



AIRPORT COMMISSION
Menomonie City Hall
800 Wilson Avenue
1st Floor, City Council Chambers
6:00pm
Wednesday – October 15, 2025

Regular Meeting

1. Roll Call
2. Public Comments (agenda items only).
3. Minutes from September 24, 2025 Airport Commission Meeting – discussion and possible action.
4. CTAF/UNICOM frequency change – discussion only (no action).
5. Recommendation for 2026 Airport Operational Budget – discussion and possible action.
6. Approval of Large Hangar Area Lease with Woodville Warehousing & Distributing, LLC for Parcel U – discussion and possible action.
7. Approval of Woodville Warehousing & Distributing, LLC Site and Building Plans for Parcel U – discussion and possible action.
8. Discuss Airport Manager's Report – discussion only (no action).
9. Set Next Meeting Date.
10. Adjourn.

"PUBLIC ACCESS"

NOTE: Members of the public may view Airport Commission meetings via Zoom Teleconference / Video Conference or over the internet by going to <https://zoom.us/join> (URL for Zoom meeting), or by calling 1 312 626 6799. The Access Code for the meeting is **843 3217 4327**. Please note this is for viewing purposes ONLY. If you wish to participate, you must appear in person at the meeting.

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.

Menomonie Airport Commission
Meeting Minutes
September 24, 2025

The Menomonie Airport Commission was called to order by Chairman Dr. Dan Johnson at 6:00 pm on Wednesday, September 24, 2025 in the Council Chambers at City Hall. Commission Members present included: Dr. Dan Johnson, Steven Lee and Randy Sommerfeld (by teleconference). Earl Wildenberg and Kerry McCauley were absent. Others in attendance included: David Schofield, Darrel Gibson, Ron Riek, Reuben Riek, Jason Frank, Kim Frank and Cody Bollinger.

Johnson asked for public comments. Jason Frank commented that mowing between and around the hangars should be increased. Chairman Johnson stated that a buffer around the hangars has been customary to avoid damage to the hangars.

Sommerfeld moved to approve the July 16, 2025 Minutes. Seconded by Lee. Motion carried.

Johnson asked if Gibson has received any complaints regarding the new CTAF/UNICOM frequency of 123.075 MHz. Gibson indicated he had received no complaints. No action taken.

Johnson reviewed FAA's proposed approach revisions. No action taken.

Schofield reviewed the proposed lease with Riek. Schofield noted that the lease amount is based upon the square footage of the buildable area times the rate set in January 2025 for the large hangar area. Schofield noted that the inflationary clause has been added. Schofield noted that Cedar Corporation is working on the legal description. Lee moved to revise "reviewed and approved in writing" to "subject to review and approval" in Paragraph 4. Seconded by Johnson. Motion carried. Riek indicated that he felt it was unfair that he had to pay for his hangar apron whereas other hangar aprons were paid for by the Airport. Schofield noted that the north hangar area, which includes Riek's proposed hangar, will have considerably larger and more expensive aprons than the small hangar area. Sommerfeld moved to change "Lessee" to "Lessor" in paragraph 4C. Johnson seconded. Motion carried with Lee abstaining. Lee moved to authorize the Airport Commission Chairman to sign the final lease with Ron Riek or an entity controlled by Ron Riek for a hangar in the large hangar area, as amended. Seconded by Sommerfeld. Motion carried.

Gibson gave the Airport Manager's Report. No action taken.

Johnson noted that the next meeting has been tentatively scheduled for Wednesday October 15, 2025 at 6:00pm at City Hall. No action taken.

Sommerfeld moved to adjourn. Seconded by Lee. Motion carried.

Submitted by: David Schofield, Recording Secretary



MEMORANDUM

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

TO: Chairman Johnson and Airport Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Proposed 2026 Airport Operational Budget

DATE: October 15, 2025 Airport Commission Meeting

Please find enclosed the proposed 2026 Airport Operational Budget for your review and recommendation.

Please note the following:

1. The "2022 Actual", "2023 Actual" and "2024 Actual" columns are presented for reference.
2. The "2025 Year-To-Date" column is current for invoices presented as of 10/6/25.
3. The "2025 Projected Year End" is my best estimate for each row at the end of the year. It includes the Year-To-Date and a projected amount for the remainder of the year. I have included a key, at the bottom, for the projection method used.
4. The Revenue Account # 01.44450 includes fuel sale income and hangar area leases.
5. The Expenditure Account # 01.54530.218 assumes no adjustment to Gibson Aviation Service, LLC's compensation.
6. The three rows below Expenditure Account # 01.54530.451 are a breakdown thereof. The "Total Expenditure" row excludes those three rows since they are already accounted for in the Expenditure Account # 01.54530.451.
7. The "Required Subsidy from General Fund" in the last row shows the amount of money that the City contributes toward the operation of the airport. The justification for this subsidy has generally been that the Airport supports economic development.

If the Airport Commission concurs with the proposed 2026 Airport Operational Budget, the appropriate motion would be ***Move to recommend City Council approval of the 2026 Airport Operational Budget, as presented*** (simple majority).

If the Airport Commission would like changes to the 2026 Airport Operational Budget, the appropriate motion would be ***Move to recommend City Council approval of the 2026 Airport Operational Budget with the following changes:*** _____, _____
and _____ (simple majority).

