



CITY OF MENOMONIE
PLAN COMMISSION MEETING AGENDA
Menomonie City Hall
800 Wilson Avenue
1st Floor, City Council Chambers
7:00pm
Monday – September 29, 2025

1. Roll Call.
2. Approval of Minutes – August 25, 2025.
3. Public Comments (agenda items only).
4. New Business:
 - a) Consider recommendation regarding Ordinance 2025-07, an Ordinance rezoning certain lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1) – discussion and possible recommendation to the City Council.
 - b) Consider approval of SPA Properties, LLC's Proposed Certified Survey Map on 59th Street NE.
5. Adjourn.

Notice is hereby given that members of the 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 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 232-2221.

PLEASE CONTACT PAM at (232-2221 x1000) or pwildner@menomonie-wi.gov

IF YOU ARE UNABLE TO ATTEND THE MEETING.

Plan Commission Meeting Minutes

Chairman Jeff Luther called the Plan Commission Meeting to order in the City Hall Council Chambers on Monday August 25, 2025 at 7:00 p.m.

1. Roll Call: Jeff Luther, Cody Gentz, Lowell Prange, Steve Lindberg, Dennis Kropp, Steve Cook, and Dick Martinson. Others Present: Eric Atkinson, David Schofield, Dave Kowieski, Josh Miller, Dan O'Brien, Michelle Rugland, and Sam Hintzman.
2. Approval of Minutes: Kropp moved to approve the July 28, 2025, Plan Commission minutes with a second by Gentz. Motion carried unanimously.
3. Public Comments:
 - a. Dan O'Brien spoke in favor of Agenda Item 5B.
 - b. Michelle Rugland spoke in favor of Agenda Item 5C.
 - c. Sam Hintzman spoke in favor of Agenda Item 5D.
4. Public Hearing:
 - a. A public hearing was held regarding the proposed Amendment No. 1 of the boundary and project plan for Tax Incremental District #17, City of Menomonie, Wisconsin. No public comments were received.
5. New Business:
 - a. Schofield and Miller presented information regarding Amendment No. 1 of the boundary and project plan for Tax Incremental District #17, City of Menomonie, Wisconsin. Martinson moved to approve Resolution 2025-PC01, a resolution of the Plan Commission regarding the proposed boundary amendment and approving the proposed project plan Amendment No. 1 for Tax Incremental District #17, City of Menomonie, Wisconsin, with a second by Gentz. Motion carried unanimously.
 - b. Schofield presented the proposed Acre Management, LLC and Zaffiro, LLC certified survey map on South Broadway Street. Kropp moved to approve Acre Management, LLC and Zaffiro, LLC's proposed certified survey map on South Broadway Street, as presented, with a second by Cook. Motion carried unanimously.
 - c. Schofield presented the proposed Rugland certified survey map on Midway Road. Schofield noted that the existing highway easement would be dedicated as right-of-way. Kropp moved to approve Rugland's proposed certified survey map on Midway Road, as presented, with a second by Lindberg. Motion carried unanimously.
 - d. Schofield presented the proposed Hintzman certified survey map on Brickyard Road. Schofield noted that a future rezone request was likely. Kropp moved to approve Hintzman's proposed certified survey map on Brickyard Road, as presented, with a second by Lindberg. Motion carried unanimously.
 - e. Schofield indicated that the next Plan Commission meeting will be held on Monday September 29, 2025.
6. Cook moved to adjourn with a second by Lindberg. Motion carried unanimously.

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: Proposed Ordinance 2025-07 – Rezoning of Certain Lands Along Midway Road

DATE: September 29, 2025 Plan Commission Meeting

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

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

On August 25, 2025 City Staff received the attached Request for Rezone. City Staff have prepared Proposed Ordinance 2025-07 which, if adopted, would complete the proposed rezoning. The City Council introduced and referred Proposed Ordinance to the Plan Commission on September 8.

City Staff would suggest that the Plan Commission should consider the following questions with respect to the proposed rezoning:

1. Is the proposed Restricted Industrial (I-1) District compatible with the applicant's request?
 - a. Yes.
 - b. City Staff notes that the applicants requested Restricted Industrial (I-1) District.
2. Is the proposed (and current unpermitted) land use compatible with the proposed Restricted Industrial (I-1) District?
 - a. Yes.
 - b. City Code 10-14-1 (which is attached) allows "*Contractor storage yard*" as permitted use.

**MEMORANDUM**

David Schofield, Director of Public Works

dschofield@menomonie-wi.gov

715-232-2221 Ext.1020

3. Is the proposed Restricted Industrial (I-1) District the most restrictive that accommodates the proposed (and current unpermitted) land use?
 - a. Yes.
 - b. City Staff notes that contractor's storage yards would be allowed in the Restricted Industrial 2 (I-2) District and the General Industrial (I-3) District, both of which are less restrictive than the proposed Restricted Industrial (I-1) District.
4. Is the proposed rezoning consistent with the zoning of adjacent properties?
 - a. Partially.
 - b. City Staff notes that the lands adjacent to the proposed rezoning are zoned:
 - i. To the northeast – Restricted Industrial (I-1) District.
 - ii. To the north – Agricultural (A) District.
 - iii. To the northwest – Local Commercial (B-2) District.
 - iv. To the south – Single Family Residential (R-1) District.
 - v. To the southeast – Limited Multiple Residential (R-2) District.
5. Is the proposed rezoning consistent with the City's Comprehensive Plan?
 - a. Partially.
 - b. City Staff notes that the City's Comprehensive Plan's Future Land Use Map (which is attached) shows "Future Residential" in the areas along STH 29 west of the Red Cedar River.
 - c. City Staff notes that the Applicant claims that the proposed rezoning is consistent with the Comprehensive Plan because some of the adjacent property is zoned Restricted Industrial (I-1) District.

Property owners within 350-feet of the proposed rezoning were notified by letter that this matter will be discussed at the September 29 Plan Commission meeting and the October 6 City Council meeting.



MEMORANDUM

David Schofield, Director of Public Works

dschofield@menomonie-wi.gov

715-232-2221 Ext.1020

As previously stated, the City Council referred this matter to the Plan Commission for a recommendation. The Plan Commission may act as follows:

- If the Plan Commission supports the proposed rezoning, the appropriate motion would be ***Recommend Approval of Proposed Ordinance 2025-07, an Ordinance Rezoning Certain Lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1)*** (simple majority).
- If the Plan Commission does not support the proposed rezoning, the appropriate motion would be ***Recommend Denial of Proposed Ordinance 2025-07, an Ordinance Rezoning Certain Lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1)*** (simple majority).
- Although City Staff would not recommend proceeding in this manner, if the Plan Commission cannot come to an agreement as whether to recommend approval or denial of the proposed rezoning, the appropriate motion would be ***Return Proposed Ordinance 2025-07, an Ordinance Rezoning Certain Lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1) to the City Council without a recommendation*** (simple majority).

