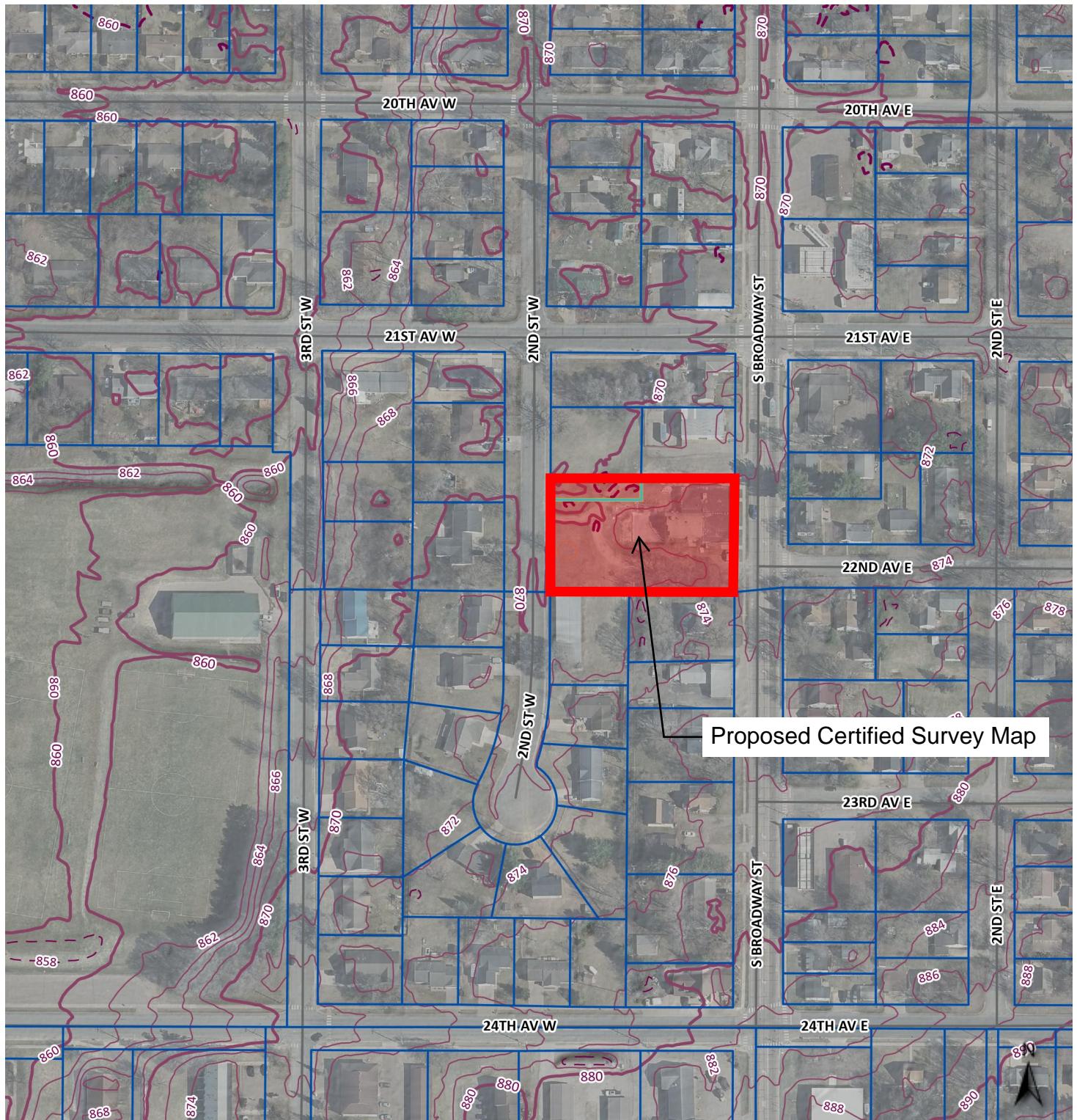
Acre Management, LLC and Zaffiro, LLC has proposed to reconfigure two existing lots on South Broadway Street for the purpose of development of a new retail store. The entire property is zoned Local Commercial District (B-2)

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

If the Plan Commission concurs, the appropriate motion would be ***Approve Acre Management, LLC and Zaffiro, LLC's Proposed Certified Survey Map on South Broadway Street, as presented*** (simple majority).

Attachments:

- Location Map
- Owner Approval Letters
- Proposed Certified Survey Map



CERTIFIED SURVEY MAP NO.

VOLUME , **PAGE**

Lots One (1) and Three (3) of Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395, being part of the NW 1/4 of the SW 1/4 of Section Thirty-five (35), Township Twenty-eight (28) North, Range Thirteen (13) West City of Menomonie, Dunn County, Wisconsin. S89-3151'E

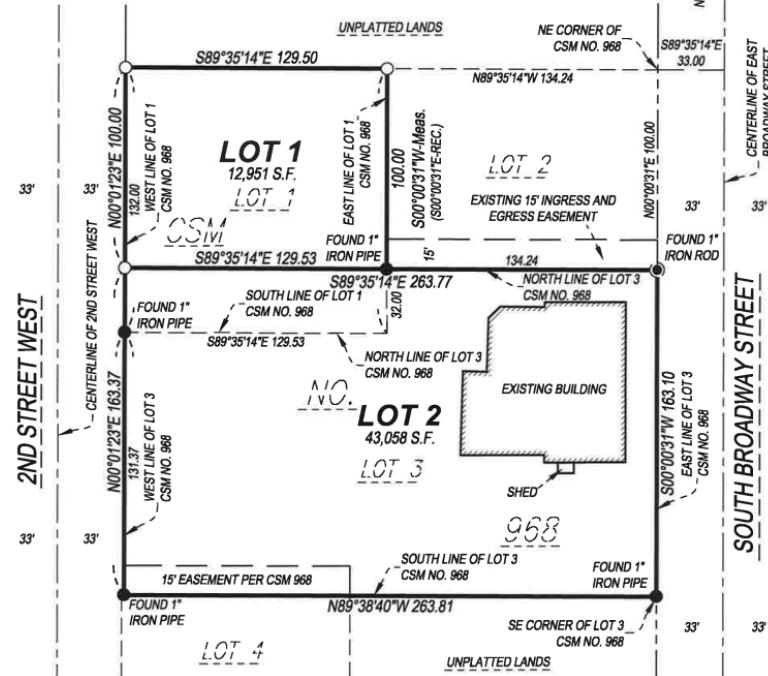
City of Menomonie, Dunn County, Wisconsin.

