

CITY OF MENOMONIE
Plan Commission Meeting

Monday – February 24, 2025

7:00 PM

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

Agenda

- 1. Roll Call**
- 2. Approval of Minutes – February 3, 2025**
- 3. Public Comments**
- 4. Items of Discussion**
 - A.** Barb Lyon's Proposed Certified Survey Map on Meadow Hill Drive.
 - B.** Phillips Medisize's Proposed Certified Survey Map on East Technology Drive.
 - C.** Any other items.
- 5. Adjourn**

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

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

Plan Commission Meeting Minutes

Chairman Luther called the Plan Commission Meeting to order in the City Hall Council Chambers on Monday, February 3, 2024, at 6:00 p.m.

1. Roll Call: Jeff Luther, Dennis Kropp, Dick Martinson, Steve Cook, and Mark Kalscheur. Cody Gentz and Steve Lindberg were absent. Others Present: David Schofield, Kevin Oium and Dylan Schmidt.
2. Approval of Minutes: Kropp moved to approve the December 9, 2024, Plan Commission minutes with a second by Martinson. Motion carried.
3. Public Comments: Schmidt introduced himself and spoke in favor of the Thornton certified survey map.
4. Items of Discussion:
 - a. Schofield presented Susan Thornton's proposed certified survey map. Schofield explained that Susan Thornton has proposed to merge three small parcels on Park Circle into one buildable lot with the proposed certified survey map. Access to the site will be via an existing access easement across the parcel to the south. The parcel is of sufficient size. Martinson moved to approve Susan Thornton's proposed certified survey map on Park Circle with a second by Cook. Motion carried.
 - b. Schofield presented ConAgra's proposed certified survey map. Schofield explained that ConAgra and the City of Menomonie have entered into an agreement to construct a dissolved air flotation pretreatment system to capture fats, oils and grease from ConAgra's wastewater. Part of the agreement required that ConAgra to create a certified survey map and transfer ownership of the site of the pretreatment system to the City. Kropp moved to approve ConAgra's proposed certified survey map on Wilson Avenue West, with a second by Kalscheur. Motion carried.
 - c. Schofield presented the 2024 Building Permit Summary. Schofield noted that the Estover Terrace and Maplewood Eco residential units were permitted in 2023 but most of the construction and inspections occurred in 2024. No action taken.
 - d. Schofield advised the next regularly scheduled Plan Commission meeting was set for 7:00 p.m. on Monday February 24, 2025.
5. Martinson moved to adjourn with a second by Cook. Motion carried.

Minutes Recorded by David Schofield



City of Menomonie
David Schofield

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

TO: Plan Commission
FROM: David Schofield, Director of Public Works
SUBJECT: Barb Lyon's Proposed Certified Survey Map on Meadow Hill Drive
DATE: February 24, 2025 Plan Commission Meeting

In 2022, Barb Lyon received approval for a two-lot certified survey map on Meadow Hill Drive.

In 2023, building and plumbing permits were filed for a new home on Lot 2 and combined septic system on Lot 2 to serve the homes on both Lots 1 and 2. City Staff required that a Shared Private Sewer Easement be added to Lot 2. Barb Lyon's legal representatives elected to create this Shared Private Sewer Easement by way of a certified survey map.