KLUM Airport Operational Budget			2022	2023	2024	2025			2026	
Account	Header	Title	Actual	Actual	Actual	Budget	Year-To-Date	Projected Year End	Projection Method	Proposed Budget
Revenues										
01.44450	GENERAL FUND - Licenses and Permits	AIRPORT REVENUE (R)	\$ 270,542.89	\$ 270,264.74	\$ 319,578.21	\$ 320,000.00	\$ 241,870.73	\$ 322,494.31	A	\$ 320,000.00
Total Revenues			\$ 270,542.89	\$ 270,264.74	\$ 319,578.21	\$ 320,000.00	\$ 241,870.73	\$ 322,494.31		\$ 320,000.00
Expenditures										
01.54530.218	GENERAL FUND - AIRPORT	AIRPORT MANAGER (E)	\$ 30,194.04	\$ 30,194.04	\$ 32,715.21	\$ 30,194.00	\$ 22,645.53	\$ 30,194.00	A	\$ 30,194.00
01.54530.221	GENERAL FUND - AIRPORT	WATER & SEWER (E)	\$ 1,241.10	\$ 1,240.93	\$ 1,300.32	\$ 1,200.00	\$ 797.66	\$ 1,595.32	A	\$ 1,200.00
01.54530.222	GENERAL FUND - AIRPORT	ELECTRICITY (E)	\$ 12,011.04	\$ 13,000.70	\$ 10,597.20	\$ 13,000.00	\$ 6,719.83	\$ 10,079.75	A	\$ 13,000.00
01.54530.224	GENERAL FUND - AIRPORT	GAS/HEATING FUEL (E)	\$ 2,554.78	\$ 1,974.27	\$ 1,236.25	\$ 3,000.00	\$ 1,633.59	\$ 2,450.39	A	\$ 3,000.00
01.54530.225	GENERAL FUND - AIRPORT	TELEPHONE (E)	\$ 1,532.76	\$ 1,532.76	\$ 1,917.39	\$ 2,000.00	\$ 917.27	\$ 1,223.03	A	\$ 2,000.00
01.54530.226	GENERAL FUND - AIRPORT	CONTRACTUAL REPAIRS/SERVICES (E)	\$ 7,887.58	\$ 11,924.55	\$ 12,210.79	\$ 8,000.00	\$ 6,216.49	\$ 8,288.65	A	\$ 8,000.00
01.54530.231	GENERAL FUND - AIRPORT	PROPERTY & LIABILITY INS. (E)	\$ 4,563.00	\$ -	\$ 5,123.00	\$ 5,400.00	\$ -	\$ 5,123.00	C	\$ 5,400.00
01.54530.248	GENERAL FUND - AIRPORT	OTHER DEPT. LABOR/EQUIPMENT (E)	\$ 4,519.00	\$ 5,319.83	\$ 7,549.36	\$ 3,500.00	\$ 7,592.14	\$ 10,122.85	A	\$ 7,600.00
01.54530.297	GENERAL FUND - AIRPORT	GARBAGE SERVICE/LANDFILL FEE (E)	\$ 331.60	\$ 685.16	\$ 449.67	\$ 400.00	\$ 628.57	\$ 628.57	B	\$ 900.00
01.54530.410	GENERAL FUND - AIRPORT	OFFICE SUPPLIES (E)	\$ -	\$ 37.97	\$ 55.00	\$ 50.00	\$ -	\$ 55.00	C	\$ 50.00
01.54530.411	GENERAL FUND - AIRPORT	POSTAGE (E)	\$ 0.73	\$ 5.37	\$ -	\$ 50.00	\$ 22.98	\$ 22.98	B	\$ 50.00
01.54530.412	GENERAL FUND - AIRPORT	CUSTOM OFFICE SUPPLIES (E)	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ -	B	\$ 50.00
01.54530.413	GENERAL FUND - AIRPORT	COPIES (E)	\$ 21.93	\$ 57.94	\$ 160.28	\$ 100.00	\$ -	\$ 160.28	C	\$ -
01.54530.421	GENERAL FUND - AIRPORT	MINUTES/LEGAL PUBLICATIONS (E)	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ -	B	\$ -
01.54530.424	GENERAL FUND - AIRPORT	DUES (E)	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ -	B	\$ 100.00
01.54530.426	GENERAL FUND - AIRPORT	ADVERTISING (E)	\$ -	\$ -	\$ 118.67	\$ 200.00	\$ -	\$ 118.67	C	\$ 200.00
01.54530.434	GENERAL FUND - AIRPORT	OUT OF TOWN TRAVEL (E)	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ -	B	\$ 200.00
01.54530.439	GENERAL FUND - AIRPORT	SCHOOLS & CONFERENCES (E)	\$ -	\$ 150.00	\$ 337.44	\$ 600.00	\$ -	\$ 337.44	C	\$ 600.00
01.54530.451	GENERAL FUND - AIRPORT	VEHICLE FUEL (E)	\$ 270,405.10	\$ 253,009.08	\$ 305,967.24	\$ 307,800.00	\$ 231,717.92	\$ 308,957.23	A	\$ 307,800.00
							\$ 209,138.13	\$ 278,850.84	A	
							\$ 7,179.45	\$ 9,572.60	A	
							\$ 15,400.34	\$ 20,533.79	A	
01.54530.454	GENERAL FUND - AIRPORT	BUILDING SUPPLIES/MAINT. (E)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	B	\$ -
01.54530.476	GENERAL FUND - AIRPORT	MATERIALS/SUPPLIES (E)	\$ 13,672.17	\$ 5,105.92	\$ 7,315.79	\$ 7,000.00	\$ 7,574.84	\$ 9,089.81	A	\$ 7,500.00
01.54530.493	GENERAL FUND - AIRPORT	FEES (E)	\$ -	\$ 130.00	\$ 130.00	\$ 100.00	\$ 130.00	\$ 130.00	B	\$ 150.00
01.54530.789	GENERAL FUND - AIRPORT	GROUNDS & IMPROVEMENTS (E)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	B	\$ -
Total Expenditures			\$ 348,934.83	\$ 324,468.52	\$ 387,183.61	\$ 382,994.00	\$ 286,596.82	\$ 388,576.96		\$ 387,994.00
Net Revenue			\$ (78,391.94)	\$ (54,203.78)	\$ (67,605.40)	\$ (62,994.00)	\$ (44,726.09)	\$ (66,082.65)		\$ (67,994.00)
Required Subsidy from General Fund			\$ 78,391.94	\$ 54,203.78	\$ 67,605.40	\$ 62,994.00	\$	\$ 66,082.65		\$ 67,994.00

Projection Method

A Extrapolate From YTD
B No Additional Expected
C Assume Prior Year



MEMORANDUM

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

TO: Chairman Johnson and Airport Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Proposed Large Hangar Lease, Site Plan and Building Plan

DATE: October 15, 2025 Meeting

Ron Riek, through Woodville Warehousing & Distributing, LLC, has proposed to construct a hangar in the large hangar area north of the FBO building.

On September 24, the Airport Commission reviewed a draft of the lease. City Staff were directed to make two changes. Additionally, Cedar Corporation has provided the legal description and sketch which have been added to Attachment A and B, respectively. Finally, after discussion with Chairman Johnson, several additional changes were made.

I have attached an excerpt of the 2016 planning documents showing the originally proposed layout for the large hangar area.

Mr. Riek has also submitted the proposed site and building plans for the Airport Commission's consideration.

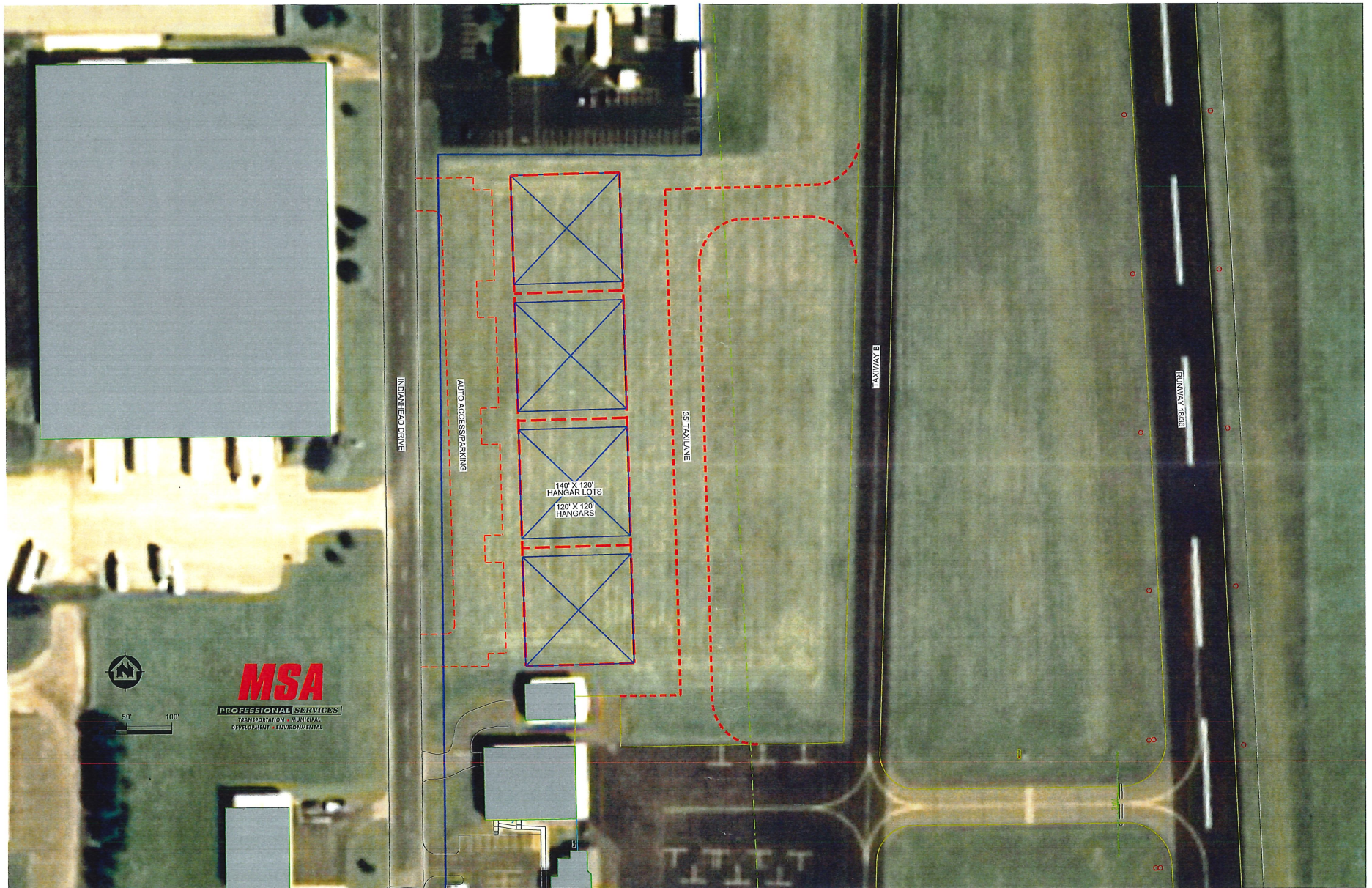
If the Airport Commission concurs with the proposed lease, the appropriate motions would be:

- ***Approve the Large Hangar Area Lease with Woodville Warehousing & Distributing, LLC for Parcel U, as presented*** (simple majority).
- ***Approve Woodville Warehousing & Distrubuting, LLC's Site and Building Plans for Parcel U, as presented*** (simple majority).

