



**CITY OF MENOMONIE
PLAN COMMISSION MEETING AGENDA**

Menomonie City Hall
800 Wilson Avenue
1st Floor, City Council Chambers

7:00pm

Monday – October 27, 2025

1. Roll Call.
2. Correction of July 28, 2025 Minutes.
3. Approval of Minutes – September 29, 2025.
4. Public Comments (agenda items only).
5. New Business:
 - a) Consider recommendation regarding Ordinance 2025-09, an Ordinance Reducing Single Family Residential Minimum Lot Sizes – discussion and possible recommendation to the City Council.
 - b) Consider approval of Cory & Molly Giertz's Proposed Certified Survey Map on Canyon Road – discussion and possible action.
 - c) Consider approval of Wallskog Rental Condos, LLC's Proposed Certified Survey Map on Crestwood Drive – discussion and possible action.
6. 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.



MEMORANDUM

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

TO: Chairman Luther and Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Correction to the July 28, 2025 Plan Commission Meeting Minutes

DATE: October 27, 2025 Plan Commission Meeting

On October 22, 2025, Steve Hogseth contacted me to complain that the minutes of the July 28, 2025 Plan Commission meeting, at which he had spoken during the public comment period, had incorrectly spelled his last name Hegseth rather than Hogseth. He took offense to this and asked that we correct the record.

If the Plan Commission concurs, the appropriate motion would be ***Correct the spelling of Hogseth in line 3-L of the July 28, 2025 Plan Commission Meeting Minutes*** (simple majority).

Plan Commission Meeting Minutes

Chairman Jeff Luther called the Plan Commission Meeting to order in the City Hall Council Chambers on Monday September 29, 2025 at 7:00 p.m.

1. Roll Call: Jeff Luther, Lowell Prange, Steve Lindberg, Dennis Kropp, Steve Cook, and Dick Martinson. Cody Gentz was absent. Others Present: Eric Atkinson, David Schofield, Mark Vinall, Wes Webendorfer, Greg Rugland, Diane Mather, Bill Zertler, Susan Lindahl, and Laura Loonstra.
2. Approval of Minutes: Lindberg moved to approve the August 25, 2025, Plan Commission minutes. Second by Cook. Motion carried unanimously.
3. Public Comments:
 - a. Mark Vinall spoke for GFL in favor of Agenda Item 4A.
 - b. Wes Webendorfer spoke for GFL in favor of Agenda Item 4A.
 - c. Greg Rugland spoke against Agenda Item 4A.
 - d. Diane Mather spoke against Agenda Item 4A.
 - e. Bill Zertler spoke against Agenda Item 4A.
 - f. Susan Lindahl spoke against Agenda Item 4A.
 - g. Laura Loonstra spoke for Albrigala, LLC against Agenda Item 4A.
4. New Business:
 - a. Schofield presented information regarding proposed Ordinance 2025-07, an Ordinance rezoning certain lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1). Schofield reviewed the staff report enclosed in the packet. Kropp asked questions about the April letter and the delayed action by GFL. Kropp expressed his concerns. Martinson expressed his concerns. Kropp moved to recommend denial of proposed Ordinance 2025-07, an Ordinance rezoning certain lands along Midway Road from Agriculture (A) to Restricted Industrial (I-1). Second by Martinson. Motion carried unanimously.
 - b. Schofield presented information regarding SPA Properties, LLC's proposed certified survey map on 59th Street NE. Schofield reviewed the staff report enclosed in the packet. Kropp moved to approve SPA Properties, LLC's proposed certified survey map on 59th Street NE as presented. Second by Martinson. Motion carried unanimously.
 - c. Schofield indicated that the next three Plan Commissions, if needed, would be held on Monday October 27, Monday November 10 and Monday December 8. No formal action was taken.
5. Lindberg moved to adjourn. Second by Cook. 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: Chairman Luther and Plan Commission

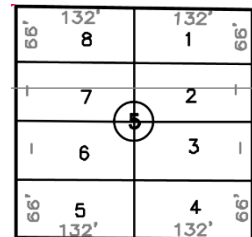
FROM: David Schofield, Director of Public Works

SUBJECT: Single Family Residential Minimum Lot Sizes

DATE: October 27, 2025 Plan Commission Meeting

Most of the residential neighborhoods platted prior to 1970 are based upon blocks of eight (8) 66-foot wide by 132-foot deep lots. At some point, the City enacted City Code 14-4-7 which set the minimum lot width as 80-feet wide and the minimum lot size as 10,000 square feet. There were several consequences of this change:

- Wider lots require longer streets to serve the same number of homes, thus increasing construction and maintenance costs.
- Larger lots require more land to fit the same number of homes.



City Staff has prepared Proposed Ordinance 2025-09 to amend Code 14-4-7 to reduce the minimum lot width to 66-feet and the minimum lot area to 8,712 square feet for lots served by public sewer. The Ad-Hoc Housing Committee reviewed the proposed ordinance (then numbered 2025-07) on August 26 and recommended approval. The City Council introduced the proposed ordinance and referred it to the Plan Commission for review and recommendation on October 6.

If the Plan Commission concurs with the proposed ordinance, the appropriate motion would be ***Recommend Approval of Proposed Ordinance 2025-09, an Ordinance Reducing Single Family Residential Minimum Lot Sizes*** (simple majority).