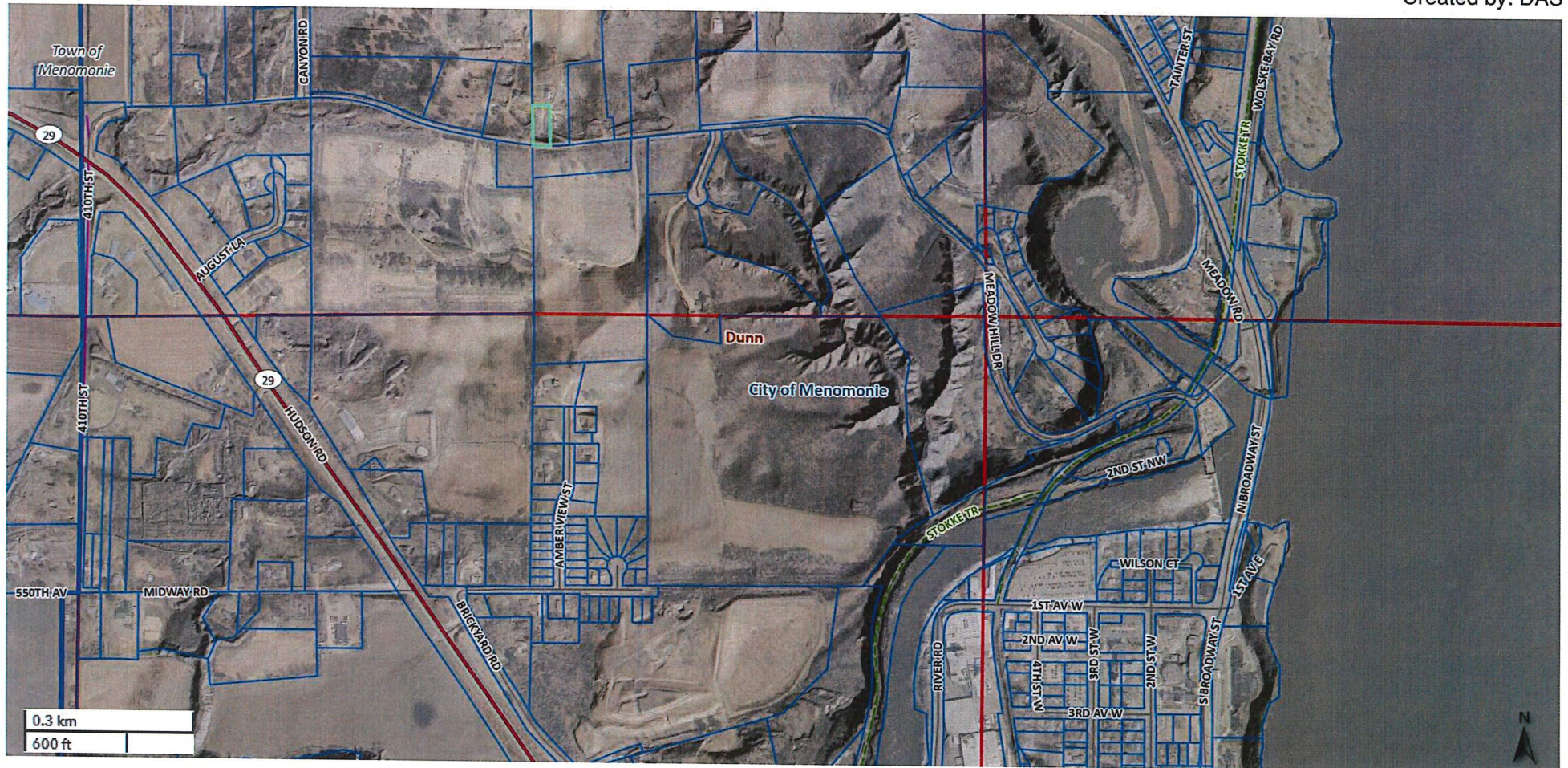
City staff recommends approval of proposed Certified Survey Map as presented. If the Plan Commission concurs, the appropriate motion would be ***Approve Barb Lyon's Proposed Certified Survey Map on Meadow Hill Drive, as presented*** (simple majority).

Attachments:

- Location Map
- Proposed Barb Lyons CSM

Barb Lyon CSM

Created by: DAS



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

Date created: 2/20/2025

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Developed by



CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____

LOT 2, CERTIFIED SURVEY MAP NUMBER 4910, VOLUME 25, CERTIFIED SURVEY MAPS, PAGE 40, DOCUMENT NUMBER 664177, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 22, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, ALL IN DUNN COUNTY, WISCONSIN

NORTH QUARTER CORNER
SECTION 22, T28N, R13W
FND. BRASS CAP MON.
(TIES VERIFIED)

SURVEYOR NOTE:

THE PURPOSE OF THIS SURVEY IS TO RECORD A CSM TO SHOW THE LOCATION OF A SHARED SANITARY SEWER EASEMENT AS NOTED IN DOCUMENT NUMBER 674539 AS BEING A REVISED CERTIFIED SURVEY MAP OF LOT 2 OF CERTIFIED SURVEY MAP #4910, VOLUME 25 OF CERTIFIED SURVEY MAPS, PAGE 40, DOCUMENT NUMBER 664177.