WEST QUARTER CORNER
SEC. 35, TWP. 28N, RNG. 13W
(CORNER FALLS ON MANHOLE COVER)
(LOCATION PER TIE SHEET 22813342000)

NORTH LINE OF THE NW 1/4 OF SW 1/4
SEC. 35, TWP. 28N, RNG. 13W

S89°31'51"E

CENTER OF SECTION
SEC. 35, TWP. 28N, RNG. 13W
(FOUND 1/2" REBAR)



OWNER:

(LOT 1, CSM NO. 968)
ZAFFIRO, LLC
1031 CREEK RIDGE CT
MENOMONIE WI 54751

OWNER:

(LOT 3, CSM 968)
ACRE MANAGEMENT, LLC
6 HAWTHORNE ROAD
HOPKINS, MN 55343

BEARING NOTE

THIS CERTIFIED SURVEY MAP IS BASED ON THE
DUNN COUNTY COORDINATE SYSTEM - NAD83(91)



LEGEND

- DENOTES SET 3/4" IRON REBAR, 18" LONG AND WEIGHING 1.50LB PER LINEAR FOOT
- DENOTES FOUND IRON PIPE IN PLACE (DIAMETER AS SHOWN)
- DENOTES FOUND 1" IRON ROD IN PLACE

CERTIFIED SURVEY MAP NO. _____

VOLUME _____, PAGE _____

Lots One (1) and Three (3) of Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395, being part of the NW 1/4 of the SW 1/4 of Section Thirty-five (35), Township Twenty-eight (28) North, Range Thirteen (13) West City of Menomonie, Dunn County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Kyle J. Roddy, Professional Land Surveyor with LHB, Inc, do hereby certify that, by the direction of Zaffiro, LLC, a Wisconsin limited liability company, and by Acre Management, LLC, a Wisconsin limited liability company, I have surveyed and mapped the following described parcel:

Lots One (1) and Three (3) of Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395, being part of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Thirty-five (35), Township Twenty-eight (28) North, Range Thirteen (13) West, City of Menomonie, Dunn County, Wisconsin.

Subject to an easement for the benefit of Lot 4 of said Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395, for ingress and egress over a portion of the South 15 feet of said Lot 3 as shown on said Certified Survey Map No. 968.

Together with a easement for ingress and egress over the South 15 feet of Lot 2 of said Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395.

I further certify that the map hereon is a correct representation to scale of the exterior boundaries of the lands 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.

Dated this 13th day of August, 2025.



Kyle J. Roddy, Professional Land Surveyor
Wisconsin License Number S-2907



CITY OF MENOMONIE PLAN COMMISSION

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

Dated this _____ day of _____, 20____.

Signature

Printed Name and Title

August 12, 2025

VIA E-MAIL & UPS

David Schofield, P.E.
Director of Public Works
City of Menomonie
800 Wilson Ave
Menomonie WI 54751

**Re: Proposed Certified Survey Map (CSM) for property located on
South Broadway St, Menomonie, WI**

Mr. Schofield:

I am writing in regard to the proposed Certified Survey Map ("CSM"; copy attached) intended to reconfigure the lot lines of property located at 2121 S Broadway St, Menomonie, WI, as part of a future Dollar General Development on the site.

With regard to the proposed CSM:

1. **Acre Management, LLC**, of which I am the Managing Member, is the owner of one of the lots being modified (Lot 3 of CSM No. 968) by the reconfiguration depicted on the proposed CSM;
2. My property is currently under contract for sale to **AMH Menomonie, LLC**, and I intend to complete that sale and transfer title to AMH Menomonie.
3. I consent to and approve the proposed CSM, as attached.

Please feel free to contact me with any questions or if you need any additional information from me.

Sincerely,



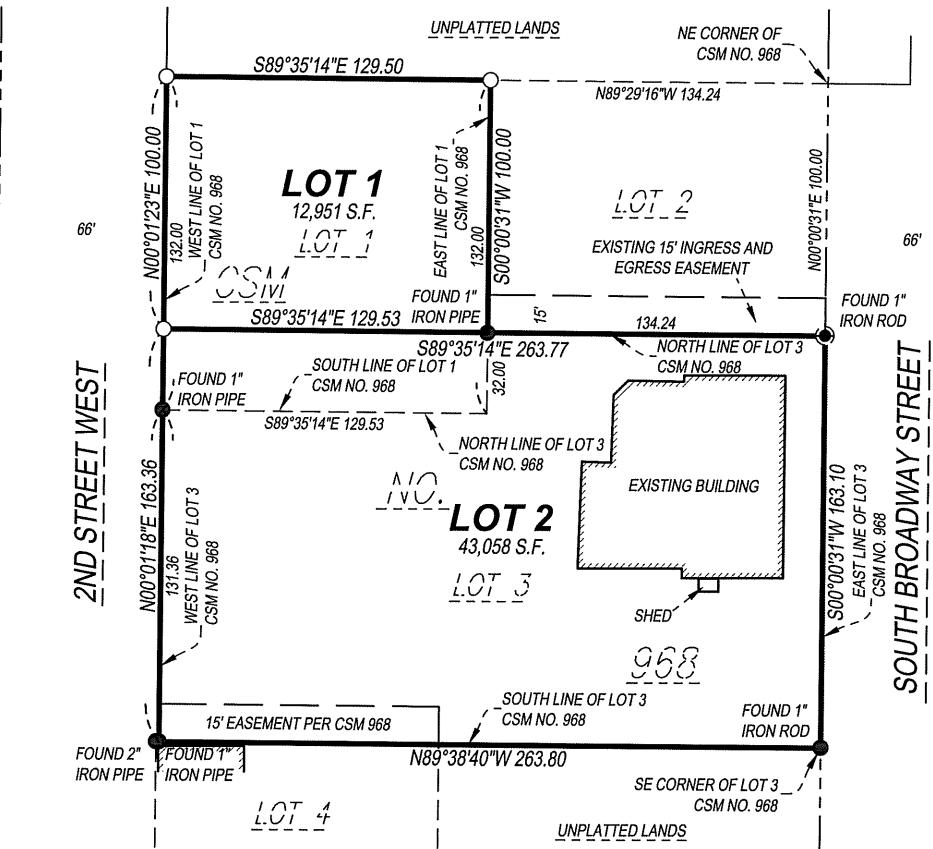
Eric Swanson
6 Hawthorne Rd
Hopkins, MN 55343
¶ :: 612701-2383
✉ :: eric@clsmidwest.com