The Plan Commission's recommendation will be provided to the City Council when they take up this matter on October 6.

Attachments:

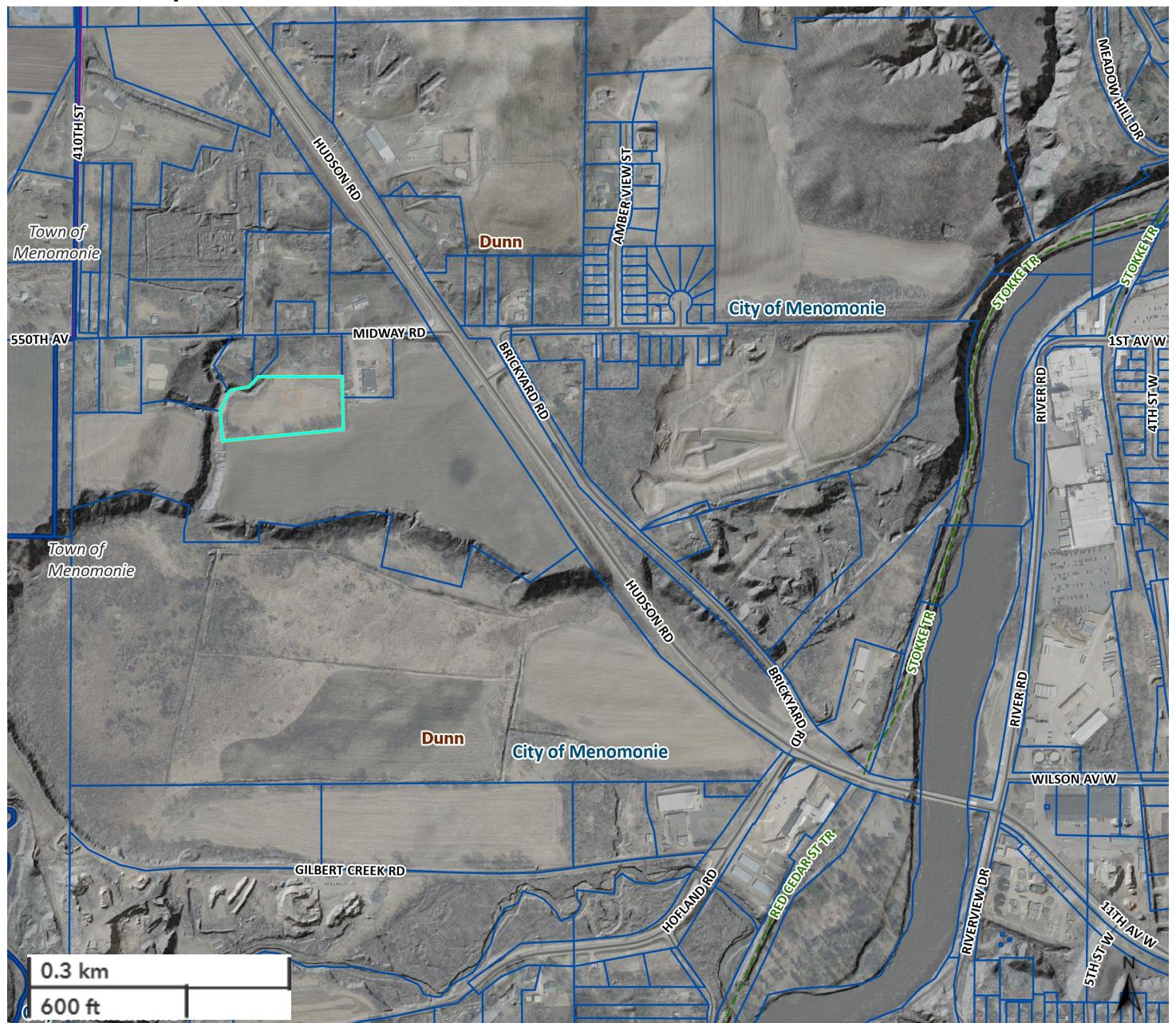
- Location Map.
- April 4, 2025 Letter.
- Request for Rezoning.
- City Code 10-14 Restricted Industrial (I-1) District.
- Proposed Ordinance 2025-07.



Beacon™
Dunn County, WI

GFL Request for Rezone

Created by:





City of Menomonie
David Schofield, P.E.

Director of Public Works
800 Wilson Avenue
Menomonie, WI 54751
715-232-2221 Ext. 1020
E-Mail: dschofield@menomonie-wi.gov

April 4, 2025

Mr. Mark Vinall
GFL Environmental
11888 30th Avenue
Chippewa Falls, WI 54729

Via e-mail: mark.vinall@gflenv.com

Mr. Vinall,

As we previously discussed, the City has received complaints from the public regarding the use of the GFL Environmental (GFL) property (Parcel ID # 1725122813272300003) located south of 1706 Midway Road in Menomonie, Wisconsin. Specifically, the complainants indicated that they had observed GFL operating a storage yard on the property.

The property is located in an area zoned "A" Agriculture District. City Code Title 10, Chapter 6 does not allow storage yards in the "A" Agriculture District. I am not aware of GFL seeking, let alone receiving approval of, rezoning or a variance to allow the operation of a storage yard on the property. Storage yard would, therefore, be a non-conforming use on this property.

I completed a site visit on February 11, 2025 and observed that GFL was storing numerous dumpsters of various sizes on the property. I have attached, in Appendix A, several photos of the property on that date.

In order to bring the property into conformance, I have identified the following options GFL may consider:

1. End the Non-Conforming Use. GFL could remove all dumpsters (and any other materials) stored on the property.
2. Rezone the Property. GFL could submit a rezoning request to change the zoning of the property from "A" Agriculture to "I-1" Restricted Industrial District, "I-2 Restricted Industrial District 2, or "I-3" General Industrial District, all of which allow storage yards. This rezoning request would need to be submitted on forms available from the City Clerk's office and be accompanied by sufficient supporting information. The review process would take at least 45 days and include: initial review by the City Council, referral to the Plan Commission, review by the Plan Commission, a public hearing noticed to the general public and all property owners within 350' of the property, and final review by the City Council. There is no assurance that the Plan Commission and/or City Council will act favorably on the rezoning request. Their review would be based upon the compatibility of the proposed use (in this case the existing non-conforming use) with the adjacent properties.