A public hearing for Proposed Ordinance 2025-09 will be held at the City Council meeting on November 17, after which the City Council will consider adoption.

Attachments:

- Proposed Ordinance 2025-09

ORDINANCE 2025-09 OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2025.

An ordinance amending Tile 14 Chapter 4 of the City Code to decrease the minimum lot area and lot width for lots served by public sewer.

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

Section 1. Section 14-4-7 A. of the City Code is hereby amended in its entirety to read as follows:

14-4-7: LOTS:

A. Areas, Dimensions, Yards:

1. Lot area and lot width for lots created or altered on or before December 31, 2023, shall be not less than given in the following table:

	Lots Not Served By Public Sewer	Lots Served By Public Sewer
Minimum lot area	20,000 square feet	8,712 square feet
Minimum average lot width	100 feet	66 feet

2. Lot area and lot width for lots created or altered on or after January 1, 2024, shall be not less than given in the following table:

	Lots Not Served By Public Sewer	Lots Served By Public Sewer
Minimum lot area	1 acre	8,712 square feet
Minimum average lot width	100 feet	66 feet

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

INTRODUCED _____

FIRST READING _____

SECOND READING _____

PASSED _____

PUBLISHED _____

ATTEST _____

CITY CLERK, CATHERINE MARTIN

APPROVED THIS _____ DAY

OF _____ 2025

MAYOR, RANDY KNAACK

SUBMITTED BY:

ALDERPERSON



MEMORANDUM

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

TO: Chairman Luther and Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Giertz Certified Survey Map on Canyon Road

DATE: September 29, 2025 Plan Commission Meeting

Cory and Molly Giertz have purchased Lot 9 of the Timber Canyon Plat. The owners have proposed to merge the parcels, then re-subdivide them into a developable lot and an undevelopable outlot that contains mostly steep slopes and Wilson Creek floodplain.

One wrinkle to this certified survey map is in regards to future water and sewer extensions. The City Council agreed in its development agreement with the original developer of the Timber Canyon subdivision to waive its requirement for installation and hookup of municipal water and sewer based upon the fact that municipal water and sewer facilities were almost one mile away from the proposed subdivision. The development agreement included the following provision:

In the event, municipal water and sanitary sewer utilities are extended in the future into the Plat, the Developer, as well as its successors or assigns, shall not object to or appeal any special assessment or related fee or assessment which may be imposed or applied by the City against any parcel located within the plat.

As such, this certified survey map contains the following statement:

In the event that municipal water and sanitary sewer utilities are extended in the future on Canyon Road, the Owner as well as its successors or assigns, shall not object to or appeal any special assessment or related fee or assessment which may be imposed or applied by the City against Lot 1 of this CSM.

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 Cory & Molly Giertz's Proposed Certified Survey Map on Canyon Road, as presented** (simple majority vote).

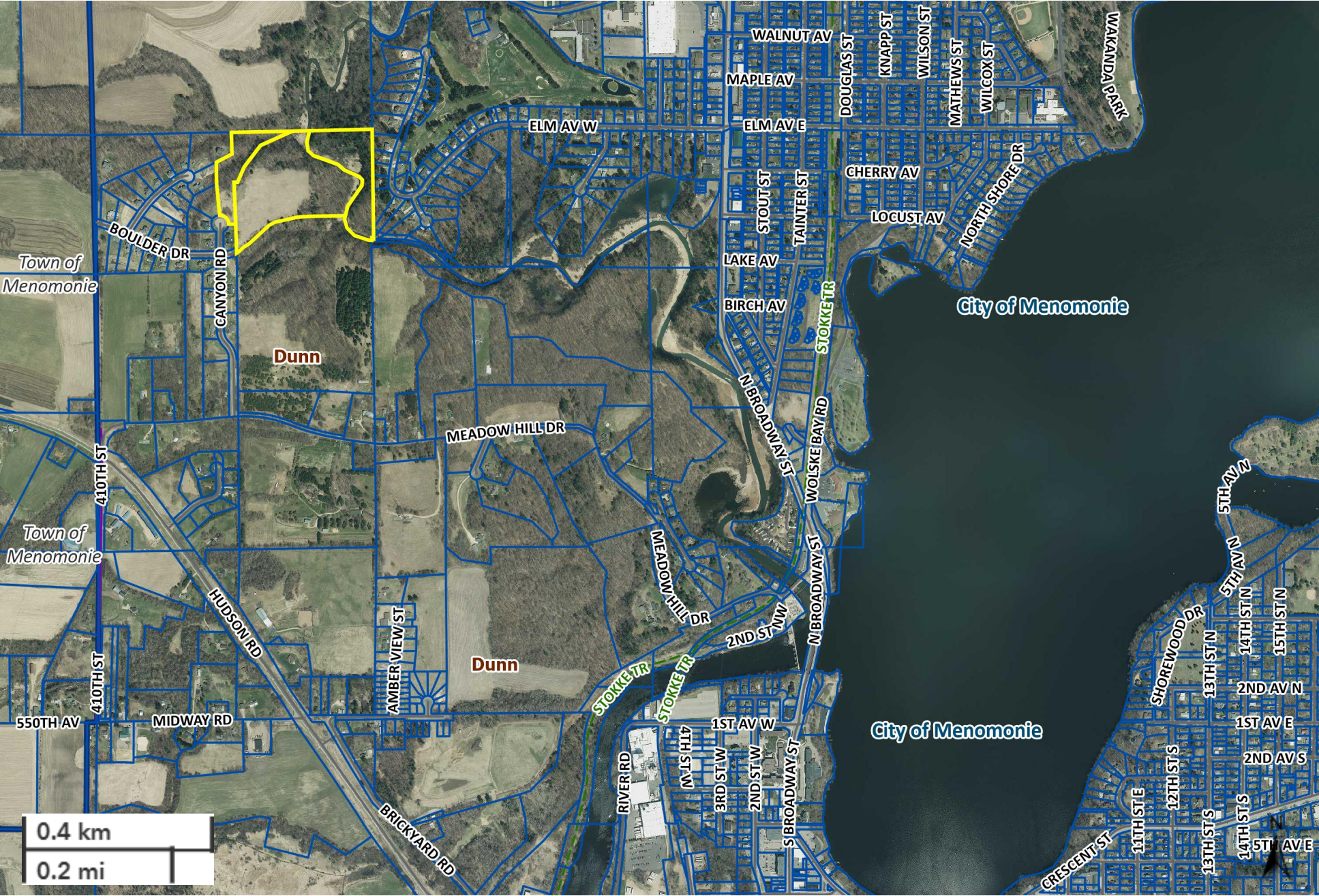
Attachments:

- Location Map
- Proposed CSM

Giertz CSM

Canyon Road







Created by: DAS



VOLUME	PAGE
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Part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 22, Township 28 North, Range 13 West, including Lot 9, Timber Canyon, recorded in Volume 8 of Plats on Page 96A & 96B as Document Number 589579, all in the City of Menomonie, Dunn County, Wisconsin.

LEGEND

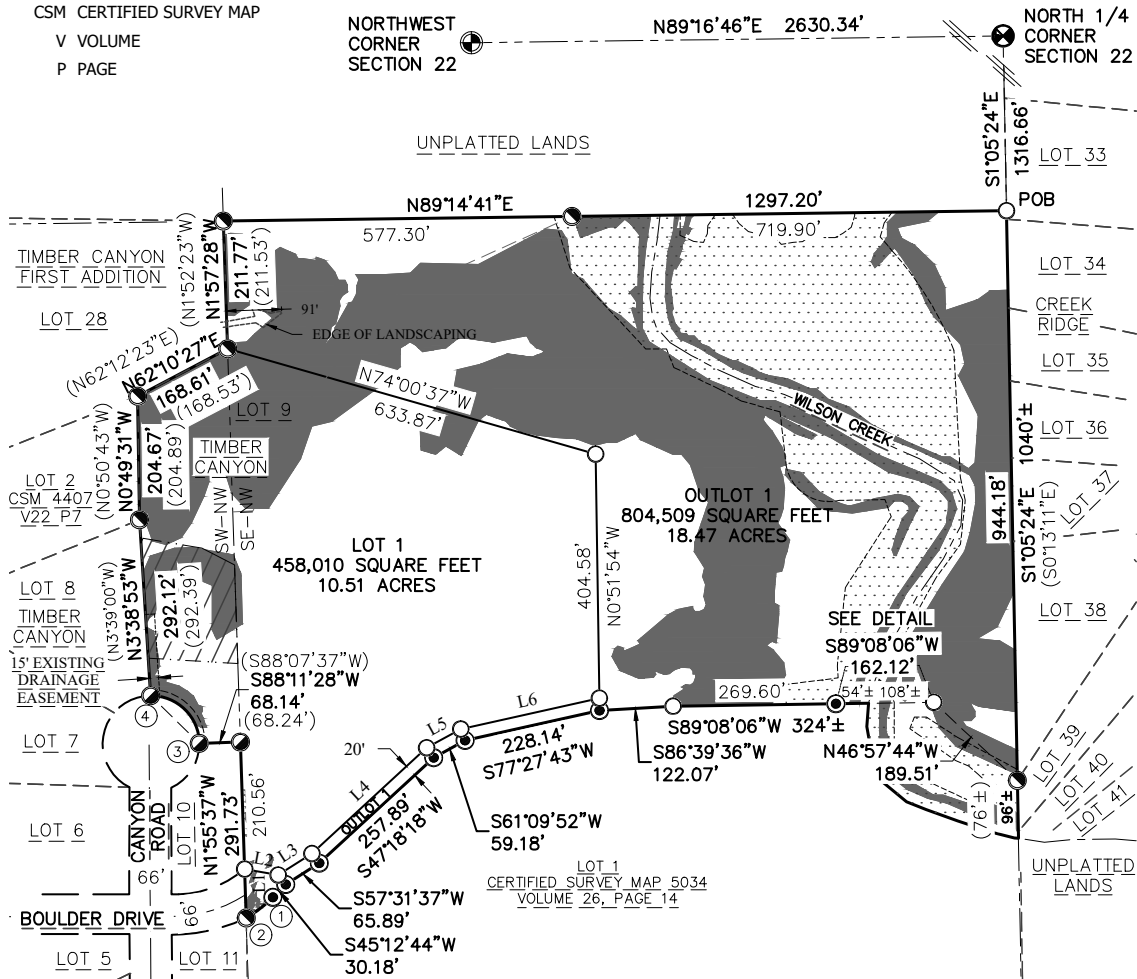
-  FOUND ALUMINUM MONUMENT
-  FOUND BRASS CAP MONUMENT
-  FOUND 3/4" IRON BAR
-  FOUND 1" OUTSIDE DIAMETER IRON PIPE
-  FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
-  SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE,
1.13 POUNDS / LINEAR FOOT

-) RECORD INFORMATION
POB POINT OF BEGINNING
CSM CERTIFIED SURVEY MAP
V VOLUME
P PAGE

- NW NORTHWEST
SE SOUTHEAST
SW SOUTHWEST

-  APPROXIMATE FLOOD PLAIN
PER FEMA MAP #55033C0314C
 AREA CONTAINING 20% SLOPES
 EXISTING BERM POND EASEMENT PER
PLAT OF TIMBER CANYON

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 22, AND THE DUNN COUNTY COORDINATE SYSTEM, MEASURED TO BEAR N89°16'46"E.