c: Dan O'Brien

CERTIFIED SURVEY MAP NO. _____

VOLUME _____, PAGE _____

Lots One (1) and Three (3) of Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395, being part of the NW 1/4 of the SW 1/4 of Section Thirty-five (35), Township Twenty-eight (28) North, Range Thirteen (13) West City of Menomonie, Dunn County, Wisconsin.



OWNER:

ACRE MANAGEMENT, LLC
6 HAWTHORNE ROAD
HOPKINS, MN 55343

BEARING NOTE

THIS CERTIFIED SURVEY MAP IS BASED ON
THE DUNN COUNTY COORDINATE SYSTEM



LEGEND

- DENOTES SET 3/4" IRON REBAR, 18" LONG AND WEIGHING 1.13LB PER LINEAR FOOT
- DENOTES FOUND IRON PIPE IN PLACE (DIAMETER AS SHOWN)
- DENOTES FOUND 1" IRON ROD IN PLACE

CERTIFIED SURVEY MAP NO. _____

VOLUME _____, PAGE _____

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SURVEYOR'S CERTIFICATE

I, Kyle J. Roddy, Professional Land Surveyor with LHB, Inc, do hereby certify that, by the direction of Acre Management, LLC, a Wisconsin limited liability company, I have surveyed and mapped the following described parcel:

Lots One (1) and Three (3) of Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395, being part of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Thirty-five (35), Township Twenty-eight (28) North, Range Thirteen (13) West, City of Menomonie, Dunn County, Wisconsin.

Subject to an easement for the benefit of Lot 4 of said Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395, for ingress and egress over the South 15 feet of said Lot 3.

Together with a easement for ingress and egress over the South 15 feet of Lot 2 of said Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395.

I further certify that the map hereon is a correct representation of the exterior boundaries of the lands surveyed and the division thereof. Also that I have fully complied with the provisions of chapter 236.34 of the Wisconsin Statutes and Title 14 of the Subdivision Ordinance of the City of Menomonie.

Dated this _____ day of _____, 20 ____.

Kyle J. Roddy, Professional Land Surveyor
Wisconsin License Number S-2907

CITY OF MENOMONIE PLAN COMMISSION

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

Dated this _____ day of _____, 20 ____.

Signature

Printed Name and Title

Title	CSM Approval Letter (Acre)
File name	Letter_to_Schofie..._w_attachment.pdf
Document ID	2465d1a02f4389f700156d080dc1683316ae899
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History

 SENT	08 / 13 / 2025 16:00:43 UTC	Sent for signature to Eric Swanson (eric@clsmidwest.com) from bill@abdomarkethouse.com IP: 74.95.142.54
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 SIGNED	08 / 13 / 2025 16:05:21 UTC	Signed by Eric Swanson (eric@clsmidwest.com) IP: 174.200.5.88
 COMPLETED	08 / 13 / 2025 16:05:21 UTC	The document has been completed.

August 12, 2025

VIA E-MAIL & UPS

David Schofield, P.E.
Director of Public Works
City of Menomonie
800 Wilson Ave
Menomonie WI 54751

**Re: Proposed Certified Survey Map (CSM) for property located on
South Broadway St, Menomonie, WI**

Mr. Schofield:

I am writing in regard to the proposed Certified Survey Map ("CSM"; copy attached) intended to reconfigure the lot lines of property located at 2121 S Broadway St, Menomonie, WI, as part of a future Dollar General Development on the site.

With regard to the proposed CSM:

1. **Zaffiro, LLC**, of which I am the Member, is the owner of one of the lots being modified (Lot 1 of CSM No. 968) by the reconfiguration depicted on the proposed CSM;
2. My property is currently under contract for sale to **AMH Menomonie, LLC**, and I intend to complete that sale and transfer title to AMH Menomonie.
3. I consent to and approve the proposed CSM, as attached.

Please feel free to contact me with any questions or if you need any additional information from me.