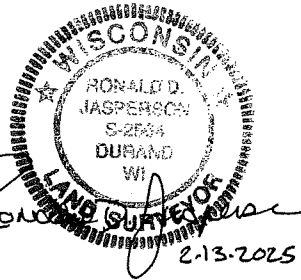
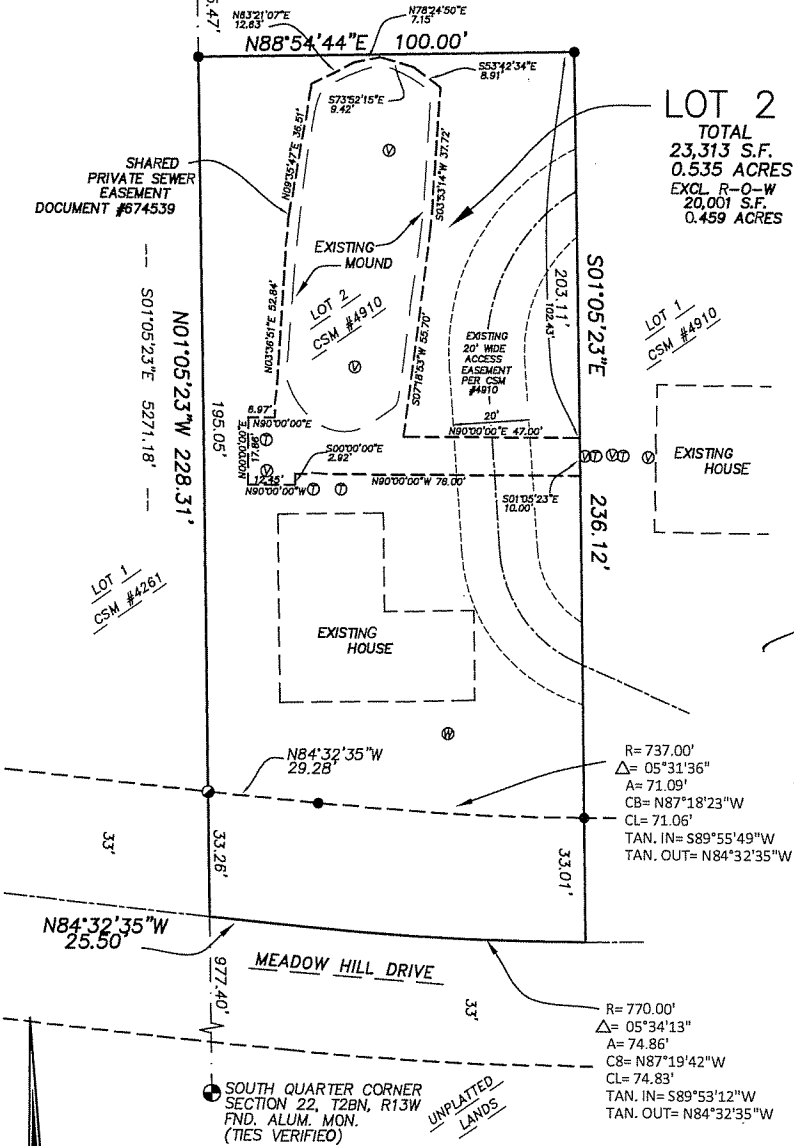
**OWNER/
PREPARED FOR:**

BARB LYON
1231 MEADOW HILL DRIVE NW
MENOMONIE, WI 54751

PREPARED BY:

RONALD O. JASPERSON
AUTH CONSULTING
406 TECHNOLOGY DRIVE, SUITE A
MENOMONIE, WI 54751

LOT 2
TOTAL
23,313 S.F.
0.535 ACRES
EXCL. R-O-W
20,001 S.F.
0.459 ACRES



FUTURE SEWER/WATER NOTE:

If City of Menomonie sewer and water is ever extended past this CSM, that the current owners at that time will be required to hook up to City of Menomonie sewer and water.

SHARED PRIVATE SEWER EASEMENT NOTE:

Any conveyance of Lot 2 of this C.S.M. shall include Shared Private Sewer Easement as shown and noted on this C.S.M.

ACCESS EASEMENT NOTE:

Any conveyance of Lot 2 of this C.S.M. shall include the access easement as shown and noted on this C.S.M.

Sheet 1 of 2 Sheets

SCALE IN FEET
1" = 40'

NORTH 0 40'
BEARINGS REFERENCED TO THE NORTH-SOUTH QUARTER LINE, SECTION 22, T28N, R13W MEASURED AS S01°05'23"E (Wisconsin Coordinate Reference System DUNN COUNTY ZONE NAD 83 (91))

LEGEND

- = FOUND 3/4" IRON REBAR
- = FOUND 1" IRON PIPE
- = WELL
- = EXISTING SEPTIC TANK
- = EXISTING SEPTIC VENT/CLEAN OUT

(Proj. #1512-002) LYON
Field work completion date: 08-19-2024

A.C/a
CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490
Fax 715-232-8492
men@authconsulting.com
Auth • Consulting/associates

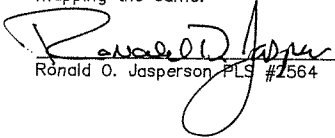
CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____

LOT 2, CERTIFIED SURVEY MAP NUMBER 4910, VOLUME 25, CERTIFIED SURVEY MAPS,
PAGE 40, DOCUMENT NUMBER 664177, LOCATED IN PART OF THE SOUTHWEST QUARTER
OF THE SOUTHEAST QUARTER, SECTION 22, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY
OF MENOMONIE, ALL IN DUNN COUNTY, WISCONSIN