3. Obtain a Variance. GFL could submit a variance request to allow a storage yard in the "A" Agriculture District. The variance request would need to be submitted on forms available from the City Clerk's office and be accompanied by sufficient supporting information. The review process would take at least 45 days and include: a public hearing noticed to the general public and all property owners and residents within 175-feet of the property, and review by the Board of Appeals. There is no assurance that the Board of Appeals will act favorably on the request. The review would be based upon whether the variance request proves all of the following:
 - a. *Unnecessary Hardship* where no reasonable use can be made of the property without a variance.
 - b. *Unique Physical Property Limitation(s)* such as steep slopes or wetlands that prevent compliance with the zoning.
 - c. *No Harm to the Public Interests.*

If you elect to pursue Option #2 or Option #3, please do not bring any additional dumpsters or other materials onto the property until or unless approval is granted.

The City reserves the right to pursue enforcement action which could carry penalties of up to \$500 per day dating back to February 11, 2025 if the property is not brought into compliance within 90 days of the date of this letter.

If you have any questions, please do not hesitate to contact me at dschofield@menomonie-wi.gov.

Respectfully Submitted,
CITY OF MENOMONIE



David Schofield, PE
Director of Public Works

cc: Dave Kowieski, Chief Building Inspector
 Kate Martin, City Clerk
 Eric Atkinson, City Administrator

Appendix A



Photograph #1: Property south of 1706 Midway Road, looking southwest, as of February 11, 2025



Photograph #1: Property south of 1706 Midway Road, looking south, as of February 11, 2025



Photograph #1: Field behind 1706 Midway Road, looking southeast, as of February 11, 2025

DATE: August 25, 2025

REQUEST FOR REZONING



NAME: Mark Vinall, General Manager II

ADDRESS: 1620 Midway Rd., Menomonie, WI 54751

TELEPHONE NUMBER: (715) 215-1201

EMAIL ADDRESS: mark.vinall@gflenv.com

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

GFL Solid Waste Midwest LLC

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

See attached map

EXACT LEGAL DESCRIPTION OF PROPERTY:

See attached legal description

CURRENT ZONING: A - Agricultural

PROPOSED ZONING: I - 1 - Restricted Industrial District

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

See attached

Mark W. Varnell

Applicant's Signature

NON-REFUNDABLE FEE: \$250

Receipt # _____ Account - 01.44733 (02)

To City Council: _____

To Plan Commission: _____

Publication Dates: _____

Cedar Notified (Wendy & Mark) _____



August 25, 2025

VIA HAND DELIVERY AND EMAIL (dschofield@menomonie-wi.gov)

City of Menomonie

Attn: David Schofield, P.E., Director of Public Works

City of Menomonie

800 Wilson Ave.

Menomonie, WI 54751

RE: Statement of Proposed Use – Rezoning Application for Parcel No.
172512281327230003 (3.40 Acres), GFL Solid Waste Midwest LLC

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

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

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

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

Consistency With the Menomonie Comprehensive Plan

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

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

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

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



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

Additional Justifications for Re-zoning

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Mark Vinall". The signature is cursive and appears to be "Mark" on top and "Vinall" on the bottom.

Mark Vinall, General Manager II
GFL Environmental

Request for Rezoning Application Stormwater Management Information

Drainage Patterns

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

Stormwater Management

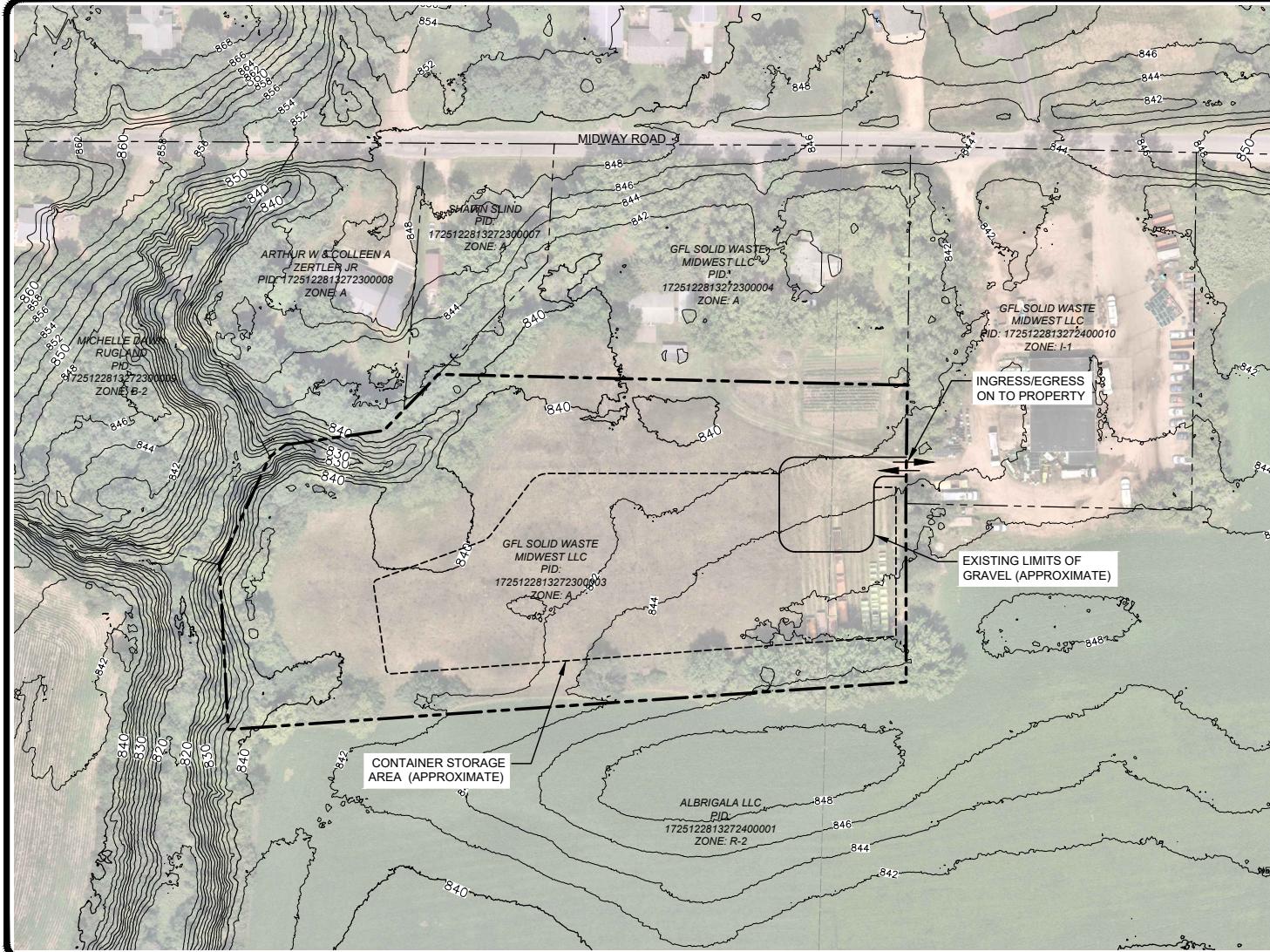
The property is proposed to be utilized as a contractor's storage yard where various sized commercial, residential and industrial waste and recycling containers will be stored on site. The adjacent parcel to the east is also owned by GFL Solid Waste Midwest LLC and is a facility that supports GFL's solid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