Notes:

- Fieldwork completion date: 10-22-2025
- All section corner ties have been verified.
- See sheet 4 for curve data, course table, and detail of the southeast corner of Outlot 1.
- Lot 1 & Outlot 1 contains slopes that are 20% or greater.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1 of the state constitution.
- See sheet 3 for easement detail.
- In the event that municipal water and sanitary sewer utilities are extended in the future on Canyon Road, the Owner as well as its successors or assigns, shall not object or appeal any special assessment or related fee or assessment which may be imposed or applied by the City against Lot 1 of this CSM.

Owner:
Cory & Molly Giertz
E6565 836TH Avenue
Colfax, WI 54730

EVERYDAY SURVEYING & ENGINEERING

711 SHILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO



CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

Part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 22, Township 28 North, Range 13 West, including Lot 9, Timber Canyon, recorded in Volume 8 of Plats on Page 96A & 96B as Document Number 589579, all in the City of Menomonie, Dunn County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Stockburger, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Cory Giertz, I have surveyed Part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 22, Township 28 North, Range 13 West, including Lot 9, Timber Canyon, recorded in Volume 8 of Plats on Page 96A & 96B as Document Number 589579, all in the City of Menomonie, Dunn County, Wisconsin. The parcel is more particularly described as follows:

Commencing at the Northwest corner of said Section 22;
Thence N89°16'46"E, along the North line of said Northwest Quarter, 2630.34 feet to the North Quarter corner of said Section 22;
Thence S01°05'24"E, 1316.66 feet along the East line of said Northwest Quarter to the **Point of Beginning**;
Thence continuing S01°05'24"E, along said East line 944.18 feet to a point lying 96 feet, more or less, North of the thread of Wilson Creek and the beginning of a meander line;
Thence N46°57'44"W, 189.51 feet along said meander line to a point lying 108 feet, more or less, East of the thread of Wilson Creek;
Thence S89°08'06"W, 162.12 feet to a point on the North line of Certified Survey Map 5034, recorded in Volume 26 of Certified Survey Maps, on Page 14 as Document Number 670539 along said meander line to a point lying 54 feet, more or less, West of the thread of Wilson Creek;
Thence S89°08'03"W, 269.60 feet along said North line;
Thence S86°39'36"W, 122.07 feet along said North line;
Thence S77°27'43"W, 228.14 feet along said North line;
Thence S61°09'52"W, 59.18 feet along said North line;
Thence S47°18'18"W, 257.89 feet along said North line;
Thence S57°31'37"W, 65.89 feet along said North line;
Thence S45°12'44"W, 30.18 feet along said North line;
Thence 55.72 feet along said North line and the arc of a curve, concave Northwesterly, with a chord bearing of S52°03'48"W, a chord length of 55.59, and a radius of 233.00 feet to the East line of Timber Canyon, recorded Volume 8 of Plats, on Page 96 as Document Number 589579;
Thence N01°55'37"W, 291.73 feet along said East line to the Southeast corner of Lot 9 of said Timber Canyon;
Thence S88°11'28"W, 68.14 feet along the South line of said Lot 9;
Thence 125.18 feet along the arc of a curve, concave Southwesterly, with a chord bearing of N45°31'51"W, a chord length of 112.79, and a radius of 80.00 feet to the West line of said Lot 9;
Thence N03°38'53"W, 292.12 feet along said West line;
Thence N00°49'31"W, 204.67 feet along said West line;
Thence N62°10'27"E, 168.61 feet along said West line;
Thence N01°57'28"W, 211.77 feet along said line to the Northwest corner of said Lot 9;
Thence N89°14'41"E, 1297.20 feet to the **Point of Beginning**.

Said parcel contains 1,262,519 square feet or 28.98 total acres, more or less, including those lands lying between the thread of Wilson Creek and the meander line.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter AE-7, and the City of Menomonie Subdivision Ordinance. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2025.