Sincerely,

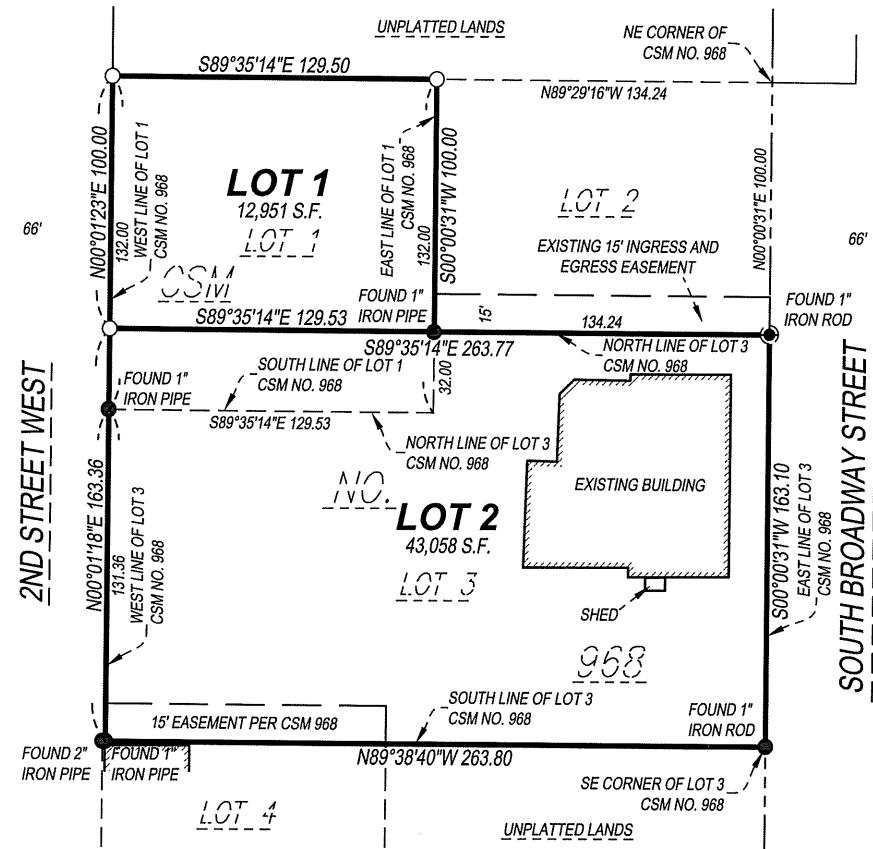


Nick Komro
Zaffiro, LLC
1031 Creek Ridge Ct
Menomonie, WI 54751
☎ :: 715-308-9662
✉ :: nkomro@hotmail.com

c: Dan O'Brien

CERTIFIED SURVEY MAP NO. _____

*Lots One (1) and Three (3) of Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395,
being part of the NW 1/4 of the SW 1/4 of Section Thirty-five (35), Township Twenty-eight (28) North, Range Thirteen (13) West
City of Menomonie, Dunn County, Wisconsin.*



OWNER:

ACRE MANAGEMENT, LLC
6 HAWTHORNE ROAD
HOPKINS, MN 55343

BEARING NOTE

THIS CERTIFIED SURVEY MAP IS BASED ON
THE DUNN COUNTY COORDINATE SYSTEM



LEGEND

- DENOTES SET 3/4" IRON REBAR, 18" LONG AND WEIGHING 1.13LB PER LINEAR FOOT
- DENOTES FOUND IRON PIPE IN PLACE (DIAMETER AS SHOWN)
- ◎ DENOTES FOUND 1" IRON ROD IN PLACE



324 Garfield St. South | Cambridge, MN 55008
763.219.1235 | HRcorp.com

CERTIFIED SURVEY MAP NO. _____

VOLUME _____, PAGE _____

Lots One (1) and Three (3) of Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395, being part of the NW 1/4 of the SW 1/4 of Section Thirty-five (35), Township Twenty-eight (28) North, Range Thirteen (13) West City of Menomonie, Dunn County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Kyle J. Roddy, Professional Land Surveyor with LHB, Inc, do hereby certify that, by the direction of Acre Management, LLC, a Wisconsin limited liability company, I have surveyed and mapped the following described parcel:

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Subject to an easement for the benefit of Lot 4 of said Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395, for ingress and egress over the South 15 feet of said Lot 3.

Together with a easement for ingress and egress over the South 15 feet of Lot 2 of said Certified Survey Map No. 968 recorded in Volume 4 of Certified Survey Maps on page 33 as Document No. 391395.

I further certify that the map hereon is a correct representation of the exterior boundaries of the lands surveyed and the division thereof. Also that I have fully complied with the provisions of chapter 236.34 of the Wisconsin Statutes and Title 14 of the Subdivision Ordinance of the City of Menomonie.

Dated this _____ day of _____, 20____.

*Kyle J. Roddy, Professional Land Surveyor
Wisconsin License Number S-2907*

CITY OF MENOMONIE PLAN COMMISSION

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

Dated this _____ day of _____, 20____.

Signature

Printed Name and Title



Title	CSM Approval Letter (Zaffiro)
File name	Letter_to_Schofield_w_attachment.pdf
Document ID	e5e1a94d719abfad95474ecf751a168bdda3b02
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History

 SENT	08 / 13 / 2025 16:02:16 UTC	Sent for signature to Nick Komro (nkomro@hotmail.com) from bill@abdomarkethouse.com IP: 74.95.142.54
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 SIGNED	08 / 13 / 2025 20:58:37 UTC	Signed by Nick Komro (nkomro@hotmail.com) IP: 174.232.97.223
 COMPLETED	08 / 13 / 2025 20:58:37 UTC	The document has been completed.



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: Michelle Rugland Certified Survey Map on Midway Road

DATE: August 25, 2025 Plan Commission Meeting

Michelle Rugland has proposed to subdivide property on Midway Road with a certified survey map (CSM). Proposed Lot 1 will house Dean & Sue's Bar, its parking lot, and the adjacent sand volleyball courts. Proposed Lot 2 will house a single family home. The entire property is zoned Local Commercial District (B-2).