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

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

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

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



0 100 200

SCALE IN FEET

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

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TETRA TECH

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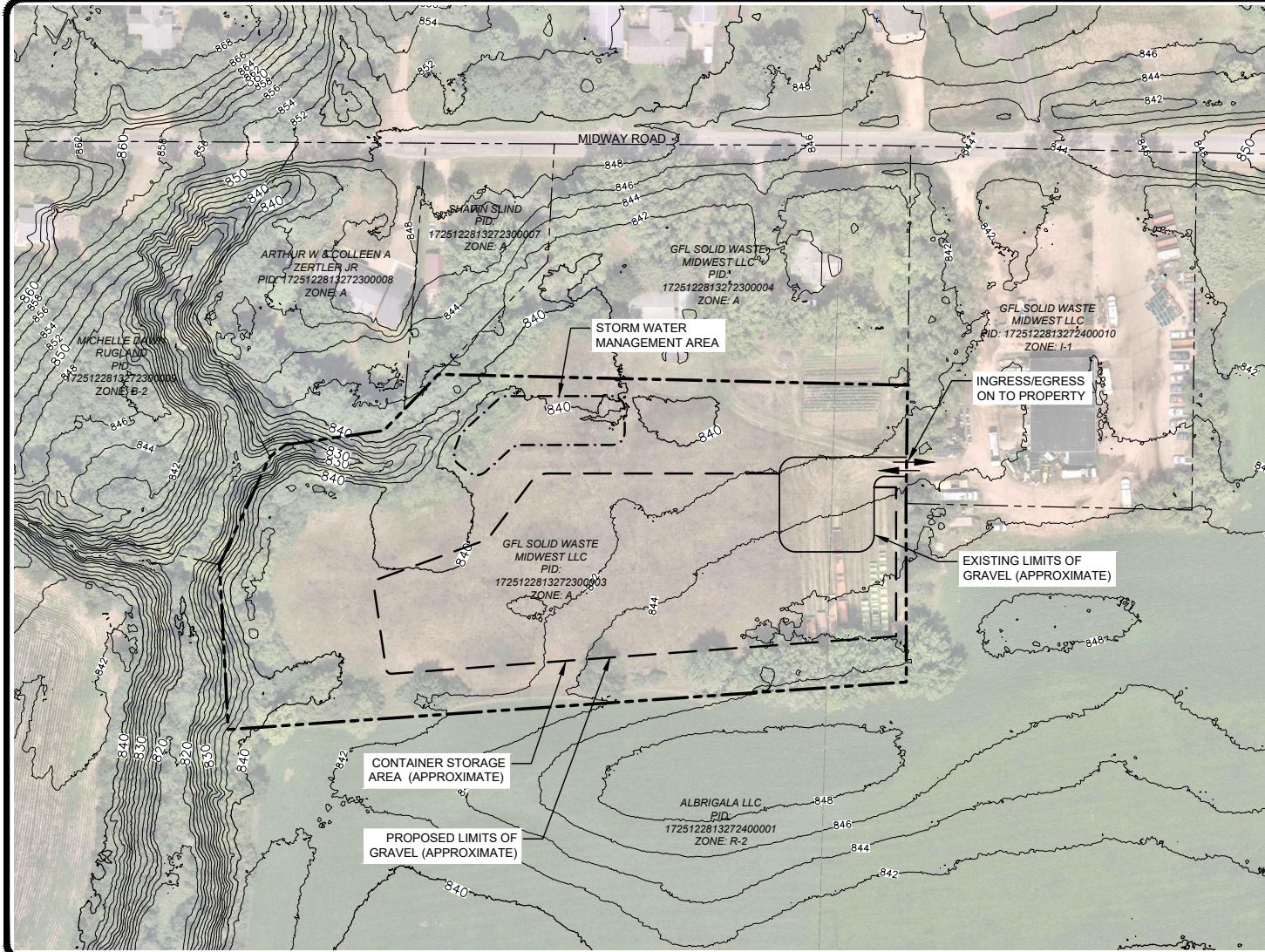
GFL SOLID WASTE MIDWEST, LLC
1620 MIDWAY ROAD
DUNN COUNTY, MENOMONIE, WI

**PARCEL REZONING
EXISTING SITE PLAN**

FIGURE NO.

02A

PROJECT NO.
4251624

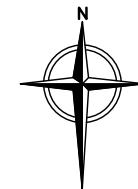


LEGEND

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

NOTES:

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



0 100 200
SCALE IN FEET

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

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

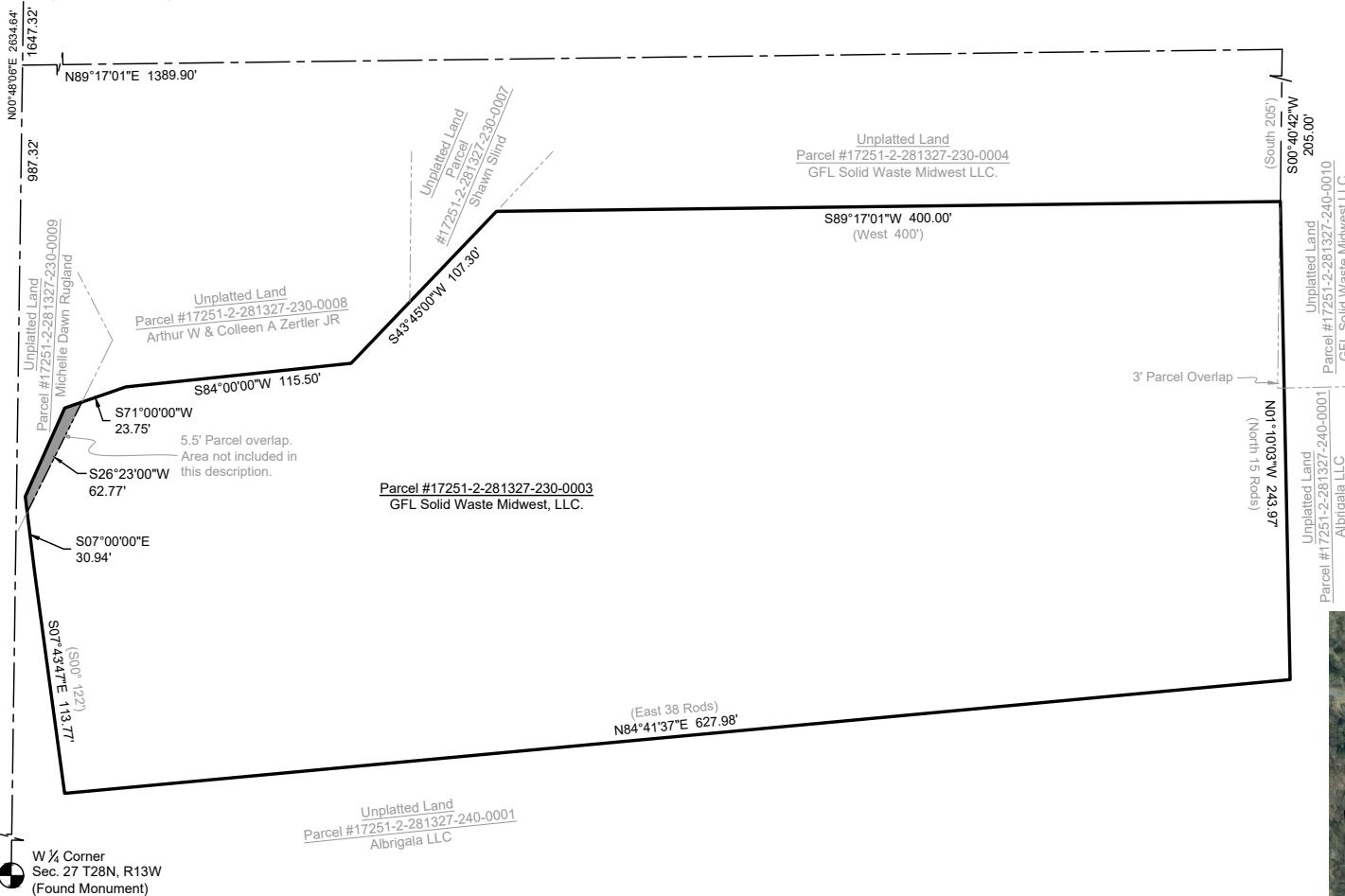
**PARCEL REZONING
PROPOSED SITE PLAN**

FIGURE NO.

02B

PROJECT NO.
4251624

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



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

Commencing at the Northwest Corner of said Section 27; thence S00°48'06"W, 1647.32 feet along the West line of said Northwest 1/4 of Section 27; Thence N89°17'01"E, 1389.90 feet; Thence S00°40'42"W, 205.00 feet to the point of beginning of the lands to be rezoned; Thence S89°17'01"W, 400.00 feet; Thence S84°45'00"W, 107.30 feet; Thence S84°00'00"W, 115.50 feet; Thence S71°00'00"W, 23.75 feet; Thence S26°23'00"W, 62.77 feet; Thence S07°00'00"E, 30.94 feet; Thence S07°43'47"E, 113.77 feet; Thence N84°41'37"E, 627.98 feet; Thence N01°10'03"W, 243.97 feet to the point of beginning.

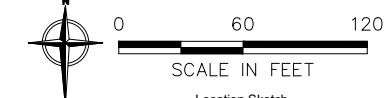
Parcel contains $\pm 154,217$ Square Feet or ± 3.54 Acres.

Note: Parcel description for rezoning purposes only.

Legend

Dunn County Monument
(West 400') Recorded As

Bearing Reference
West Line of the NW 1/4, Section 27
Assumed to Bear N00°48'06"E.



REV	DATE	DESCRIPTION	DWY BY	DES BY	CHK BY	APP BY
DATE OF ISSUE						
08/13/25		DRAWN BY APS		CHECKED BY DS		
		DESIGNED BY		APPROVED BY		



Rezone Exhibit

Parcel #17251-2-281327-230-0003

FIGURE NO.
1

PROJECT NO.
209-4251624

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

Legal Description

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

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

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

Parcel contains \pm 154,217 Square Feet or \pm 3.54 Acres.

Note: Parcel description for rezoning purposes only

CHAPTER 14

I-1 RESTRICTED INDUSTRIAL DISTRICT

SECTION:

10-14-1: Uses

10-14-2: Height, Yards, Area And Other Requirements

10-14-1: USES:

A. In the restricted industrial district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered unless otherwise provided in this title, except for one or more of the following uses:

Any use permitted in the commercial district, conditionally or unconditionally, including any residential uses and educational, religious, charitable or medical institutions constructed, under construction or for which a valid building permit has been issued on or before the effective date of this title; provided that after such date no new residential uses or educational, religious, charitable or medical institutions shall be permitted.

Airports.

Contractor's storage yard.

Enameling and painting shops, provided that all painting, cleaning and related operations shall be conducted within a building.

Food locker plants.

Laboratories.

Machine shops and sheet metal products manufacture, provided that no stamp or punch presses exceeding twenty (20) tons' capacity, or forge or drop hammers shall be located within two hundred feet (200') of the boundary of any residential district.

Manufacture and assembly of home and office appliances and supplies, sporting goods and supplies.

Manufacture and bottling of nonalcoholic beverages.

Manufacture of electrical and electronic appliances and devices.

Manufacture of jewelry, toys and novelties.

Manufacture of products from textiles, furs, glass, leather, plaster, paper, plastics, rubber and wood, not including planing mills or the manufacture of paper, pulp, plastics or leather or the tanning of hides.

Processing, packing and manufacture of confections, cosmetics, food and pharmaceuticals, except meat and meat products, fish and fish products, sauerkraut and cabbage byproducts and the vining of peas.

Storage or warehousing of materials or products, provided that all such storage or warehousing shall be within a fully enclosed building or inside a screening wall forming a complete opaque screen not less than six feet (6') in height; and provided further that no materials or products shall be stacked or piled so as to exceed the height of such screening wall. The materials used for the screening wall may be an earthen berm and/or plants and/or solid fencing. No woven metal or chainlink fence shall be used for such screening.

Uses customarily incidental to the foregoing uses and accessory buildings and structures. (1975 Code Ch. 18 § XIII; amd. Ord. 2009-01, 2-16-2009)

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

Ammunition manufacture, storage or warehousing.