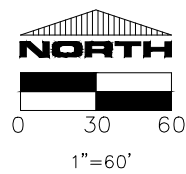
Jeffrey C. Stockburger, Wisconsin Professional Land Surveyor, S-2708
Project Number: 25040

EVERYDAY SURVEYING & ENGINEERING
711 5 HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLCCO



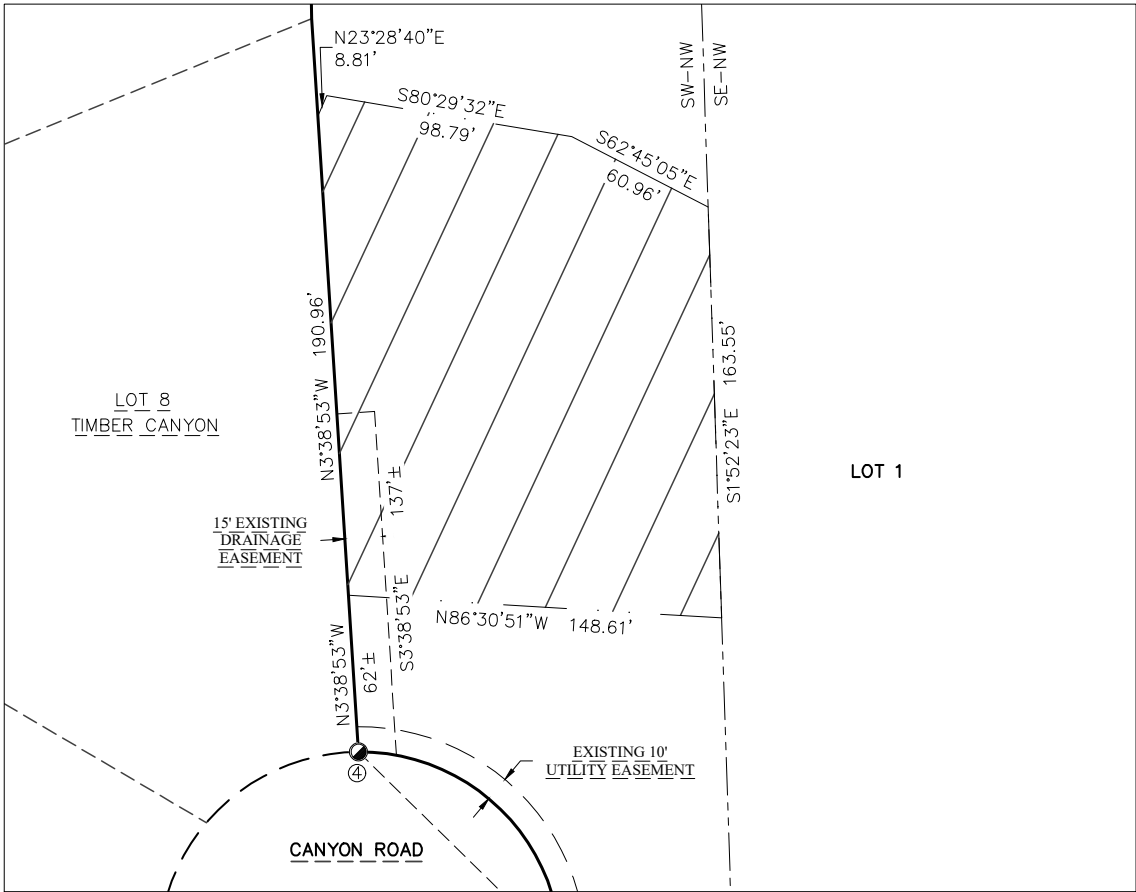
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

Part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 22, Township 28 North, Range 13 West, including Lot 9, Timber Canyon, recorded in Volume 8 of Plats on Page 96A & 96B as Document Number 589579, all in the City of Menomonie, Dunn County, Wisconsin.



DETAIL

EXISTING BERM POND EASEMENT



NOTE:
THE EXISTING 15-FOOT DRAINAGE EASEMENT AND BERM POND EASEMENT LOCATIONS HAVE BEEN SCALED FROM THE PLAT OF TIMBER CANYON. THE EASEMENTS HAVE NO DIMENSIONS REFERENCED TO AN IDENTIFIABLE CORNER ON THE PLAT.

EVERYDAY SURVEYING & ENGINEERING

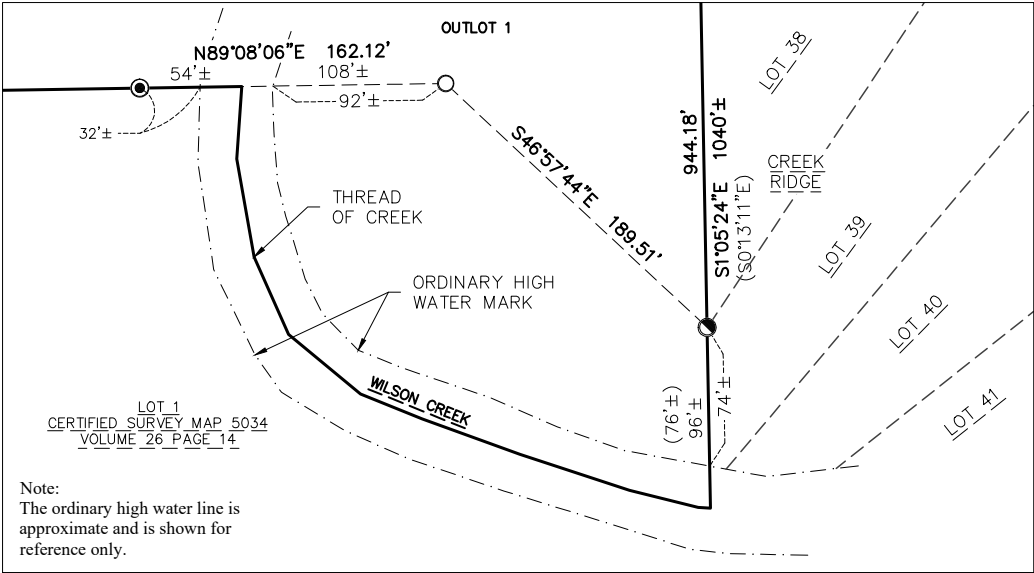
711 5 HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLCCO



CERTIFIED SURVEY MAP NO. _____
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Part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 22, Township 28 North, Range 13 West, including Lot 9, Timber Canyon, recorded in Volume 8 of Plats on Page 96A & 96B as Document Number 589579, all in the City of Menomonie, Dunn County, Wisconsin.