Please note that Mr. Riek will also have to obtain building permits through the Building Inspection Department.

Attachments:

- 2016 concept plan
- Lease
- Site Plan dated October 7, 2025
- Building Plan dated September 15, 2025



PROJECT NO.:	PROJECT NO.	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	-	DRAWN BY: INT	-	-	-	-
F.B.:	-	CHECKED BY: INT	-	-	-	-
	-		-	-	-	-
PLOT DATE: 06/14/2016 10:30 AM						

HANGAR AREA DEVELOPMENT
MENOMONIE MUNICIPAL AIRPORT

CORPORATE HANGAR AREA
JUNE 2016 COMMISSION MEETING

FILE NO:
95170
SHEET
1

LARGE HANGAR AREA LEASE

THIS AGREEMENT, made and entered into on the date indicated below by and between the City of Menomonie, State of Wisconsin, a municipal corporation, hereinafter called the Lessor, and Woodville Warehousing & Distributing, LLC of 107 Hagen Drive, Woodville, Wisconsin, 54028 hereinafter called the Lessee.

WITNESSETH:

WHEREAS, the Lessor owns and operates an airport known as the Menomonie Municipal Airport and said Lessee is desirous of leasing from the Lessor a certain parcel of land on the said airport, hereinafter more fully described, for the purpose of aircraft storage; and

WHEREAS, the Lessee will use the below described property for the purpose of storing aircraft and shall conduct only such aircraft maintenance on its own aircraft as performed by the Lessee or by regular employees of the Lessee, and

NOW, THEREFORE, for and in consideration of the rental charges, covenants, and agreements herein contained, the Lessee does hereby hire, take and lease from the Lessor and the Lessor does hereby grant, demise and lease unto the Lessee the following premises, rights and easements on and to the airport upon the following terms and conditions;

1. Property Description: See Attachment A (Parcel U)
Size of Site: 120-feet wide (north/south) by 120-feet deep (east/west)
Buildable Size: 100-feet wide (north/south) by 120-feet deep (east/west) = 12,000 SF
2. Term. The term of this lease shall be for a period of twenty (20) years commencing on the date of the signing of a document.
3. Rent. The Lessee agrees to pay to the Lessor for the use of the premises, rights, and easements herein described, a yearly rental charge of one thousand, five hundred and sixty dollars (\$1,560) per year, payable yearly with the first payment being made on the date of the signing of this lease. It is understood and agreed that the rental rate herein specified shall be subject to re-examination and readjustment every five (5) years beginning in 2030 on the Lessee's anniversary date, and that any readjustment of said present rates, or as same may be amended hereinafter, shall be based upon the Federal Reserve Bank of Minneapolis inflation rate calculator rounded down to the nearest \$10.
4. Hangar Construction. The Lessee shall have the right to erect, maintain and alter buildings or structures upon said premises providing such buildings or structures conform to the State Building Code Requirements of the Wisconsin Department of Commerce and pertinent provisions of any local ordinances in effect. All plans for such buildings or structures shall be subject to review and approval by the Lessor prior to construction. The following restrictions shall also apply:
 - a. The hangar shall be located with the "plane-entrance door" facing in common alignment with existing hangars.
 - b. The hangar constructed shall be of a single unit design and conform in height to existing adjacent hangars and applicable City of Menomonie and FAA height regulations. Hangars shall be built with their roof ridge in an east-west direction. Hangars shall include a bathroom. Hangars for multiple occupancy shall be constructed in compliance with the commercial building code and only after Lessee obtains express permission of the Lessor.

- c. Hangars shall be approximately centered in lot. Minimum side yards shall be ten (10) feet. Minimum front and rear yards shall be zero (0) feet.
 - d. Lessee shall install a five (5) foot concrete apron adjacent to the hangar at least four (4) feet wider than the hangar door. Concrete apron shall be six (6) inches thick over six (6) inches of crushed aggregate base. Lessee shall install an eight (8) inches of crushed aggregate base from the concrete apron to the nearest taxilane. Lessor will install a two (2) inch thick asphalt apron on the crushed aggregate base from the concrete apron to the nearest taxilane
 - e. Each hangar shall be white in color with trim color matching adjacent hangar trim, including walls and roof.
 - f. Exterior materials for hangars shall be new prefinished rib-type metal, not corrugated.
5. Non-exclusive Use. The Lessee shall have the right to the non-exclusive use, in common with others, of the airport parking areas, appurtenances and improvements thereon; the right to install, operate, maintain and store, subject to the approval of the Lessor in the interests of safety and convenience of all concerned, all equipment necessary for the safe hanging of the Lessee's aircraft, the right of ingress to and egress from the demised premises, which right shall extend to Lessee's employees, guests, and patrons; and the right, in common with others authorized to do so, to use common areas of the airport, including runways, taxiways, aprons, roadways, and other conveniences for the take-off, flying and landing of aircraft.
6. Laws and Regulations. The Lessee agrees to observe and obey during the term of this lease all laws, ordinances, rules and regulations promulgated and enforced by the Lessor, and by other proper authority having jurisdiction over the conduct of operations at the airport.
7. Hold Harmless. The Lessee agrees to hold the Lessor free and harmless from loss from each and every claim and demand of whatever nature made upon the behalf of or by any person or persons for any wrongful act or omission on the part of the Lessee, his agents or employees, and from all loss or damages by reason of such acts or omissions.
8. Insurance. The Lessee agrees that he will deposit with the Lessor a policy of comprehensive liability insurance and fire insurance. The City shall be named as an additional insured on the policy. Such liability policy shall be issued by a company licensed to do business in Wisconsin and shall insure the Lessee against loss from liability to the amount of One Million Dollars (\$1,000,000) for the injury or death of one or more persons in any one accident, and in the amount of One Million Dollars (\$1,000,000) for damage to property of others for any one accident. The failure to obtain the above specified insurance shall automatically terminate the lease; the cancellation or other termination of any insurance policy issued in compliance with this section shall automatically terminate the lease, unless another policy has been filed and approved pursuant to this section and shall be in effect at the time of such cancellation or termination.
9. Maintenance of Buildings. The Lessee will maintain the structures occupied by Lessee and the surrounding land premises in good order and make such repairs as are necessary. In the event of fire or any other casualty to structures owned by the Lessee, the Lessee shall either repair or replace the building or remove the damaged building and restore the leased area to its original condition; such action must be accomplished within one hundred twenty (120) days of the date the damage occurred. Upon petition by the Lessee, the Lessor may grant an extension of time if it appears such extension is warranted.