Automobile wrecking yard.

Explosives manufacture, storage or warehousing.

Fireworks manufacture, storage or warehousing.

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

Junkyard. (Ord. 2009-01, 2-16-2009)

10-14-2: HEIGHT, YARDS, AREA AND OTHER REQUIREMENTS:

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

A. Height: Forty five feet (45') or three (3) stories, whichever is least.

B. Front Yard Setback: There shall be a front yard setback of fifty feet (50').

C. Side Yard Setback: There shall be a side yard setback of ten feet (10'); except that on any corner lot, the setback on the street side yard of the corner lot shall be twenty five feet (25').

Notwithstanding the above, if the side yard directly abuts any residential district, the side yard setback shall be twenty five feet (25'); provided, however, if the boundary line is a public street or public alley, the side yard shall not be deemed to directly abut the residential district.

D. Rear Yard Setback: There shall be a rear yard setback of twenty five feet (25'). Loading platforms may be established in such rear yard where it abuts on a railroad.

E. Lot Area: Same as provided in section 14-4-7 of this code.

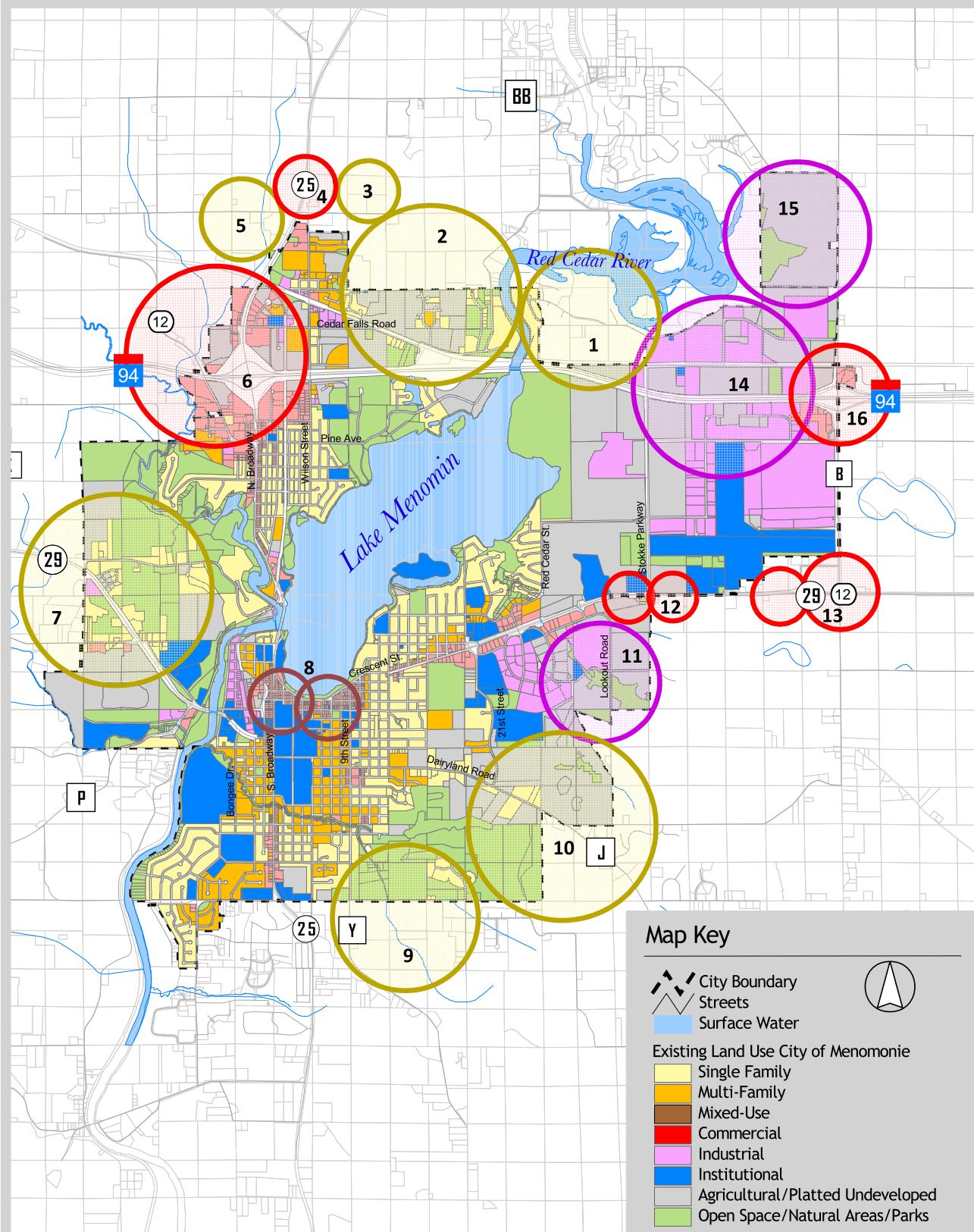
F. Vision Clearance: Same as provided in subsection 10-4-5G of this title.

G. Off Street Parking: Same as provided in section 10-4-7 of this title. (Ord. 2008-05, 5-19-2008)

Generalized Future Land Use

City of Menomonie

Map 5-4



ORDINANCE 2025-07 OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2025.

An ordinance changing the boundaries of certain districts under the Zoning Ordinance of the City of Menomonie.

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

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

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

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

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

Parcel contains \pm 154,217 Square Feet or \pm 3.54 Acres.

Be and hereby are changed from **Agriculture District (A)** to **Restricted Industrial District (I-1)**.

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

INTRODUCED _____

APPROVED THIS _____ DAY

FIRST READING _____

OF _____, 2025

SECOND READING _____

MAYOR, Randy Knaack

PASSED _____

SUBMITTED BY:

PUBLISHED _____

ALDERPERSON

ATTEST _____

CITY CLERK, Catherine Martin



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: SPA Properties CSM

DATE: September 29, 2025 Plan Commission Meeting

The City and SPA Properties, LLC have entered into a Purchase and Sale Contract for 29 acres in the southwest quadrant of the intersection of 59th Street NE and 708th Avenue. SPA Properties, LLC intends to construct a warehouse and distribution facility for a major online retailer.

SPA Properties, LLC has prepared the enclosed Certified Survey Map (CSM) to subdivide the City's property. The CSM will:

- Create Lot 1, a 29.01 acre lot which is intended to be sold by the City of Menomonie to SPA Properties, LLC for industrial development.
- Create Outlot 1, a 2.62 acre outlot along 708th Avenue which will be retained by the City of Menomonie. Outlot 1 will ensure no direct truck access from the site to 708th Avenue (as requested by the Town of Red Cedar) and would allow for the future reconstruction of 708th Avenue.
- Dedicate a 20-foot wide utility easement along the east side of Lot 1 (adjacent to 59th Street NE to allow for the installation of electric, gas and telecommunications lines and equipment.