DETAIL
(NOT TO SCALE)



CURVE TABLE							
CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2	233.00'	S52°03'48"W	55.59'	55.72'	13°42'07"	N58°54'51"E	N45°12'44"E
	(80')	(N45°37'06"W)	(112.72')	(125.07')	(89°34'41")	(N00°49'46"W)	(S89°35'33"W)
3-4	80.00'	N45°31'51"W	112.79'	125.18'	89°39'10"	N00°42'16"W	S89°38'34"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°55'37"W	81.17
L2	S79°48'16"E	56.32
L3	N57°31'37"E	66.26
L4	N47°18'18"E	258.53
L5	N61°09'52"E	64.47
L6	N77°27'43"E	235.14

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 _____, 2025

Signature of Approving Authority

EVERYDAY SURVEYING & ENGINEERING
711 5 HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLCCO





MEMORANDUM

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

TO: Chairman Luther and Plan Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Wallskog Rental Condos, LLC Certified Survey Map on Crestwood Drive

DATE: September 29, 2025 Plan Commission Meeting

Wallskog Rental Condos, LLC has proposed to develop a portion of their property along the right side (golf-wise) of Holes #6, 7, 8 and 9. They have prepared the attached proposed certified survey map to create a development parcel. If this certified survey map is approved and recorded, it is City Staff's understanding that the owner intends to submit a Request for Rezoning to Single Family Residential (R-1), and eventually a Subdivision Plat.

The proposed certified survey map creates a 32.57 acre development parcel. The parcel has road access off of Crestwood Drive and/or Crestwood Lane.

The parcel has proposed utility access via a proposed utility easement to 21st Avenue East. Municipal water and sewer exist in the improved segment of 21st Avenue East (also known as the Phelan Park driveway), as shown in **Figure 1**, below. The development property is within 1,200 feet of the end of the municipal water and sewer. City Code 14-5-2-C require water and sewer be extended to subdivisions when feasible. It is my opinion that it is feasible in this case.



Figure 1



MEMORANDUM

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

I have two concerns with the proposed certified survey map:

1. The utility access is via a proposed, not existing, utility easement to 21st Avenue East. I am concerned that the owner may not follow through on dedicating the utility easement whereby landlocking the development parcel. I recommend that approval of the certified survey map be contingent upon receipt of the recorded utility easement.
2. The east end of the development parcel is in close proximity to the playing corridor of Hole #9. Based upon my research, literature suggests that most golf shots land within 150-feet or 15 degrees of the intended line of play. In this case, the east end of the proposed development parcel is as close as 84-feet and 7.2-degrees to the centerline of Hole #9, as shown in **Figure 2**, below. The logical consequences of this close proximity to the playing corridor will be broken windows, dented siding and variance requests for tall nets. This would be, by definition, a self-created hardship. To be clear, however, City Code is silent on setbacks to golf courses.

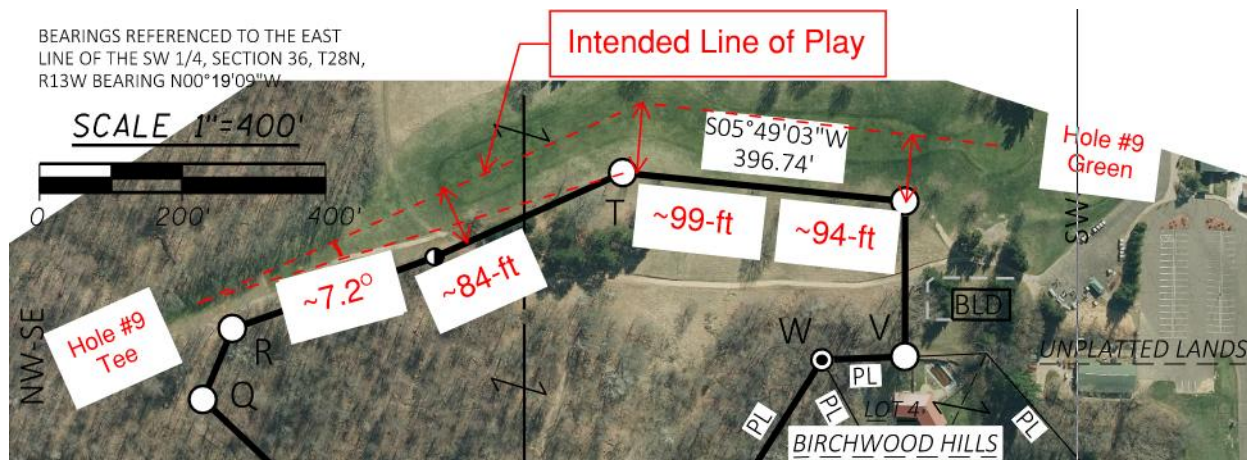


Figure 2

If the Plan Commission concurs with the proposed certified survey map, the appropriate motion would be **Approve Wallskog Rental Condos, LLC's Proposed Certified Survey Map on Crestwood Drive, contingent upon receipt of the recorded utility easement** (simple majority vote).