10. Right to Inspect. The Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this agreement.
11. Taxes. The Lessee shall pay all taxes or assessments that may be levied against the personal property of the Lessee and/or buildings, fixtures and improvements erected on lands leased exclusively to Lessee.
12. Signs. The Lessee agrees that no signs or advertising matter may be erected without the consent of the Lessor. Building numbering, as required by City Code 9-7-2-C is hereby approved.
13. Default. The Lessee shall be deemed in default upon:
 - a. Failure to pay rent or taxes or assessments referred to at paragraph 11 within thirty (30) days after due date;
 - b. Failure to complete construction of a hangar within twelve (12) months from the date this contract is signed;
 - c. The filing of a petition under the Federal Bankruptcy Act or any amendment thereto including a petition for reorganization or an arrangement;
 - c. The commencement of a proceeding for dissolution or for the appointment of a receiver;
 - d. The making of an assignment for the benefit of creditors;
 - e. Violation of any restrictions in this lease, or failure to keep any of its covenants after written notice to cease such violation and failure to correct such violation within thirty (30) days.

Default by the Lessee shall authorize the Lessor, at its option and without legal proceedings, to declare this lease void, cancel the same, and re-enter and take possession of the premises.

14. Title. Title to the buildings erected by the Lessee shall remain with the Lessee and shall be transferable. Upon termination of this lease, the Lessee may, at the option of the Lessor, remove the buildings, all equipment and property therein and restore the leased property to its original condition.
15. Snow Removal. The Lessor agrees to provide snow removal services to the Lessee's paved apron except within five (5) feet of hangar door. Such snow removal shall be accomplished only after public roadways and all runways, aprons, and primary taxiways have been first cleared.
16. Mowing. The Lessor agrees to provide mowing services to the Lessee's leased premises in the hangar area except within ten (10) feet of hangar. Mowing shall be accomplished only after common areas of the airport have first been mowed. Lessee shall mow the area within ten (10) feet of the hangar in accordance with City Code 5-1-4-F.
17. Lease Transfer. The Lessee may not, at any time during the time of this lease, assign, hypothecate or transfer this agreement or any interest therein, without the consent of the Lessor.

18. Airport Development. The Lessor reserves the right to further develop or improve the landing area of the airport as it sees fit, regardless of the desires or view of the Lessee, and without interference or hindrance. If the development of the airport requires the relocation of the Lessee, the Lessor agrees to provide a compatible location and agrees to relocate all buildings or provide similar facilities for the Lessee at no cost of the Lessee.
19. Subordination Clause. This lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States or the State of Wisconsin relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the airport. Furthermore, this lease may be amended to include provisions required by those agreements with the United States or the State of Wisconsin.
20. Arbitration. Any controversy or claim arising out of or relating to this lease or any alleged breach thereof, which cannot be settled between the parties, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the dispute rendered by the arbitrator(s) shall be final and binding on the parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this _____ day of _____, 2025.

LESSOR:

CITY OF MENOMONIE
AIRPORT COMMISSION

Dr. Dan Johnson, Chairman

ATTEST:

Eric Atkinson, Secretary

LESSEE:

WOODVILLE WAREHOUSING
& DISTRIBUTING, LLC

Ron Riek, President

Subscribed and sworn to before me this _____
day of _____, ____.

Notary Public, State of Wisconsin
My Commission Expires: _____

Attachment A

Parcel U is described as follows:

Part of Lot 21, Certified Survey Map Number 511, Volume 2, Page 241, Located in the Southwest Quarter of the Northwest Quarter of Section 20, Township 28 North, Range 12 West, City of Menomonie, Dunn County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Lot 21;

Thence N00°24'53"W 285.44 feet along the West line of said Lot 21;

Thence N89°35'07"E 59.00 feet to the point of beginning;

Thence N00°24'53"W 120.00 feet;

Thence N89°35'07"E 120.00 feet;

Thence S00°24'53"E 120.00 feet;

Thence S89°35'07"W 120.00 feet to the point of beginning.

Parcel U contains 14,400 square feet, or approximately 0.33 acres, and is shown on Attachment B.

Attachment B

See Attached.



0 25 50 100
SCALE: 1"=100'

INDIANHEAD DR. E.

N00°24'53"W 285.44'

120.00'
N00°24'53"W
120.00'
N89°35'07"E
120.00'

PARCEL "U"

S00°24'53"E
120.00'

GRASS

ASPHALT

ASPHALT

BUILDING

GIBSON AVIATION
SERVICES

N89°35'07"E
59.00'

S89°35'07"W
120.00'

POB

LOT 21
C.S.M. #511
VOL. 2, PAGE 241

DRAWN BY

DJL

DATE

10-07-2025

REFERENCE FILE

DRAWING FILE

00base*

PROJECT TITLE

SCORE FIELD
MENOMONIE MUNICIPAL AIRPORT
HANGER MAP
DUNN COUNTY, WISCONSIN



1800 West Washington Ave.
Menomonie, WI 54751
800-557-2260
715-235-5260

2800 Nelson Commons W.
Suite 140
Menomonie, WI 54756
800-557-2260
715-235-5260

1000 Bellvue Street
Green Bay, WI 54301
800-557-2260
715-235-5260

604 Wilson Ave.
Menomonie, WI 54751
715-235-5260
715-235-5260

www.cedarcorp.com

CHECKED BY

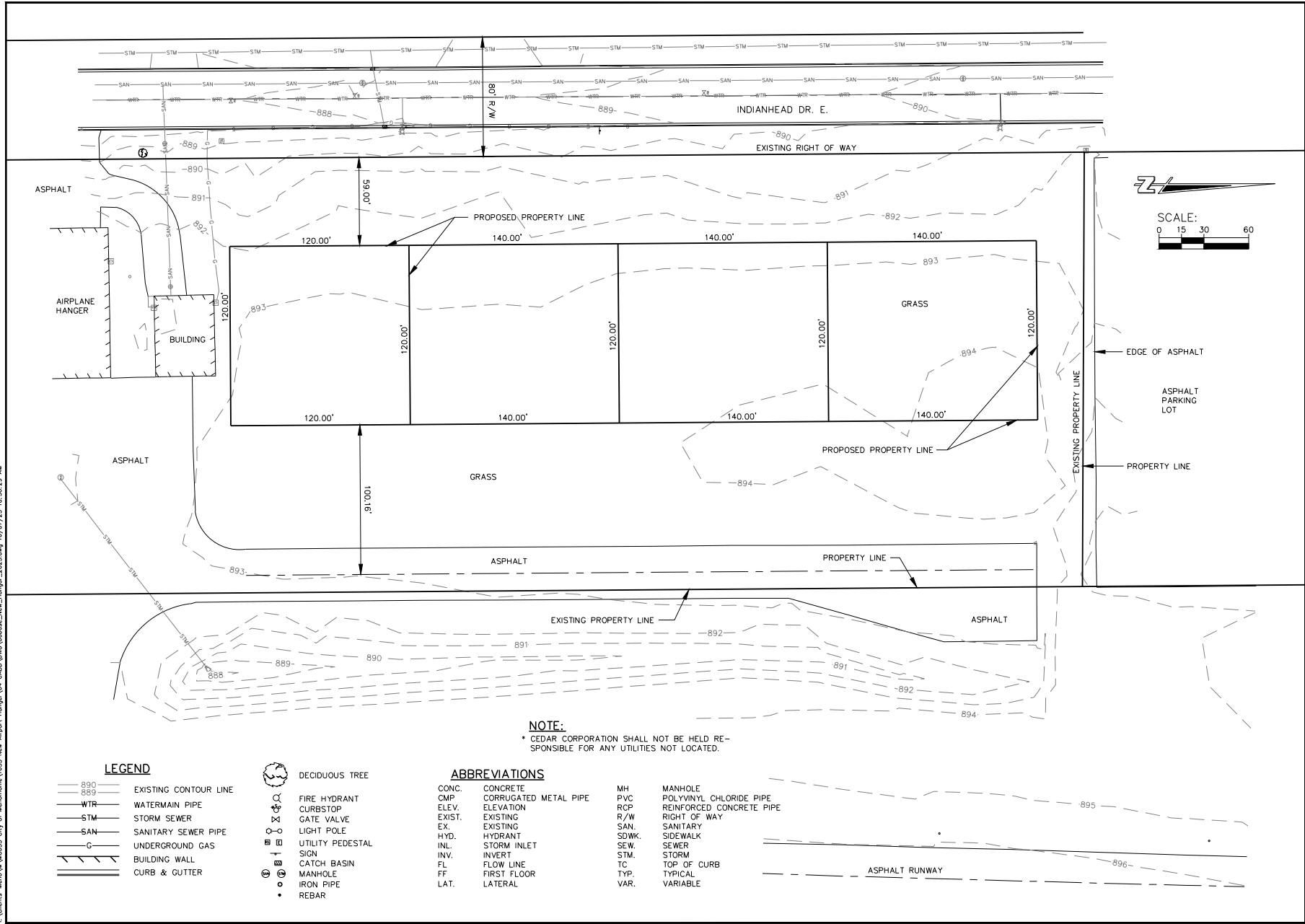
KRO

JOB NO.