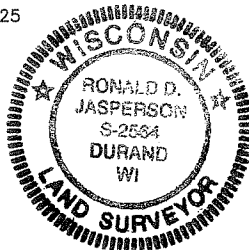
I, Ronald D. Jasperson, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Barb Lyon, I have surveyed and mapped Lot 2, Certified Survey Map Number 4910, Volume 25, Certified Survey Maps, Page 40, Document Number 664177, part of the Southwest Quarter of the Southeast Quarter, Section 22, Township 28 North, Range 13 West, City of Menomonie, Dunn County, Wisconsin.

Containing total of 0.535 Acres (23,313 Sq. Ft.), Parcel subject to the 20 foot access easement and a Shared Sewer Easement as shown and described on this survey and the right of way of Meadow Hill Drive and also subject to all and any easements, restrictions and covenants of record

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


Ronald O. Jasperson, PLS #2564

February 13, 2025
Date



SHARED PRIVATE SEWER EASEMENT DESCRIPTION:

Port of Lot 2, Certified Survey Map Number 4910, Volume 25, Certified Survey Maps, Page 40, Document Number 664177, located in part of the Southwest Quarter of the Southeast Quarter, Section 22, Township 28 North, Range 13 West, City of Menomonie, Dunn County, Wisconsin, more particularly described as follows:

Commencing at the South Quarter corner said Section 22;

Thence N01°05'23"W 977.40 feet along the north-south quarter line said Section 22 to the southwest corner of Lot 2, Certified Survey Map Number 4910;

Thence N37°22'35"E 160.76 feet to point of beginning;

Thence S01°05'23"E 10.00 feet;

Thence N90°00'00"W 76.00 feet;

Thence S00°00'00"E 2.92 feet;

Thence N90°00'00"W 12.45 feet;

Thence N00°00'00"E 17.86 feet;

Thence N90°00'00"E 6.97 feet;

Thence N03°36'51"E 52.84 feet;

Thence N09°35'47"E 36.51 feet;

Thence N63°21'07"E 12.63 feet;

Thence N78°24'50"E 7.15 feet;

Thence S73°52'15"E 9.42 feet;

Thence S53°42'34"E 8.91 feet;

Thence S03°53'14"W 37.72 feet;

Thence S07°18'53"W 55.70 feet;

Thence N90°00'00"E 47.00 feet to the point of beginning.

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



City of Menomonie
David Schofield

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

TO: Plan Commission
FROM: David Schofield, Director of Public Works
SUBJECT: Phillips-Medisize's Proposed Certified Survey Map on Technology Drive East
DATE: February 24, 2025 Plan Commission Meeting

Phillips-Medisize has proposed a three-lot certified survey map adjacent to Technology Drive East to combine and reconfigure several existing lots. Proposed Lot 1 would house the Origen Center (428 Technology Drive East). Proposed Lot 2 would house the MIM Center (422 Technology Drive East). Proposed Outlot 1 would extend from Nicholas Drive to 21st Street East for the purpose of maintaining contiguity of TID #17.

City Staff note that approval of the CSM will require the City to amend the boundary of TID #17 by September 30, 2025.

City staff have reviewed the proposed certified survey map and recommend approval with following conditions:

1. The applicant shall verify if any private utilities are located in the existing side and rear lot line utility easements shown on the original plats and CSMs.
2. The applicant shall, if and where possible, add notes and signature block regarding release of unused side and rear lot line utility easements to the CSM.
3. The applicant shall correct the legal description to address the following comments:
 - a. The 7th and 8th bullets/calls miss a call to the East right-of-way.
 - b. The 14th, 15th and 16th calls miss a call to the Southerly right-of-way.
 - c. The 18th and 19th call format differs from previous curve calls, all calls shall be consistent for readability.
4. Approval of the CSM is contingent upon City Council approval of the release of unused side and rear lot line utility easements.