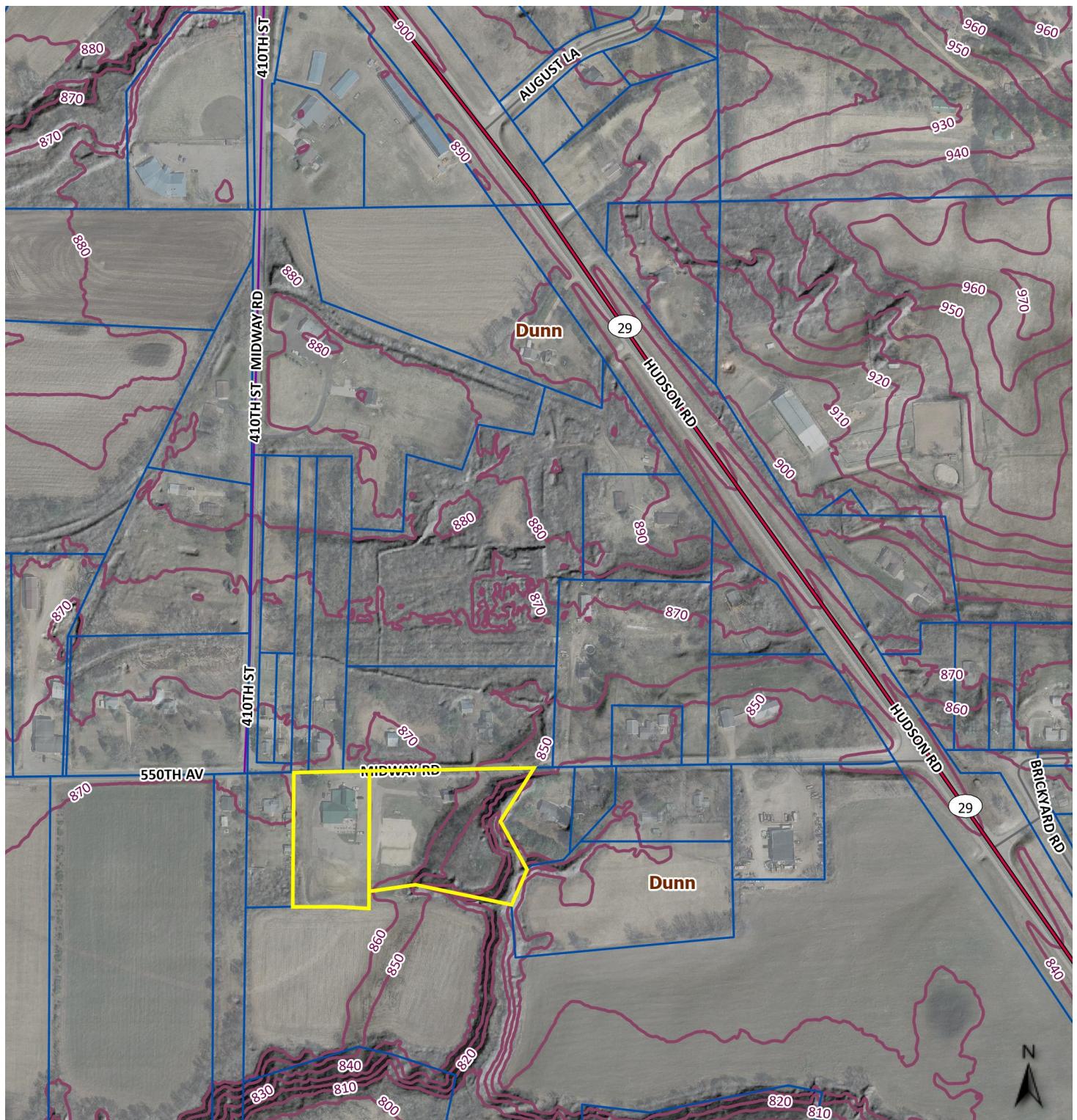
The CSM will include dedication of street right-of-way for Midway Road to replace the existing highway easement.

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

If the Plan Commission concurs, the appropriate motion would be ***Approve Michelle Rugland's Proposed Certified Survey Map on South Broadway Street, as presented*** (simple majority).

Attachments:

- Location Map
- Proposed Certified Survey Map



VOL. ____ OF CSM, PAGE ____

CERTIFIED SURVEY MAP, No. _____

IN THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$,
SECTION 27, TOWNSHIP 28 NORTH, RANGE 13 WEST,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN

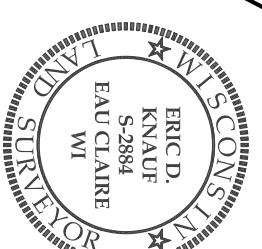
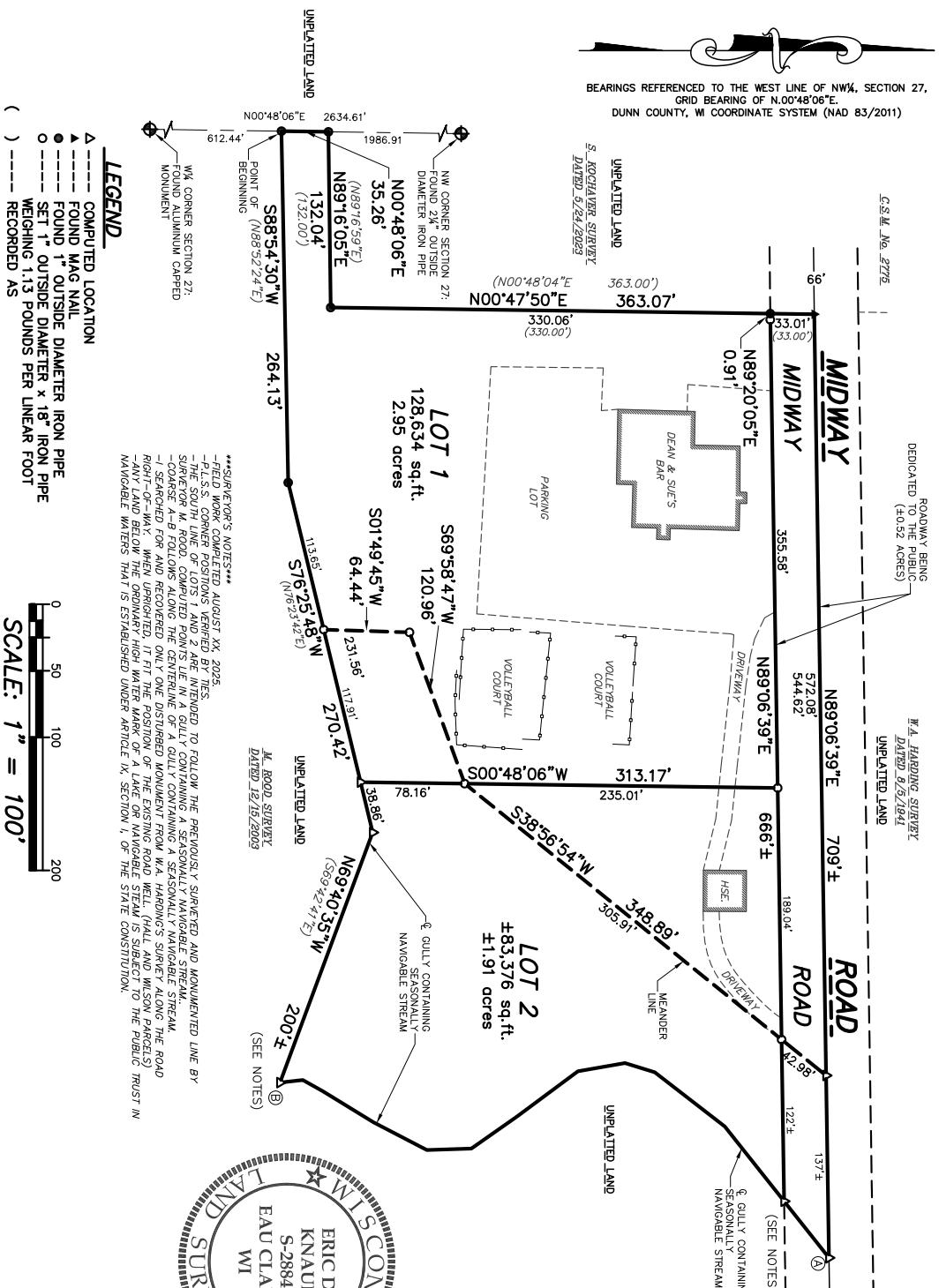
BEARINGS REFERENCED TO THE WEST LINE OF NW $\frac{1}{4}$, SECTION 27,
GRID BEARING OF N.00°48'06"E.
DUNN COUNTY, WI COORDINATE SYSTEM (NAD 83/2011)