-

FIGURE

1 OF 1



NOTE:
 * CEDAR CORPORATION SHALL NOT BE HELD RESPONSIBLE FOR ANY UTILITIES NOT LOCATED.

LEGEND

- 890 EXISTING CONTOUR LINE
- 889
- WTR WATERMAIN PIPE
- STM STORM SEWER
- SAN SANITARY SEWER PIPE
- G UNDERGROUND GAS
- BUILDING WALL
- CURB & GUTTER

- DECIDUOUS TREE
- FIRE HYDRANT
- CURBSTOP
- GATE VALVE
- LIGHT POLE
- UTILITY PEDESTAL
- SIGN
- CATCH BASIN
- MANHOLE
- IRON PIPE
- REBAR

ABBREVIATIONS

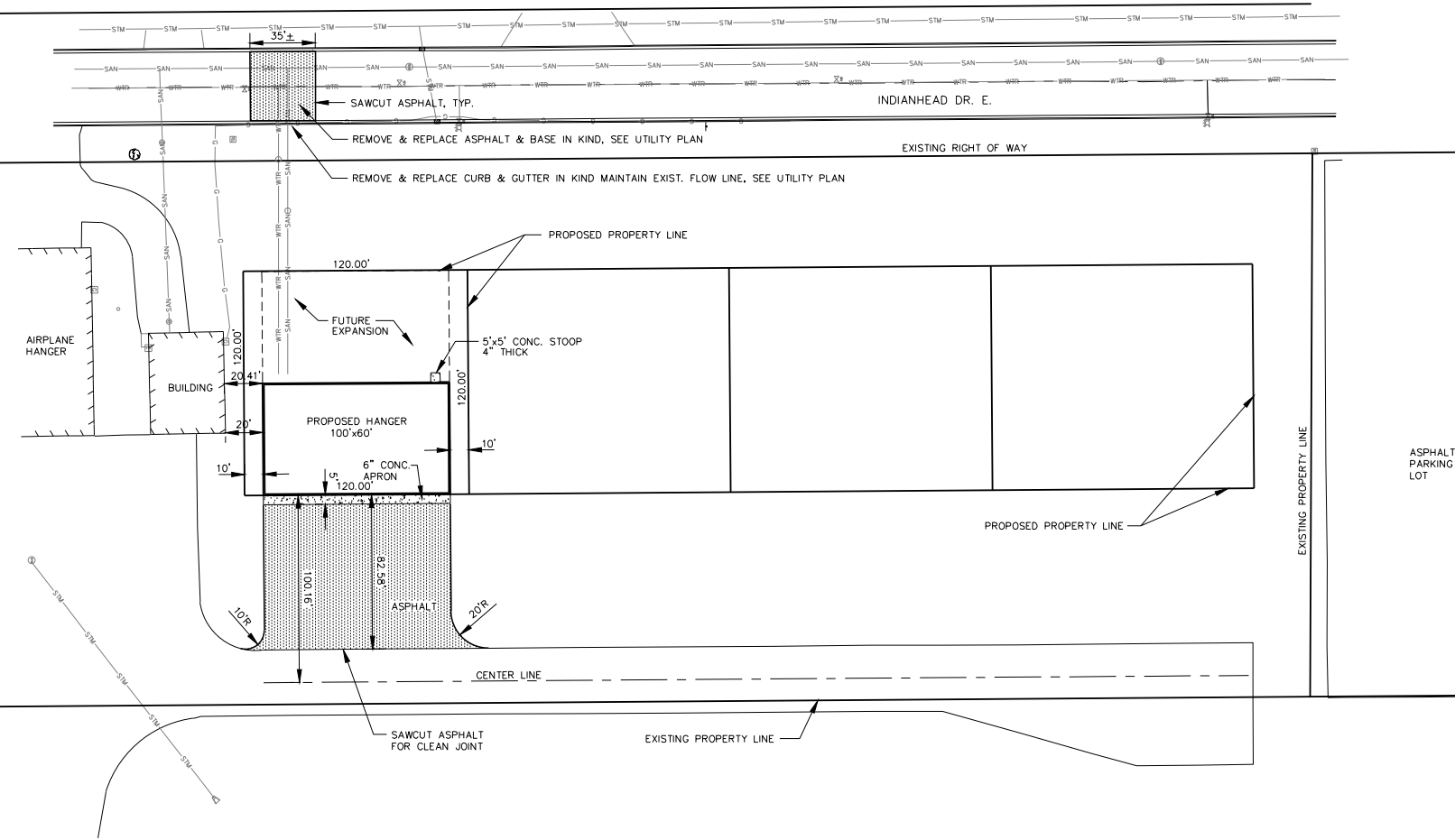
- | | | | |
|--------|-----------------------|-------|--------------------------|
| CONC. | CONCRETE | MH | MANHOLE |
| CMP | CORRUGATED METAL PIPE | PVC | POLYVINYL CHLORIDE PIPE |
| ELEV. | ELEVATION | RCP | REINFORCED CONCRETE PIPE |
| EXIST. | EXISTING | R/W | RIGHT OF WAY |
| EX. | EXISTING | SAN. | SANITARY |
| HYD. | HYDRANT | SDWK. | SIDEWALK |
| INL. | STORM INLET | SEW. | SEWER |
| INV. | INVERT | STM. | STORM |
| FL | FLOW LINE | TC | TOP OF CURB |
| FF | FIRST FLOOR | TYP. | TYPICAL |
| LAT. | LATERAL | VAR. | VARIABLE |

CITY OF MENOMONIE
AIRPORT HANGAR CONSTRUCTION
DUNN COUNTY, WISCONSIN
EXISTING SITE CONDITIONS

SHEET NO.
 1 of 6

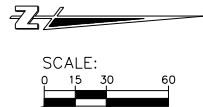
Cedar CORPORATION
 www.cedarcorp.com
 1895 Belmont Street
 2820 Regis Commons West
 Menomonie, WI 54751
 715-232-2411
 715-232-2411
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 715-232-2411

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NOTES:

- ZONING, I-3, GENERAL INDUSTRIAL DISTRICT.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION & NOTIFY THE ENGINEER OF ANY DIFFERENCES.
- THE CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS BEFORE INSTALLATION & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS & SIZES OF ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CONSTRUCTION PERMITS.
- ANY REMOVALS, RELOCATIONS OR ABANDONMENTS REQUIRED FOR CONSTRUCTION NOT SHOWN, SHALL BE CONSIDERED INCIDENTAL TO