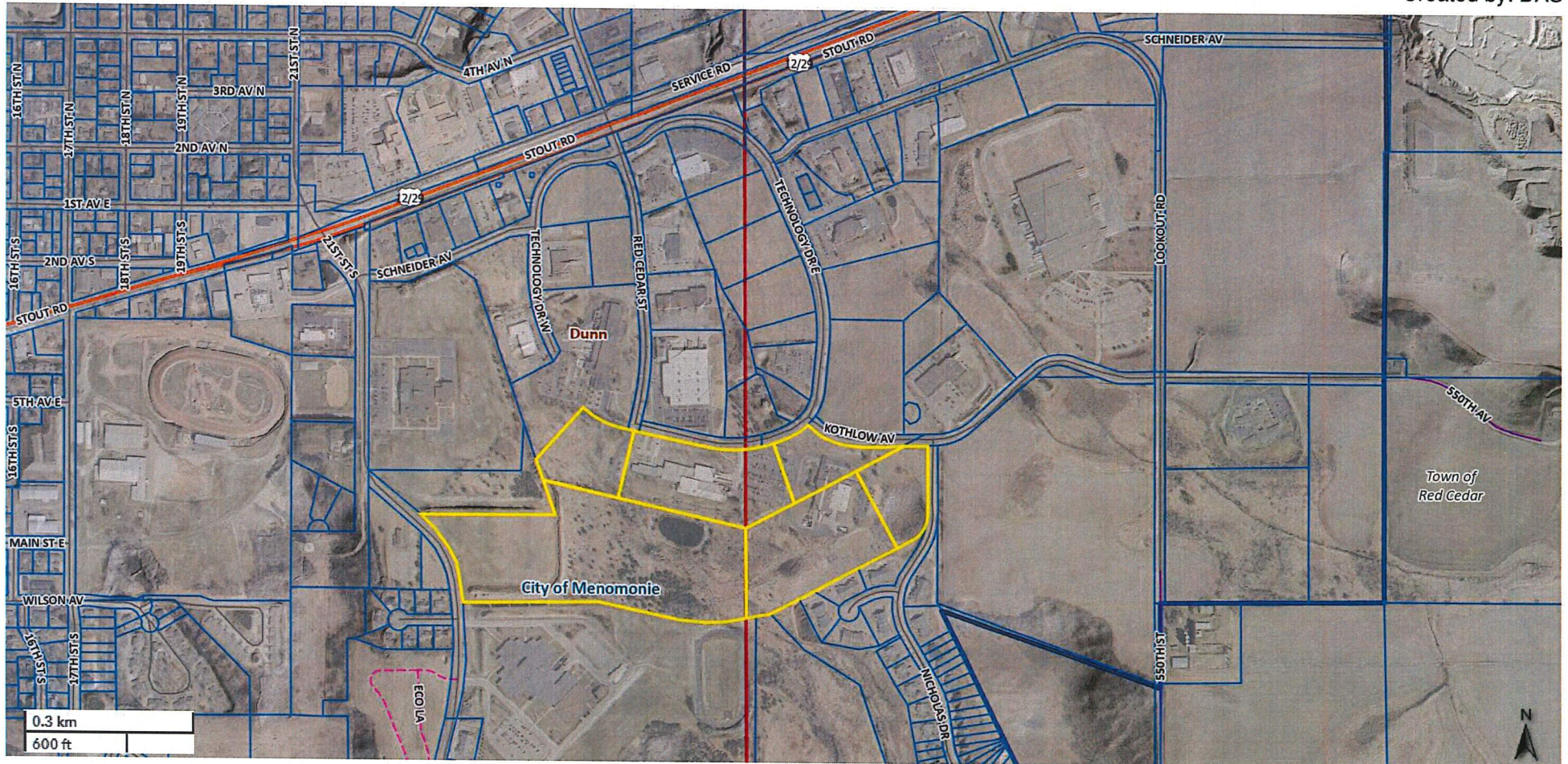
If the Plan Commission concurs, the appropriate motion would be ***Approve Phillips-Medisize's Proposed Certified Survey Map on Technology Drive East, as presented, contingent upon the applicant addressing City Staff's review comments and City Council approving the release of unused side and rear lot line utility easements*** (simple majority).

Attachments:

- Location Map, Proposed Phillips-Medisize CSM

Phillips Medisize CSM

Created by: DAS



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

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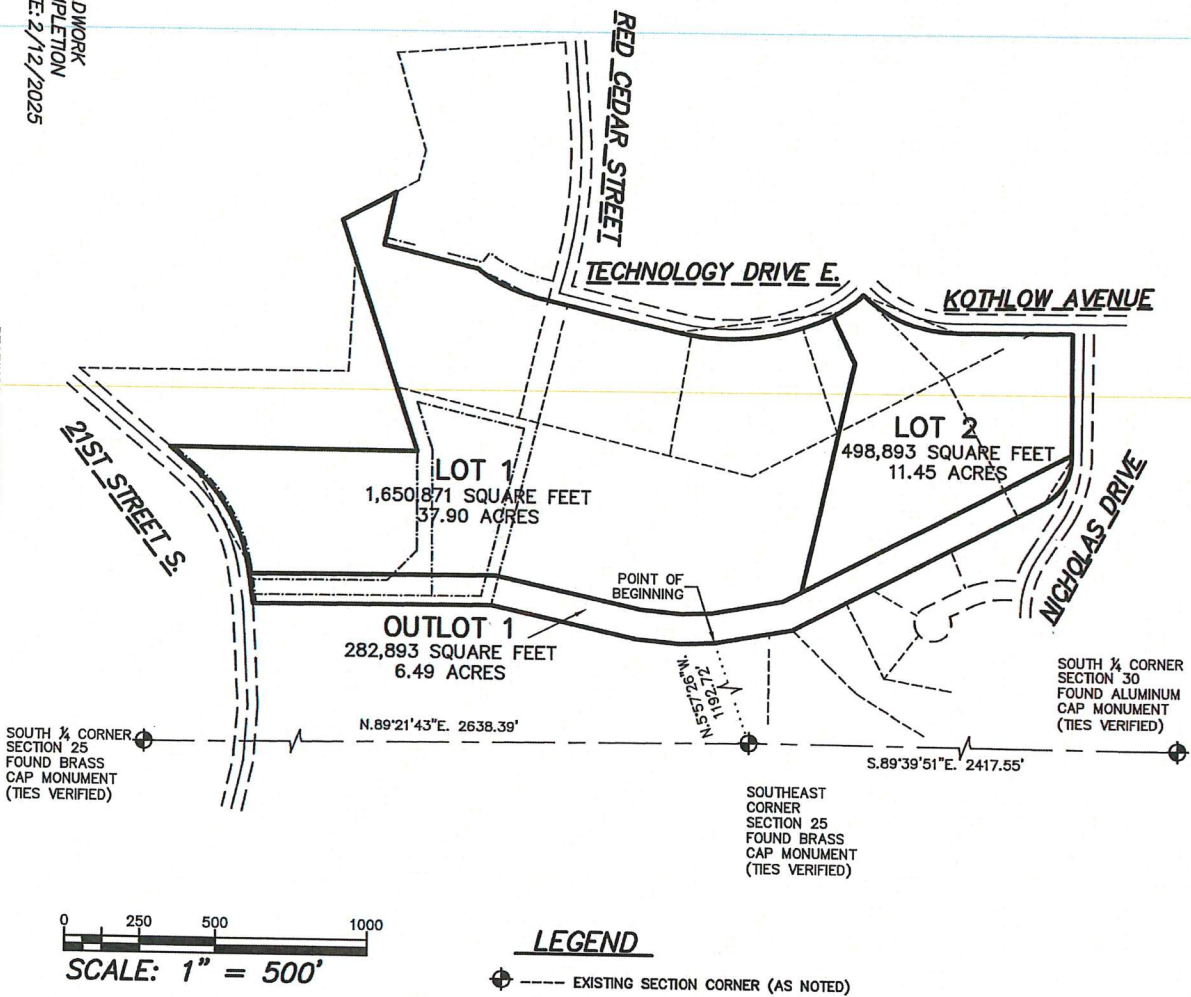
Developed by



CERTIFIED SURVEY MAP, NUMBER _____

IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, AND
THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$,
SECTION 30, TOWNSHIP 28 NORTH, RANGE 12 WEST, AND IN THE
SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, THE NORTHWEST $\frac{1}{4}$ OF THE
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NORTH, RANGE 13 WEST,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

INCLUDING ALL OF LOT 4, CERTIFIED SURVEY MAP NUMBER 2157,
VOLUME 9, PAGE 107, ALL OF LOT 3, CERTIFIED SURVEY MAP
NUMBER 1729, VOLUME 7, PAGE 79, ALL OF LOT 3, CERTIFIED
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3, CERTIFIED SURVEY MAP NUMBER 1829, VOLUME 7, PAGE 179,
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7, PAGE 162, AND ALL OF LOTS 1 AND 2, BLOCK 5, OF 1ST
ADDITION STOUT TECHNOLOGY PARK, AND THAT PART OF VACATED
RED CEDAR STREET



FIELDWORK
COMPLETION
DATE: 2/12/2025

REAL LAND SURVEYING, LLC
1538 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715)814-4116
rsls.com
CADD No. 24371

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHEAST $\frac{1}{4}$, SEC. 25
ASSUMED BEARING OF N. 89°21'43"E.