C.S.W. No. 2775

ROADWAY BEING
DEDICATED TO THE PUBLIC
64053 ACRES

W.A. HARDING SURVEY

SHEET 1 OF 3



**American
Land Surveying**
3028 HARTWOOD DRIVE
EAU CLAIRE, WI 54703
PHONE: (715) 214-6508
CADD No. 25050

VOL. ____ OF CSM, PAGE ____

CERTIFIED SURVEY MAP, No._____

**IN THE SW¼ OF THE NW¼,
SECTION 27, TOWNSHIP 28 NORTH, RANGE 13 WEST,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE:

I, ERIC D. KNAUF, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT BY THE DIRECTION OF MICHELLE RUGLAND, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED, AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF THE SW¼ OF THE NW¼, SECTION 27, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION;

- THENCE N. 00°48'06" E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 612.44 FEET TO THE POINT OF BEGINNING;
- THENCE N. 00°48'06" E., A DISTANCE OF 35.26 FEET;
- THENCE N. 89°16'05" E., A DISTANCE OF 132.04 FEET;
- THENCE N. 00°47'50" E., A DISTANCE OF 363.07 FEET TO A POINT ON THE CENTERLINE OF MIDWAY ROAD;
- THENCE N. 89°06'39" E., ALONG SAID CENTERLINE, A DISTANCE OF 572.09 FEET TO A MEANDER LINE OF A SEASONABLY NAVIGABLE STREAM;
- THENCE S. 38°56'54" W., ALONG SAID MEANDER LINE, A DISTANCE OF 348.89 FEET;
- THENCE S. 69°58'47" W., ALONG SAID MEANDER LINE, A DISTANCE OF 120.96 FEET;
- THENCE S. 01°49'45" W., ALONG SAID MEANDER LINE, A DISTANCE OF 64.44 FEET TO THE TERMINUS OF SAID MENDER LINE;
- THENCE S. 76°25'48" W., A DISTANCE OF 113.65 FEET;
- THENCE S. 88°54'30" W., A DISTANCE OF 264.14 FEET TO THE POINT OF BEGINNING, CONTAINING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE CENTERLINE OF SAID SEASONABLY NAVIGABLE STREAM (SHOWN AS COURSE A-B ON PAGE 1 OF 2), CONTAINING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE LINE SURVEYED AND MONUMENTED BY SURVEYOR M. ROOD IN SURVEY DATED DECEMBER 15, 2003 (SHOWN ON PAGE 1 OF 2), AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE DIVISION OF IT.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE STATE OF WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

ERIC D. KNAUF, P.L.S. S-2884
DATED THIS ____ DAY OF ____, 2025

CERTIFICATE OF THE CITY OF MENOMONIE PLANNING COMMISSION:

RESOLVED: THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF MENOMONIE IS HEREBY APPROVED BY THE CITY OF MENOMONIE PLANNING COMMISSION. DATED THIS ____ DAY OF ____, 2025

SIGNATURE OF APPROVING AUTHORITY

CERTIFICATE OF OWNER'S DEDICATION

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

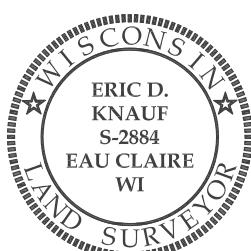
-CITY OF MENOMONIE

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS ____ DAY OF ____, 2025.
IN PRESENCE OF: _____ (SEAL)

MICHELLE RUGLAND

CERTIFICATE OF OWNER'S NOTARY

STATE OF WISCONSIN
DUNN COUNTY SS
PERSONALLY CAME BEFORE ME THIS ____ DAY OF ____, 2025, THE ABOVE NAMED _____ TO ME KNOWN
TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.
NOTARY PUBLIC, _____.
MY COMMISSION EXPIRES _____.



VOL. ____ OF CSM, PAGE ____

CERTIFIED SURVEY MAP, No._____

*IN THE SW¼ OF THE NW¼,
SECTION 27, TOWNSHIP 28 NORTH, RANGE 13 WEST,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN*

CERTIFICATE OF OWNER'S DEDICATION

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

-CITY OF MENOMONIE

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS ____ DAY OF _____, 2025.
IN PRESENCE OF: _____ (SEAL)

GREG RUGLAND

CERTIFICATE OF OWNER'S NOTARY

STATE OF WISCONSIN
DUNN COUNTY SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2025, THE ABOVE NAMED _____ TO ME KNOWN
TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.
NOTARY PUBLIC, _____
MY COMMISSION EXPIRES _____.