As the current landowner, the City Council approved the creation of the proposed CSM at their meeting on September 22, 2025. The Plan Commission is responsible for final approval of all CSMs.

City Staff, with assistance from Cedar Corporation, reviewed the proposed CSM and recommend approval as presented. If the Plan Commission concurs, the appropriate motion would be ***Approve SPA Properties, LLC's Proposed Certified Survey Map on 59th Street NE, as presented*** (simple majority vote).

Attachments:

- Location Map
- Proposed CSM

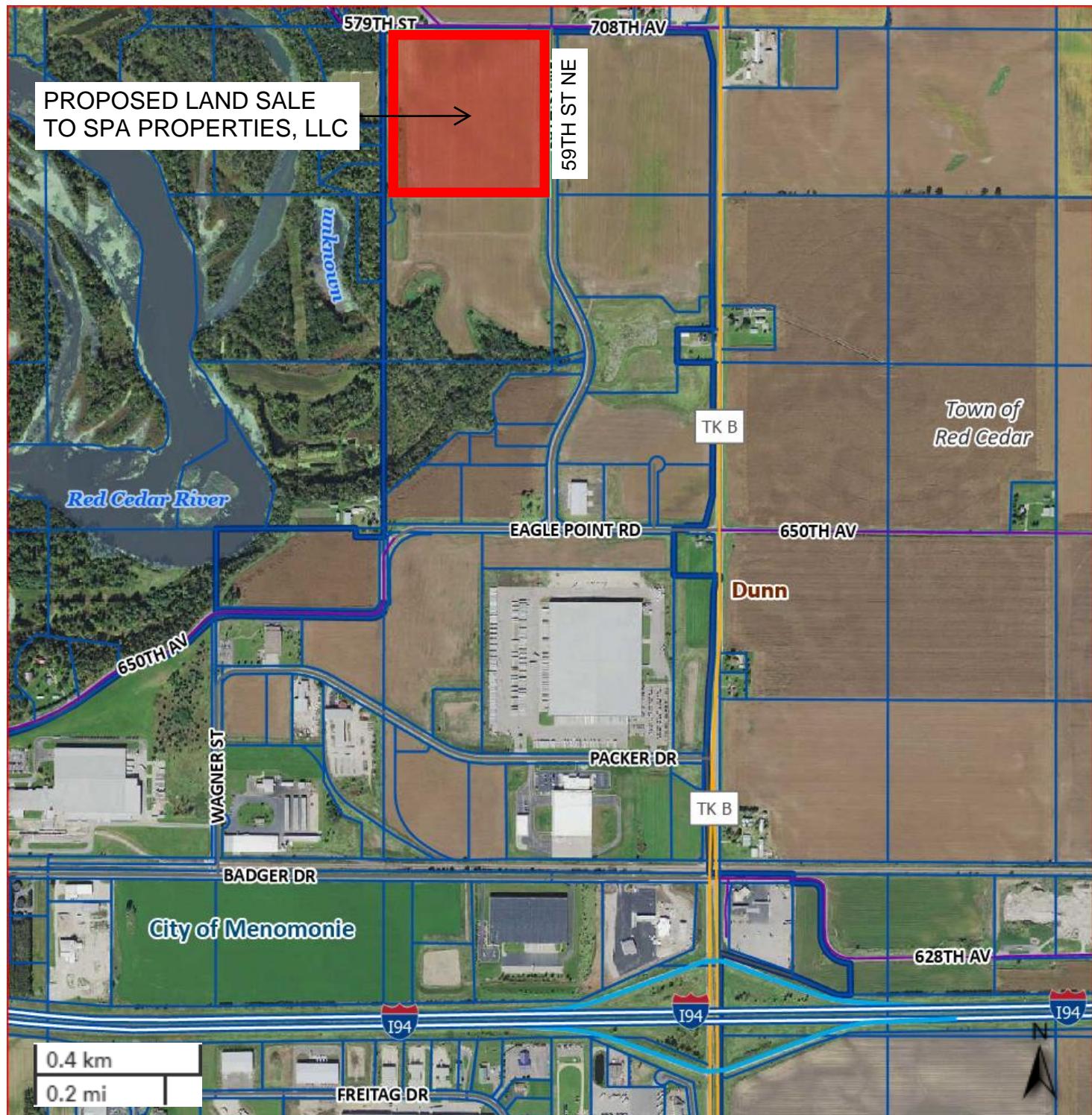


Dunn County, WI

SPA Properties, LLC

Created by: DAS

Proposed Land Sale



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

Date created: 10/3/2024

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

Developed by



CERTIFIED SURVEY MAP NO.