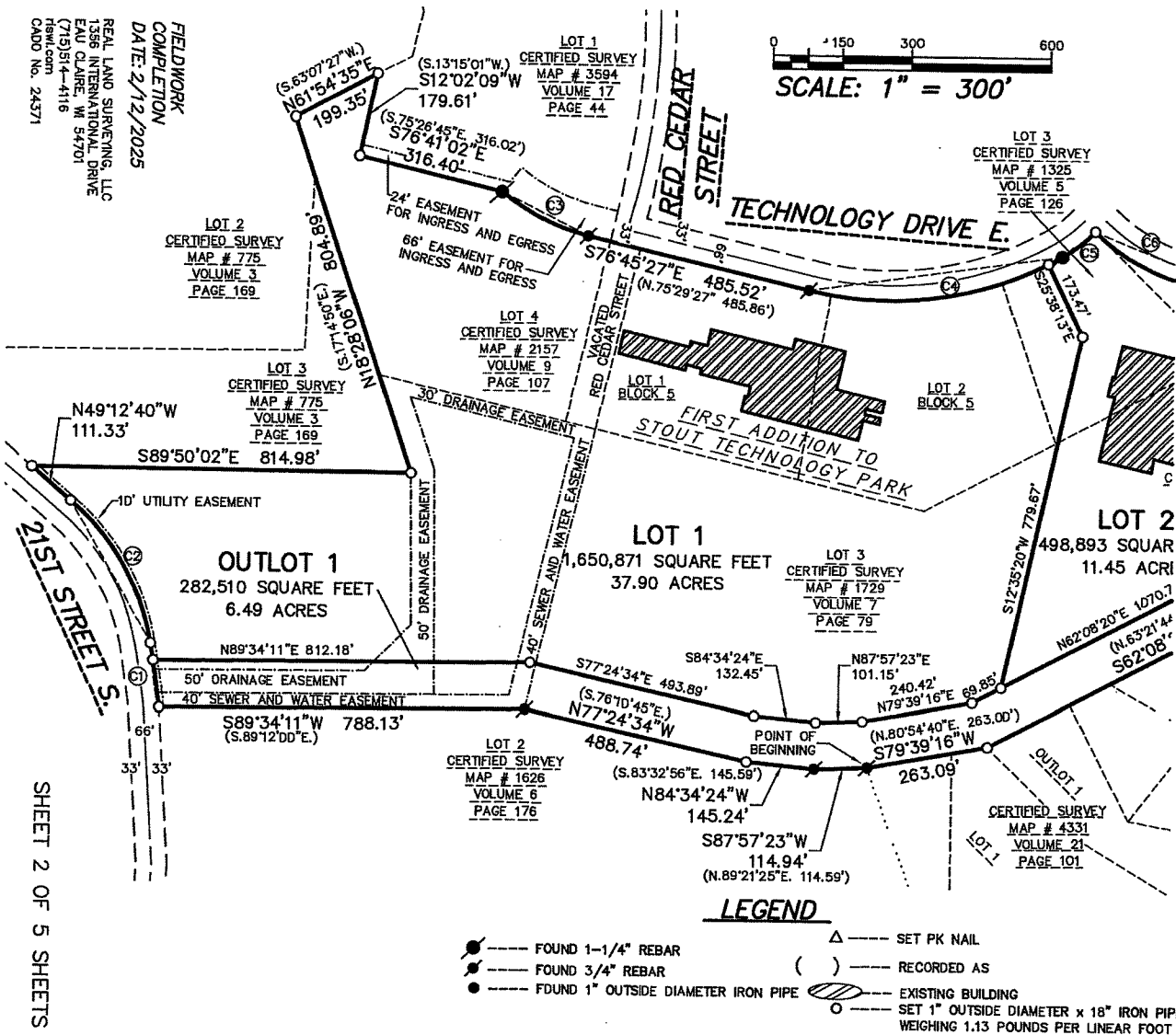


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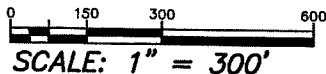