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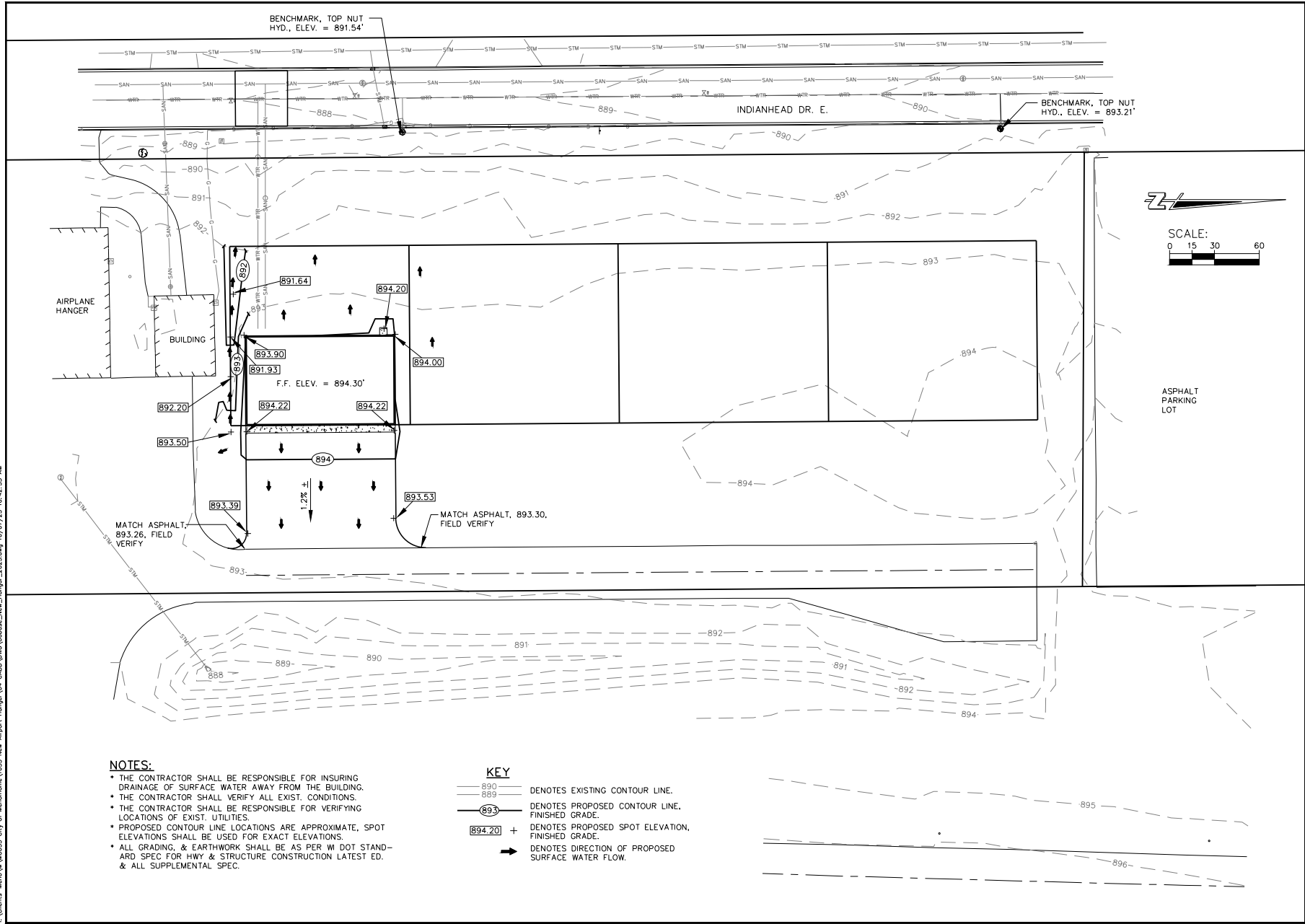
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CITY OF MENOMONEE
AIRPORT HANGAR CONSTRUCTION
DUNN COUNTY, WISCONSIN
SITE PLAN



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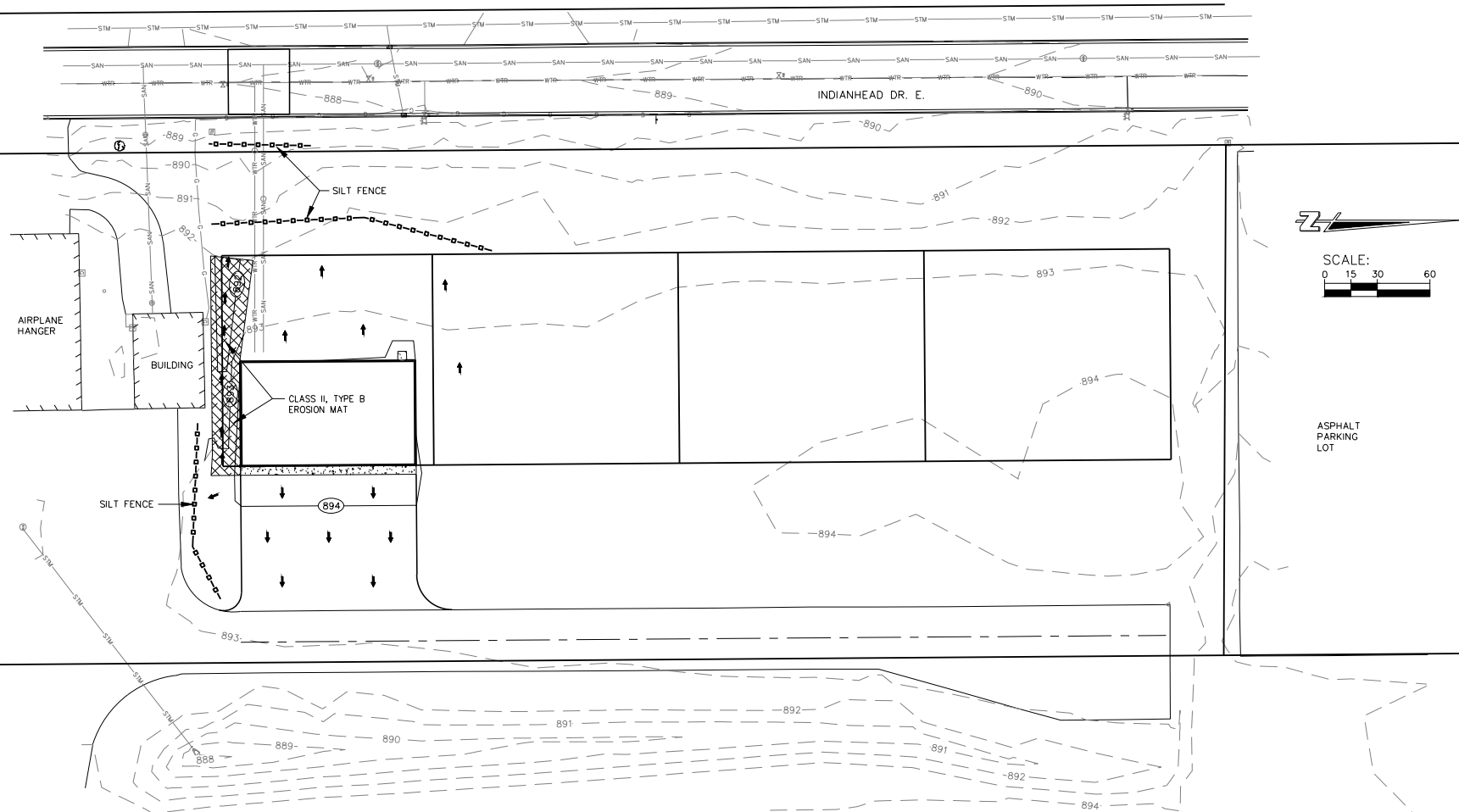
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2820 Ridge Commons West
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CITY OF MENOMONEE
AIRPORT HANGAR CONSTRUCTION
DUNN COUNTY, WISCONSIN
GRADING PLAN

SHEET NO.	3 of 6
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NOTES:

- THE CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL MEASURES AS THE FIRST CONSTRUCTION ACTIVITY.
- SEED & MULCH & FERTILIZE ALL DISTURBED AREAS OVER 5" OF TOPSOIL.
- SEEDING SHALL BE SEED MIXTURE No. 40 AS PER WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION.
- SEED SHALL BE SOWN IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 630.3 EITHER METHOD A OR B.
- SEED MULCH SHALL BE IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 627.2.
- SEED MULCH SHALL BE APPLIED IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 627.3.2 METHOD B OR C.
- TOPSOIL SHALL BE SUPPLIED & INSTALLED IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 625.
- ADJUST OR ADD SILT FENCE AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
- INSTALL SILT FENCE AS NEEDED AROUND ANY TEMPORARY SOIL STORAGE PILES.
- SUPPLY EROSION CONTROL MAT AS PER WI DOT PAL REQUIREMENTS. INSTALL EROSION CONTROL MAT AS PER MFR'S. SPEC'S.
- ALL DISTURBED AREAS LEFT FOR MORE THAN 14 DAYS SHALL BE STABILIZE W/ SEED & MULCH TO PREVENT EROSION.
- ALL WASTE & UNUSED BUILDING MATERIAL SHALL BE REMOVED FROM THE SITE & DISPOSED OF & NOT ALLOWED TO BE CARRIED OFF BY STORM WATER RUNOFF.
- THE CONTRACTOR SHALL FOLLOW ALL PRACTICES AS DEFINED IN THE WI DNR TECHNICAL STANDARDS FOR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL.