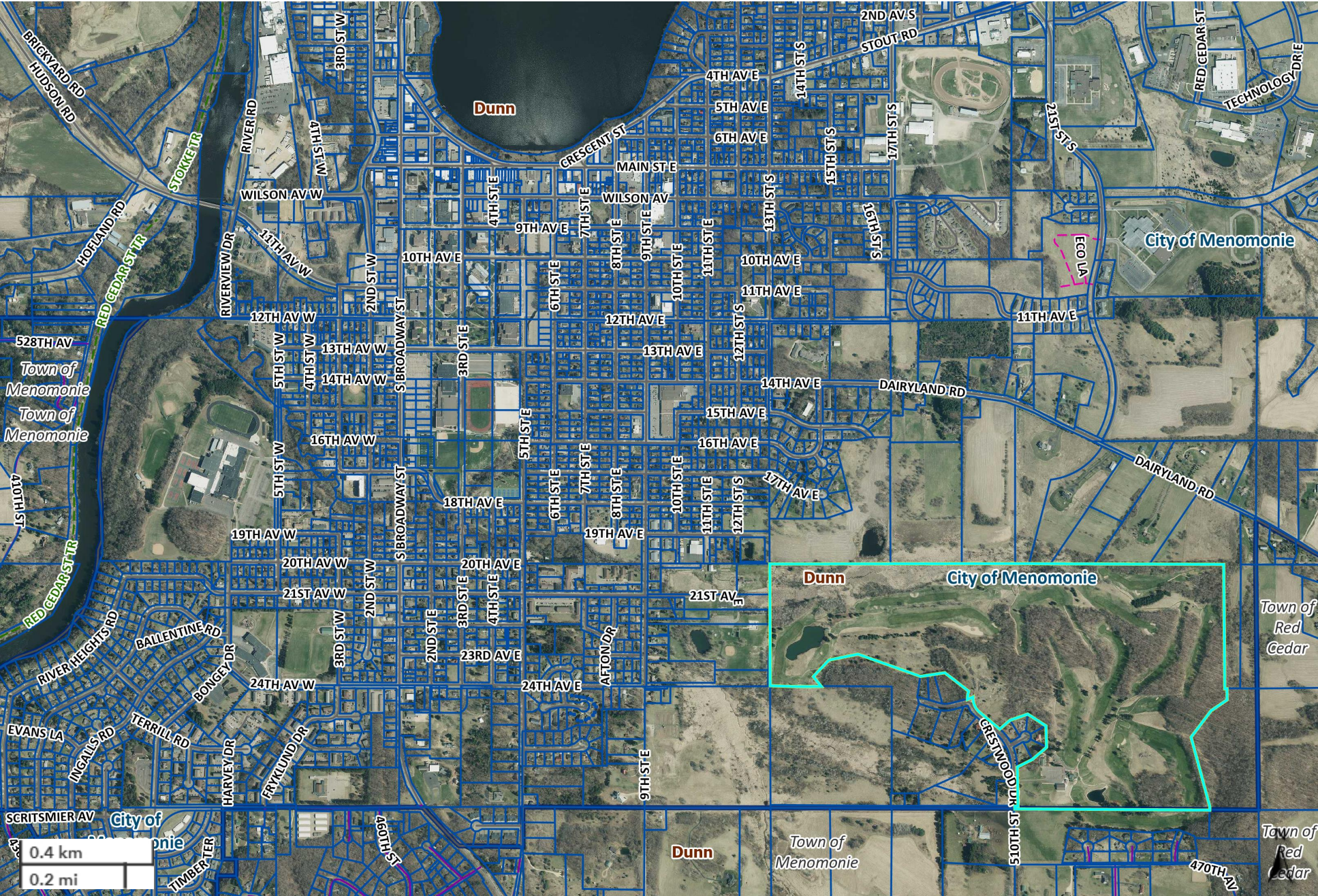
Attachments:

- Location Map
- Proposed CSM

Wallskog Rental Condos, LLC CSM

Crestwood Drive

Created by: DAS



DUNN COUNTY CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

THAT PART OF THE NW 1/4 OF THE SW 1/4, THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, THE SW 1/4 OF THE SE 1/4, LOCATED IN SECTION 36, T28N, R13W, 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 SW 1/4, THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, THE SW 1/4 OF THE SE 1/4, LOCATED IN SECTION 36, T28N, R13W, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 36, T28N, R13W; THENCE N00°19'09"W, ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 36, A DISTANCE OF 975.99 FEET, TO THE POINT OF BEGINNING; THENCE S70°04'47"W, A DISTANCE OF 53.13 FEET, TO THE NORTH CORNER OF LOT 1, BIRCHWOOD HILLS; THENCE S49°09'47"W, A DISTANCE OF 146.69 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF CRESTWOOD DR; THENCE N50°04'53"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CRESTWOOD DR, A DISTANCE OF 270.28 FEET; THENCE 184.41 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID NORTHERLY RIGHT-OF-WAY LINE OF CRESTWOOD DR, CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THE LONG CHORD OF WHICH BEARS N23°42'14"W, 177.95 FEET; THENCE S75°49'09"W, ALONG NORTHERLY RIGHT OF WAY OF CRESTWOOD LN, A DISTANCE OF 68.22 FEET; THENCE 90.22 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT AND EASTERLY LINE OF LOT 1, CSM #4847, VOL 24, PG 132, DOC 660708, CONCAVE TO THE EAST, HAVING A RADIUS OF 266.00 FEET, THE LONG CHORD OF WHICH BEARS N08°16'13"E, 89.78 FEET; THENCE N52°18'11"W, ALONG THE NORTHEASTERLY LINE OF LOT 1 OF SAID CSM #4847, A DISTANCE OF 325.01 FEET; THENCE S81°31'32"W, ALONG THE NORTHERLY LINE OF SAID LOT 1, CSM #4847, AND ALONG LOTS 18 AND 19, BIRCHWOOD HILLS FIRST ADDITION, A DISTANCE OF 264.76 FEET, TO THE NORTHWEST CORNER OF LOT 19, BIRCHWOOD HILLS FIRST ADDITION; THENCE N71°35'11"W, ALONG THE NORTHERLY LINE OF LOT 1, CSM #769, A DISTANCE OF 716.68 FEET; THENCE S78°48'03"W, ALONG SAID NORTHERLY LINE OF LOT 1, CSM #769, A DISTANCE OF 318.76 FEET; THENCE N39°56'54"E, 393.09 FEET; THENCE N84°49'25"E, 938.64 FEET; THENCE S71°27'18"E, 441.67 FEET; THENCE S85°13'10"E, 181.61 FEET; THENCE N85°51'15"E, 209.12 FEET; THENCE S00°14'38"E, ALONG SAID EAST LINE OF THE SW 1/4 OF SECTION 36, A DISTANCE OF 128.49 FEET; THENCE S29°05'02"E, 103.34 FEET; THENCE N77°47'24"E, 130.77 FEET; THENCE N43°36'31"E, 162.08 FEET; THENCE S67°13'23"E, 107.61 FEET; THENCE S19°25'11"E, 299.91 FEET; THENCE S24°10'48"E, 288.50 FEET; THENCE S05°49'03"W, 396.74 FEET; THENCE N90°00'00"W, 217.11 FEET TO THE EASTERLY LINE OF LOT 4, BIRCHWOOD HILLS; THENCE N02°11'47"W, ALONG SAID EASTERLY LINE OF LOT 4, BIRCHWOOD HILLS, A DISTANCE OF 115.90 FEET, TO THE SOUTHEAST CORNER OF LOT 3, BIRCHWOOD HILLS; THENCE N57°35'09"W, ALONG THE NORTHEASTERLY LINE OF LOT 3, BIRCHWOOD HILLS, A DISTANCE OF 235.24 FEET, TO THE NORTHWEST CORNER OF SAID LOT 3, BIRCHWOOD HILLS; THENCE S70°04'47"W, ALONG THE NORTHERLY LINE OF LOT 2, BIRCHWOOD HILLS, A DISTANCE OF 146.70 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,418,535 SQUARE FEET (32.57 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 WALLSKOG RENTAL CONDOS LLC.

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 §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
5-2827

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 70° 04' 47" W	53.13'
B-C	S 49° 09' 47" W	146.69'
	(N 49° 50' 05" E)	(146.45')
C-D	N 50° 04' 53" W	270.28'
	(S 49° 26' 50" E)	(270.00')
E-F	S 75° 49' 09" W	68.22'
	(N 75° 46' 34" E)	(68.23')
G-H	N 52° 18' 11" W	325.01'
	(S 52° 18' 55" E)	(324.71')
H-I	S 81° 31' 32" W	264.76'
	(S 81° 30' 37" W)	(265.07')
J-K	S 85° 13' 10" E	181.61'
K-L	N 85° 51' 15" E	209.12'
L-M	S 00° 14' 38" E	128.49'
M-O	S 29° 05' 02" E	103.34'
M-N	S 29° 05' 02" E	9.50'
N-O	S 29° 05' 02" E	93.84'
O-P	N 77° 47' 24" E	130.77'
P-Q	N 43° 36' 31" E	162.08'
Q-R	S 67° 13' 23" E	107.61'
R-S	S 19° 25' 11" E	299.91'
S-T	S 24° 10' 48" E	288.50'
U-V	N 90° 00' 00" W	217.11'
V-W	N 02° 11' 47" W	115.90'
W-X	N 57° 35' 09" W	235.24'
	(S 56° 57' 09" E)	(235.00')
X-B	S 70° 04' 47" W	199.83'
	(N 70° 50' 55" E)	(200.00')
X-A	S 70° 04' 47" W	146.70'

CURVE TABLE							
CURVE	RADIUS	LONG CHORD	LONG CHORD BEARING	CENTRAL ANGLE	ARC	TANGENT BACK	TANGENT AHEAD
D-E	200.00'	177.95'	N 23° 42' 14" W	52° 49' 50"	184.41'	N 50° 07' 09" W	N 02° 42' 41" E
	(200.00')	(178.13')	(S 23° 00' 10" E)	(52° 53' 20")	(184.62')	(S 03° 26' 30" W)	(S 49° 26' 50" E)
F-G	266.00'	89.78'	N 08° 16' 13" E	19° 25' 57"	90.22'	N 01° 26' 45" W	N 17° 59' 12" E
	(266.00')	(89.69')	(N 08° 50' 49" E)	(19° 24' 42")	(90.12')	(N 00° 51' 32" W)	(N 18° 33' 10" E)