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: Sam & Stacy Hintzman Certified Survey Map on Brickyard Road

DATE: August 25, 2025 Plan Commission Meeting

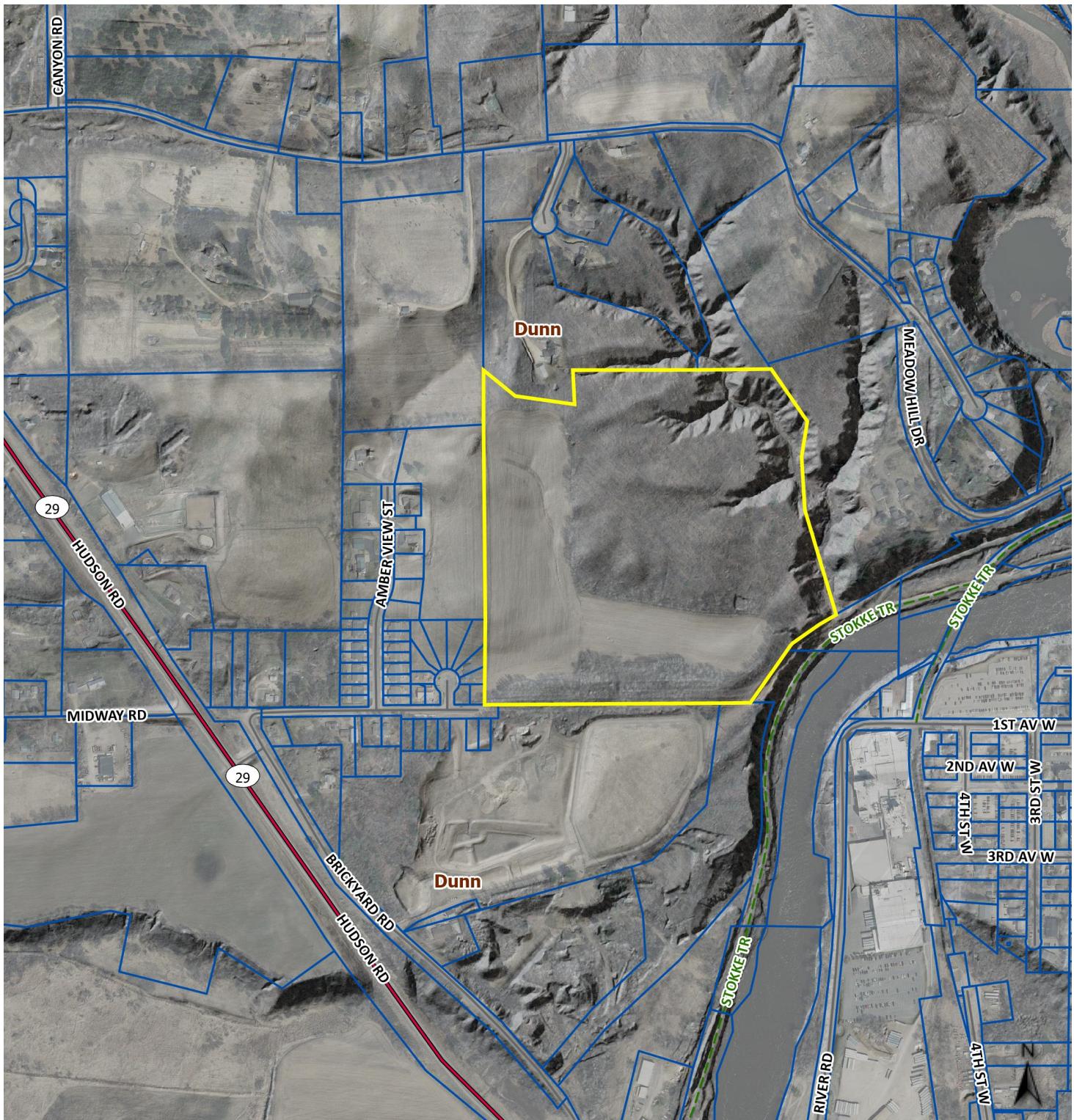
Sam & Stacy Hintzman has proposed to subdivide property on Brickyard Road with a certified survey map (CSM). The Hintzman's have proposed to construct a house and garage on Proposed Lot 1. Proposed Lot 2 will remain undeveloped at this time.

Proposed Lot 1 and the south portion of Proposed Lot 2 are currently zoned General Industrial District (I-3). The remainder of the property is currently zoned Agriculture District (A). Sam & Stacy have indicated that they will be submitting rezone request(s) to allow for their intended uses. Those request(s) will likely be taken up by the City Council and Plan Commission in September 2025.

If the Plan Commission concurs, the appropriate motion would be ***Approve Sam & Stacy Hintzman's Proposed Certified Survey Map on Brickyard Road, as presented*** (simple majority).

Attachments:

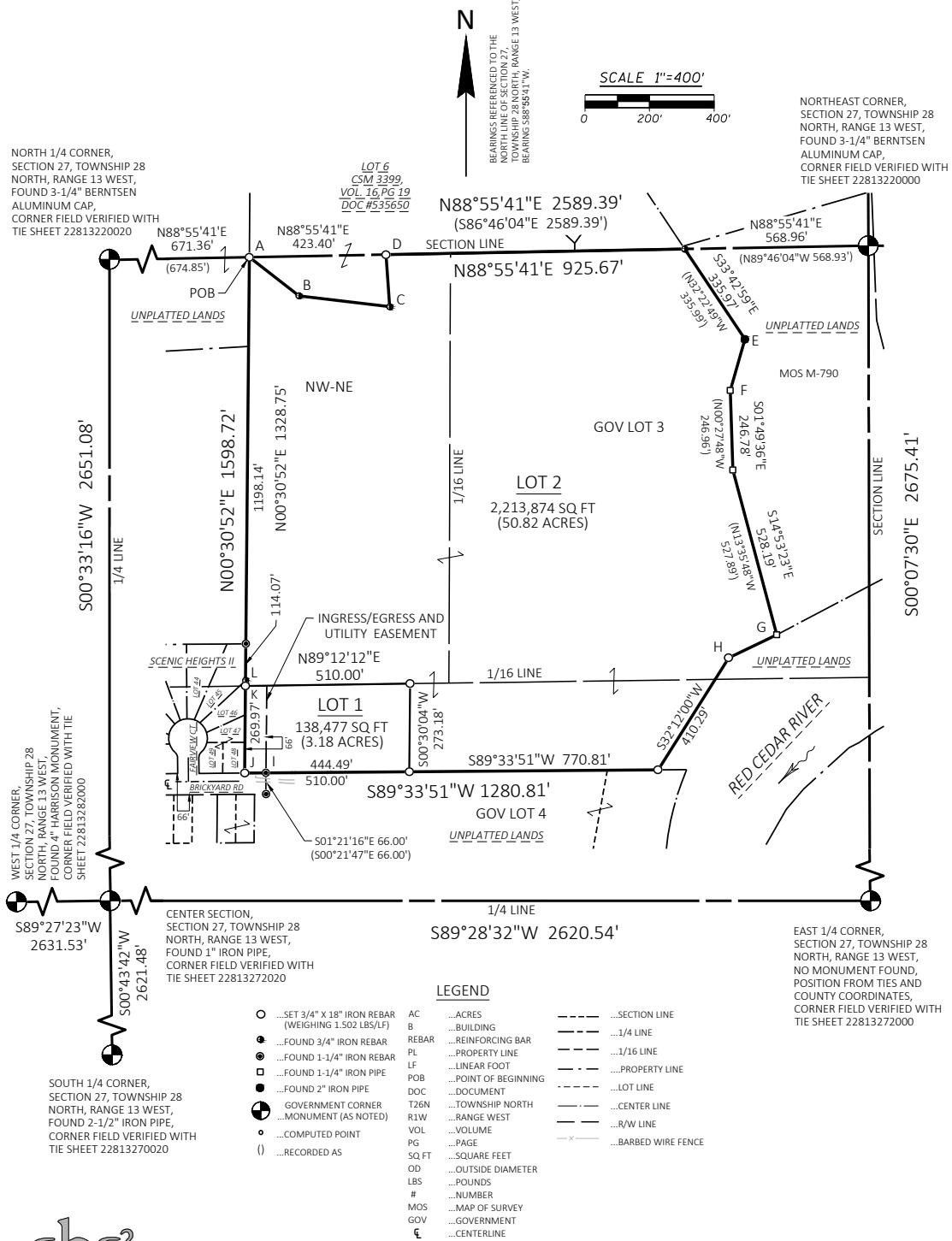
- Location Map
- Proposed Certified Survey Map



DUNN COUNTY CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

THAT PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF GOVERNMENT LOTS 3 AND 4, SECTION 27, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.



SURVEYOR'S NOTES:

THE INGRESS/EGRESS EASEMENT ON LOT 1 ARE FOR THE BENEFIT OF LOT 2. THE TERMS AND CONDITIONS OF THESE EASEMENTS WILL BE SET OUT IN SEPARATELY RECORDED EASEMENT AGREEMENTS.

THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED TO COMPLETE THIS LAND DIVISION.

A TITLE SEARCH WAS NOT COMPLETED

SHEET 1 OF 3 SHEETS

PREPARED FOR:
SAM HINTZMAN
3944 NICHOLAS DR
MENOMONIE, WI 54751

PREPARED BY:
NEIL C. BOWE, PLS 2827
CBS² INC.
770 TECHNOLOGY WAY
SURREY, B.C. V3T 5A7

cbs²

ENGINEERS - SURVEYORS - ARCHITECTS
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729
PHONE: 715.861.5226

DUNN COUNTY CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

THAT PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF GOVERNMENT
LOTS 3 AND 4, SECTION 27, TOWNSHIP 28 NORTH, RANGE 13 WEST,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THAT PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF GOVERNMENT LOTS 3 AND 4, SECTION 27, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27, THENCE N88°55'41"E, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 671.36 FEET, TO THE POINT OF BEGINNING; THENCE S52°06'23"E, 195.10 FEET; THENCE S83°09'12"E, 283.05 FEET; THENCE N04°08'01"W, 161.91 FEET TO SAID NORTH LINE OF SECTION 27; THENCE N88°55'41"E, ALONG SAID NORTH LINE OF SECTION 27, A DISTANCE OF 925.67 FEET; THENCE S33°42'59"E, 335.97 FEET; THENCE S15°54'44"W, 165.03 FEET; THENCE S01°49'36"E, 246.78 FEET; THENCE S14°53'23"E, 528.19 FEET; THENCE S64°15'00"W, 165.00 FEET; THENCE S32°12'00"W, 410.29 FEET; THENCE S89°33'51"W, 1280.81 FEET; THENCE N00°30'52"E, 1598.72 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,352,351 SQUARE FEET (54.00 ACRES), MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND WATER LAWS THAT EXIST THROUGH UNRECORDED MEANS OR BY RECORD.

THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF SAM HINTZMAN.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S.236.34 OF THE WISCONSIN STATUTES, A-E 7 WI ADMINISTRATIVE CODE AND THE SUBDIVISION CONTROL ORDINANCE FOR THE CITY OF MENOMONIE, DUNN COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NEIL C. BOWE, PLS
S-2827

DATE

CITY OF MENOMONIE PLANNING COMMISSION

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

SIGNATURE OF APPROVING AUTHORITY

DATE

COURSE TABLE		
POINTS	DIRECTION	DISTANCE
A-B	S 52° 06' 23" E (N 50° 11' 49" W)	195.10' (192.36')
B-C	S 83° 09' 12" E (N 81° 56' 47" W)	283.05' (283.07')
C-D	N 04° 08' 01" W (S 02° 54' 07" E)	161.91' (161.31')
E-F	S 15° 54' 44" W (N 17° 08' 43" E)	165.03' (164.94')
G-H	S 64° 15' 00" W	165.00'
I-J	S 89° 33' 51" W (N 89° 33' 20" E)	65.51' (65.82')
K-L	N 00° 30' 52" E	16.54'