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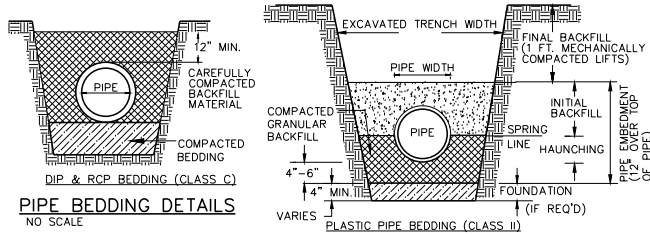
1895 Belmont Street
GDA Wilson Ave. #750
9200-8th Street, 24111
Minneapolis, MN 55425
TEL: 763-207-1400
FAX: 763-207-1400

2820 Regent Commons West
Minneapolis, MN 55425
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FAX: 763-207-1400

CITY OF MENOMONIE AIRPORT HANGAR CONSTRUCTION DUNN COUNTY, WISCONSIN EROSION CONTROL PLAN

SHEET NO.

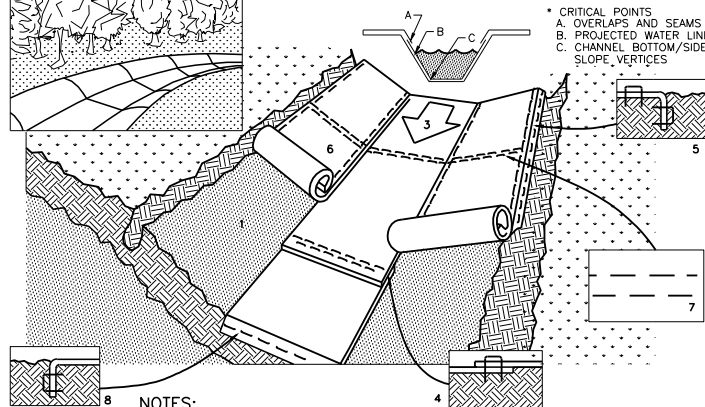
4 OF 6



PIPE BEDDING DETAILS
NO SCALE



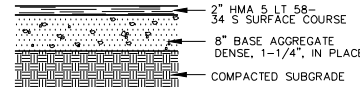
NOTE: * HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
* REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.



NOTES:

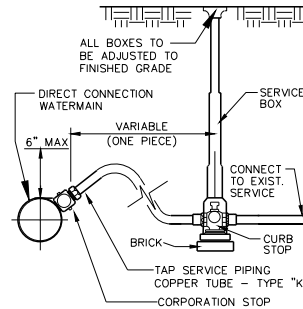
1. PREPARE SOIL BEFORE INSTALLING MATS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE MAT IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER MAT IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE MATS END OVER END (SHINGLE STYLE) WITH A 6" MIN. OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE MATS.
5. FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. MATS ON SIDE SLOPES MUST BE OVERLAPPED 4" MIN. OVER THE CENTER MAT AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE MATS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

**EROSION MAT CHANNEL
INSTALLATION** NO SCALE

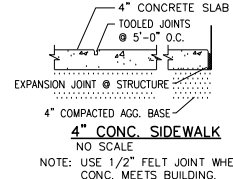


ASPHALT TYPICAL SECTION
NO SCALE

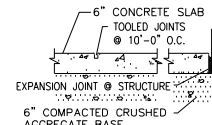
NOTE: ASPHALT, BASE COURSE & COMPACTION SHALL BE SUPPLIED & INSTALLED AS PER WI DOT STANDARD SPEC. FOR HWY & STRUCTURE CONSTRUCTION, LATEST ED.



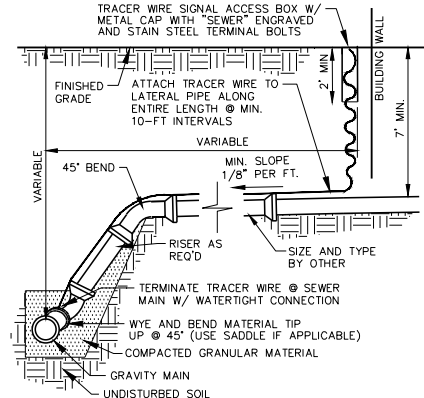
CURB STOP W/ BOX
NO SCALE



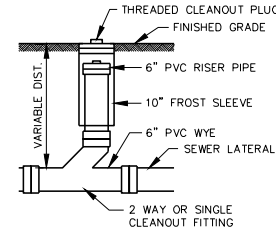
NOTE: USE 1/2" FELT JOINT WHERE CONC. MEETS BUILDING.



NOTE: * 6" CONC. SHALL HAVE 10"x10"-W2.9x W2.9 OR 6"x6"-W2.9xW2.9 WIRE MESH MAINTAIN 3" COVER OVER MESH.

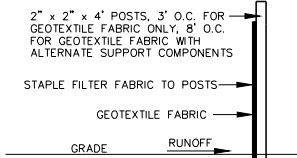


SANITARY LATERAL & TRACER BOX DETAIL
NO SCALE



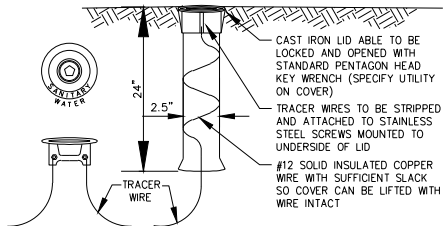
SANITARY SEWER CLEANOUT
NO SCALE

* BOTTOM OF FROST SLEEVE SHALL TERMINATE 12" ABOVE TOP OF DRAIN PIPE OR 6" BELOW FROST DEPTH.



SILT FENCE DETAIL

NOTES: NO SCALE
* SILT FENCE SHALL BE SUPPLIED & INSTALLED AS PER THE WI DOT STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION.



TRACER WIRE ACCESS BOX NO SCALE

TRACER WIRE & ACCESS BOX NOTES

- * TRACER WIRE SHALL BE ATTACHED TO ALL PLASTIC PIPE EVERY 10 FT. & AT EVERY BEND.
- * SPLICES IN TRACER WIRE SHALL BE MADE W/ SPLIT BOLT OR COMPRESSION-TYPE CONNECTORS. ALL SPLICES SHALL BE WATER PROOF.
- * TRACER WIRE SHALL HAVE ACCESS POINTS TO GRADE AT A MIN. OF EVERY 300' W/ VAULTS, CLEANOUTS, MANHOLES, VALVE BOXES OR OTHER COVERED ACCESS.
- * TRACER WIRE AND ACCESS BOX SHALL BE SUPPLIED AND INSTALLED AS PER WI COMM. 82.30(1)(h) LOCATING REQUIREMENTS.