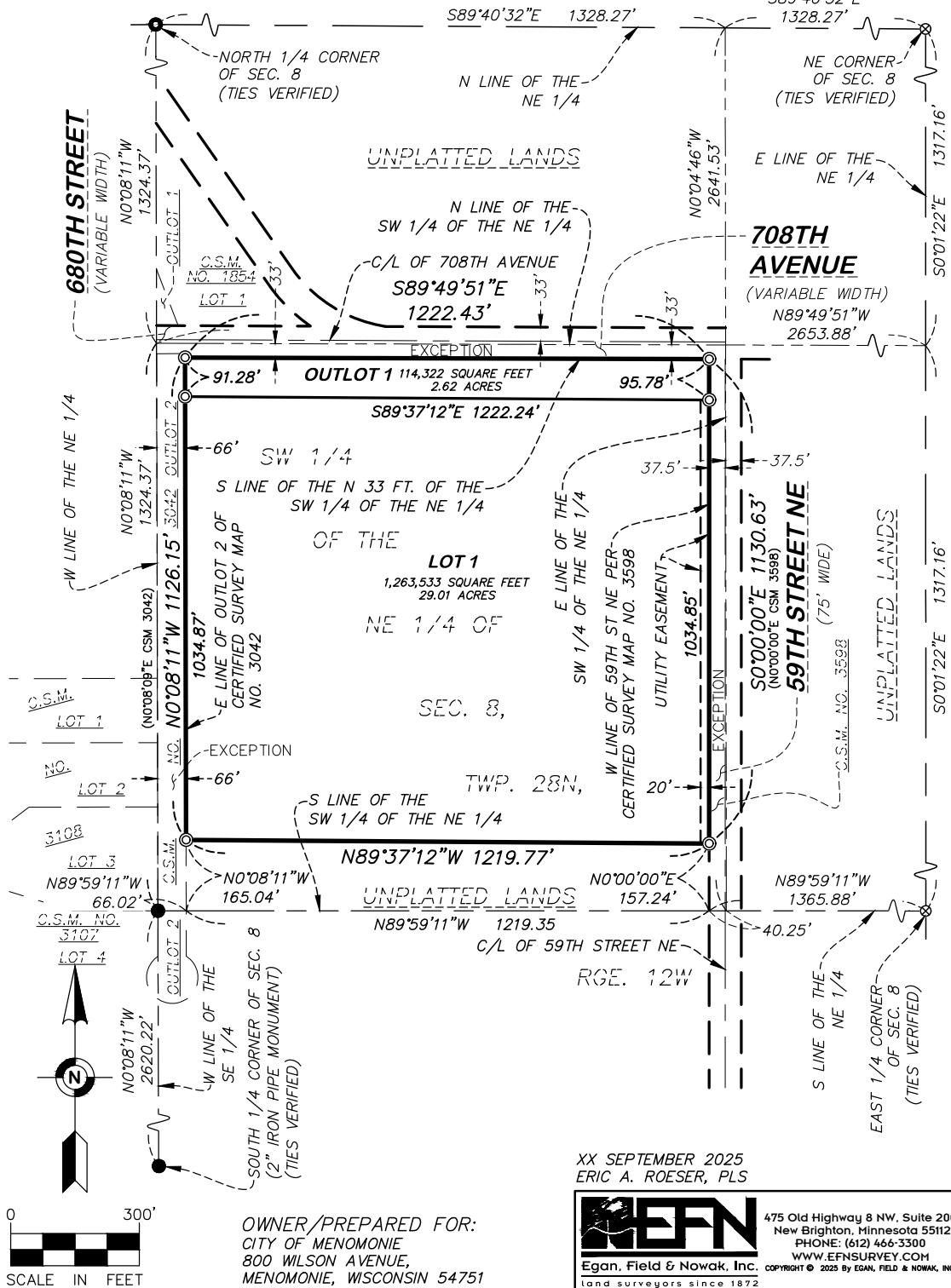
LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 12 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

BASIS OF BEARINGS: DUNN COUNTY COORDINATE SYSTEM (NAD83/91)

LEGEND

- DENOTES FOUND ALUMINUM CAPPED MONUMENT
- DENOTES FOUND 5/8" REBAR, UNLESS OTHERWISE NOTED
- ⊗ DENOTES FOUND MAG NAIL
- ◎ DENOTES SET 3/4" X 18" REBAR, WEIGHING 1.50 LBS/FOOT
(NO'00'00"E CSM XXXX) BEARING PER RECORDED CSM

FEBRUARY 5, 2025
COMPLETION DATE OF FIELDWORK
S89°40'32" F



XX SEPTEMBER 2025
ERIC A. ROESER, PLS



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
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CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 8, TOWNSHIP 28 NORTH, RANGE 12 WEST, CITY OF MENOMONIE,
DUNN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Eric A. Roeser, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Southwest Quarter of the Northeast Quarter, Section 8, Township 28 North, Range 12 West, City of Menomonie, Dunn County, Wisconsin, described as follows:

Part of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 28 North, Range 12 West, in the City of Menomonie, Dunn County, Wisconsin;

EXCEPT the North 33 feet thereof;

EXCEPT CERTIFIED SURVEY MAP NO. 3598, recorded in Volume 17 of Certified Survey Maps on, Page 48 as Document No. 547830;

AND EXCEPT CERTIFIED SURVEY MAP NO. 3042, recorded in Volume 14 of Certified Survey Maps on, Page 22 as Document No. 516592.

Being more particularly described as:

Commencing at the east quarter corner of said Section 8; thence North 89 degrees 59 minutes 11 seconds West, assumed bearing, along the south line of the Northeast Quarter of said Section 8, a distance of 1365.88 feet to the intersection of said south line of the Northeast Quarter with the west right of way line of 59th Street Northeast per said Certified Survey Map No. 3598; thence North 00 degrees 00 minutes 00 seconds East along said west right of way line of 59th Street Northeast, a distance of 157.24 feet to the point of beginning of the parcel to be described; thence North 89 degrees 37 minutes 12 seconds West, a distance of 1219.77 feet to the east line of Outlot 2 of said Certified Survey Map No. 3042; thence North 00 degrees 08 minutes 11 seconds West, along said east line of Outlot 2, a distance of 1126.15 feet to the intersection of said east line with the south line of the north 33 feet of the Southwest Quarter of the Northeast Quarter of said Section 8; thence South 89 degrees 49 minutes 51 seconds East, along said south line of the north 33 feet, a distance of 1222.43 feet to the intersection with said west right of way line of 59th Street Northeast; thence South 00 degrees 00 minutes 00 seconds East, along said west right of way line of 59th Street Northeast, a distance of 1130.63 feet to the point of beginning.

Subject to existing easements and rights of way of record.

Said parcel contains 1,377,855 square feet (31.63 acres) more or less.

That I have made such survey, land division, and map at the direction of the City of Menomonie, owner, 800 Wilson Avenue, Menomonie, Wisconsin 54751. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative code and the subdivision regulations of the City of Menomonie in surveying, dividing and mapping the same.

The Utility Easement is hereby dedicated for the purpose of allowing construction and operation of electric, gas and telecommunication facilities.

Dated this _____ day of _____, 202____.

Eric A. Roeser, P.L.S. #2899



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
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CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 8, TOWNSHIP 28 NORTH, RANGE 12 WEST, CITY OF MENOMONIE,
DUNN COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

The City of Menomonie, a Municipal Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this Certified Survey to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. The City of Menomonie, does further certify that this Certified Survey Map is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:

1. City of Menomonie

IN WITNESS THEREOF, the said City of Menomonie has caused these presents to be signed by Randy Knaack, its mayor, and countersigned by Catherine Martin, its clerk, at Menomonie Wisconsin, and its Corporate Seal to be hereto affixed on this _____ day of _____, 202____.

In presence of:

(Corporate Seal)

Randy Knaack, Mayor

Countersigned: _____
Catherine Martin, Clerk

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 202____, Randy Knaack, Mayor, and Catherine Martin, Clerk of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and Clerk of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____ Notary Public, _____ Wisconsin.
(Notary Seal)

My commission expires _____

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 _____, 202____.

_____ Signature of Approving Authority

XX SEPTEMBER 2025
ERIC A. ROESER, PLS



Egan, Field & Nowak, Inc.
Land Surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
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