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CITY OF MENOMONEE
AIRPORT HANGAR CONSTRUCTION
DUNN COUNTY, WISCONSIN
SITE DETAILS

GENERAL INFORMATION FOR COLUMN BASE REACTIONS☒ PRELIMINARY REACTIONS☐ FOR CONSTRUCTION

Project Name: 60 x 100 Hangar Nyhus
NBS Quote Number: W1V-24124-R2
Customer: Design Builders & Contractors of Eau Claire, LLC
NBG Engineer: DNM

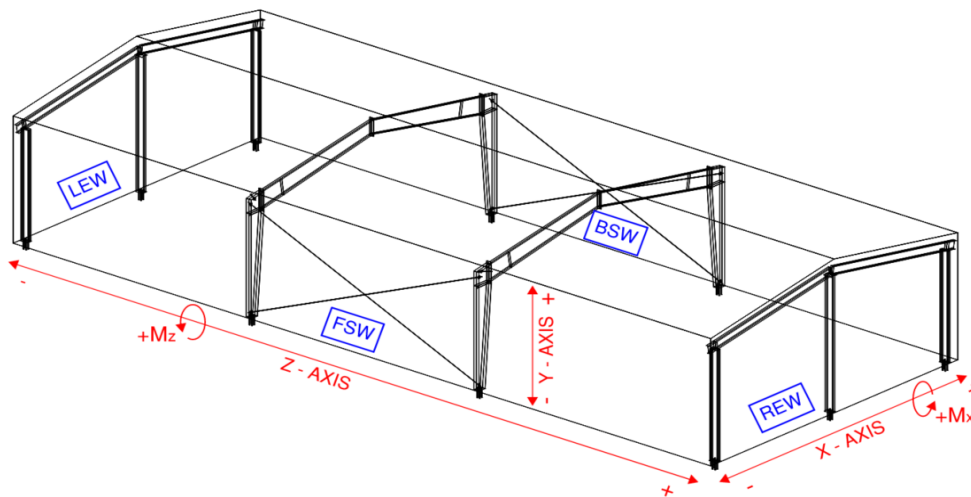
Column base reactions are included in this packet for a building designed by Nucor Buildings Group. These reactions results from frame analysis done by an NBG Engineer for this specific job. They reflect the loading to which the building may be subject to, which was available to Nucor Buildings Group at the date of quote, with the exception of longitudinal bracing loads. Longitudinal bracing loads are available upon request. Longitudinal bracing load reactions must be combined with the appropriate longitudinal frame reactions present within this packet. Miscellaneous column reactions (i.e. wind columns, independant columns, etc..) may also be available upon request.

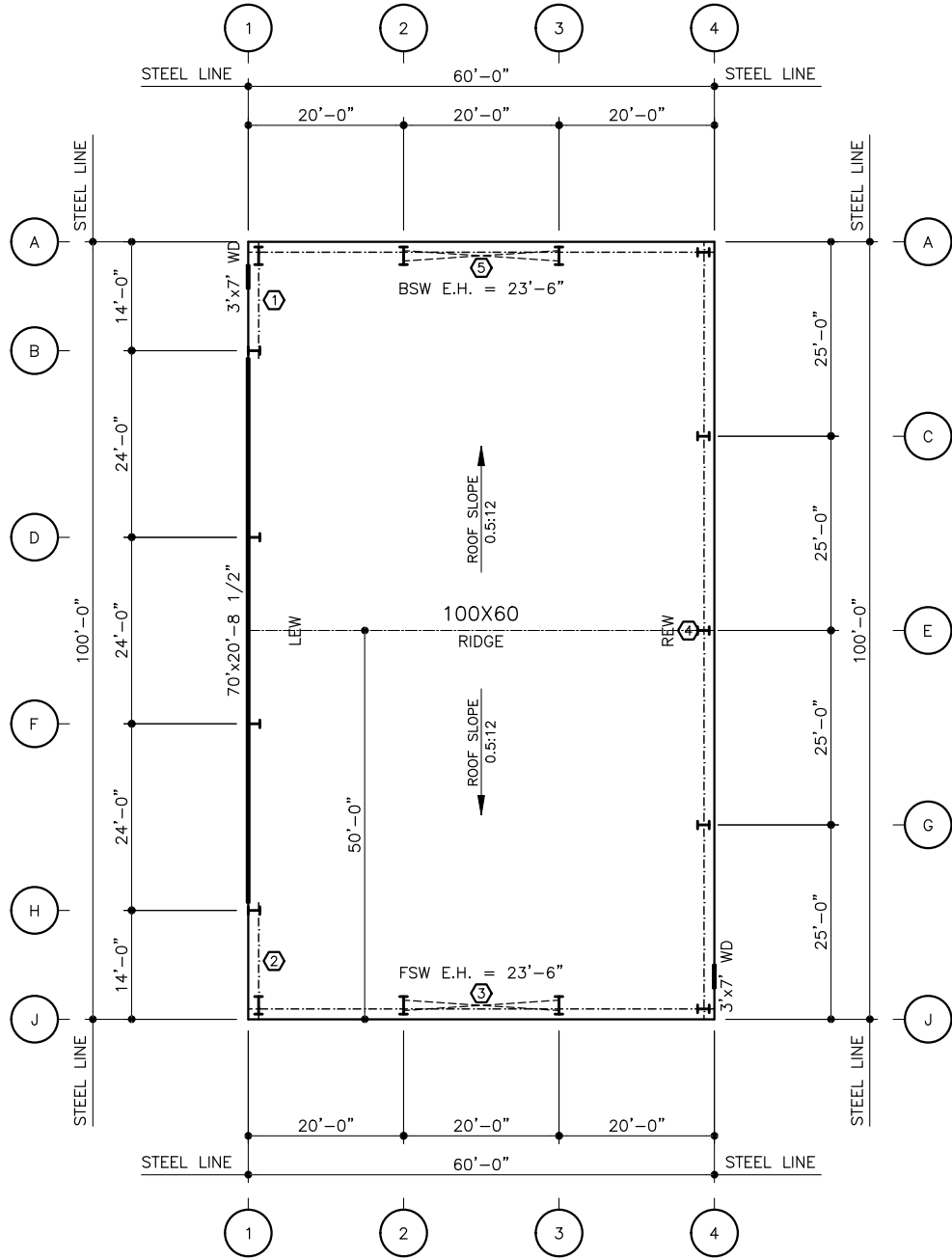
Reaction packets marked " PRELIMINARY REACTIONS" are subject to change and are provided at the request of the customer, although the NBG Engineer believes he/she is working with undefined, incomplete, or assumed information.

Reactions are provided by load case in order to aid the foundation engineer in determining the appropriate load factors and combinations to be used with either Working Stress or Ultimate Strength design methods. Wind load cases are given for each primary wind direction.

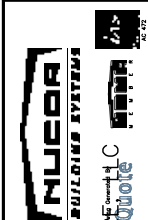
For ASCE7-10, and later, based building codes, the unfactored load case reactions due to wind are generated using the ultimate design wind speed (Vult).

Sign conventions for computer generated frame reactions are as follows and should be taken in the sense of the frame sketch given on the reactions sheets.





WALL LINER PANEL SCHEDULE					
(ID)	LINER TYPE	DIST. FROM LEFT	BOTTOM OF PANEL AFF	TOP OF PANEL AFF	LENGTH
1	PARTIAL	0'-0"	0'-0"	8'-0"	15'-0"
2	PARTIAL	85'-0"	0'-0"	8'-0"	15'-0"
3	FULL WIDTH	0'-0"	0'-0"	8'-0"	FULL WIDTH
4	FULL WIDTH	0'-0"	0'-0"	8'-0"	FULL WIDTH
5	FULL WIDTH	0'-0"	0'-0"	8'-0"	FULL WIDTH



PROJECT NAME:
100X60 HANGAR MENOMONIE
MENOMONIE, WI
CUSTOMER NAME:
DESIGN BUILDERS & CONTRACTORS OF EAU CLAIRE
EAU CLAIRE, WI

DO NOT USE FOR FINAL CONSTRUCTION
SHEET TITLE:
PRELIMINARY FLOOR PLAN
SHEET NUMBER:
FP1 W1V-24124-R2 FINAL
DATE:
9/12/2025 3:50 PM