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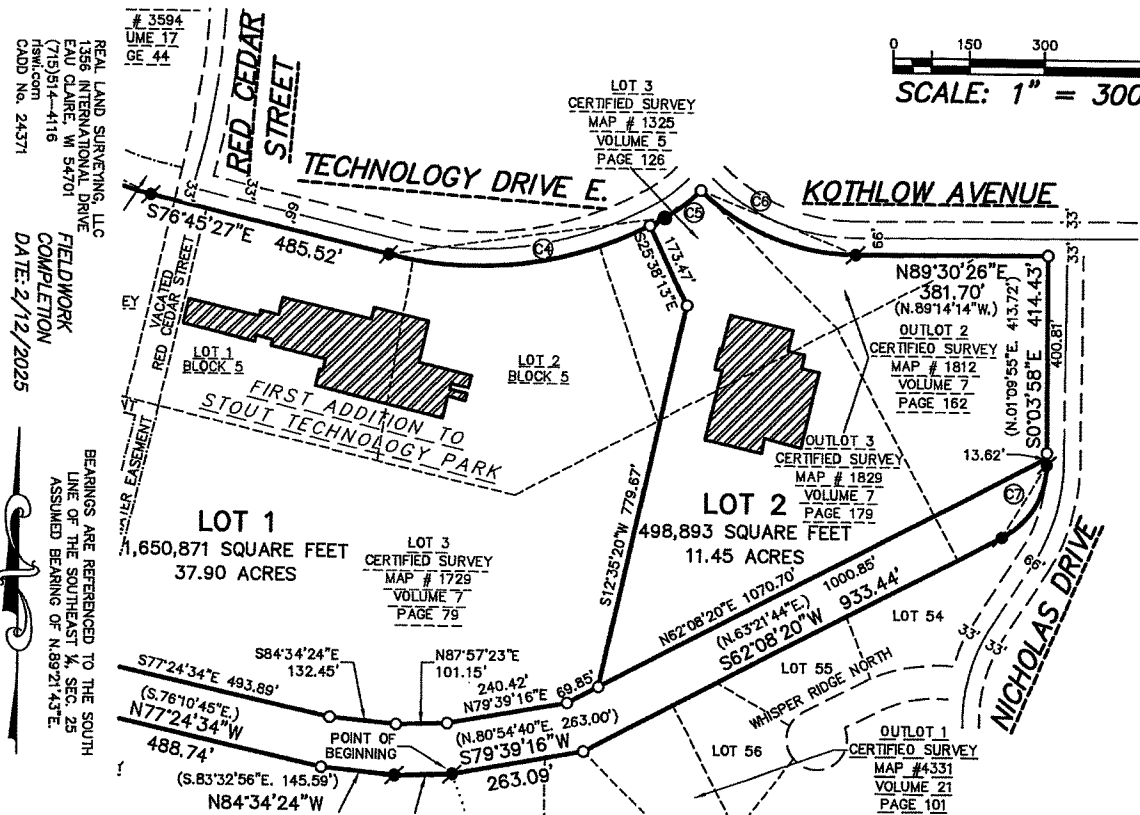
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RECORDED AS CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHD	CHO BR	1ST TAN	2ND TAN
C1	138.34'	2350.48'	003°22'20"	138.32'	S06°31'41"E	S08°32'51"E	S05°10'31"E
C2	358.88'	521.12'	039°28'00"	351.62'	S03°15'51"E	S47°38'51"E	S00°32'51"E
C3	210.40'	475.63'	025°20'44"	208.65'	S82°50'00"E	S90°08'38"E	S75°30'22"E
C4	585.83'	751.59'	043°08'33"	562.85'	N62°38'16.5"E	S75°29'27"E	N61°22'00"E
C5	90.27'	326.44'	015°50'35"	89.88'	S53°26'42"W	S45°31'24"W	S61°22'00"W
C6	338.44'	434.89'	044°49'28"	330.86'	N68°32'01"W	N68°14'14"W	N44°23'48"W
C7	176.66'	185.78'	062°11'49"	171.28'	N23°15'49.5"W	N63°21'44"E	N01°09'55"E



CURVE TABLE							
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHD	CHO BR	1ST TAN
C1		138.34'	2350.48'	003°22'20"	138.32'	N08°05'30"W	N08°24'20"W
	OUTLOT 1	100.80'	2350.48'	002°27'28"	100.80'	N07°38'03"W	N08°24'20"W
	LOT 1	37.54'	2350.48'	000°54'54"	37.54'	N09°19'13"W	N08°51'48"W
C2		358.88'	521.12'	039°28'00"	351.62'	N29°29'40"W	N09°48'40"W
C3		210.54'	487.87'	025°46'58"	208.77'	S6°40'24"E	S51°08'19"E
C4		585.89'	750.24'	043°13'29"	562.67'	N81°45'14"E	S78°38'02"E
	LOT 1	532.01'	750.24'	040°37'47"	520.94'	N83°03'05"E	S78°38'02"E
	LOT 2	33.98'	750.24'	002°35'42"	33.98'	N81°28'20"E	N82°44'11"E
C5		90.12'	332.78'	015°31'00"	89.85'	N52°07'37"E	N59°53'07"E
C6		339.47'	435.48'	044°39'48"	330.94'	S88°05'38"E	S45°48'44"E
C7		179.29'	186.20'	061°48'30"	170.72'	S31°07'37"W	S00°13'22"W



LEGEND

- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- △ SET PK NAIL
- () --- RECORDED AS
- EXISTING BUILDING

REAL LAND SURVEYING, LLC
1356 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715)514-4116
rslw.com
CADD No. 24371

FIELDWORK
COMPLETION
DATE: 2/12/2025

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHEAST ¼, SEC. 25
ASSUMED BEARING OF N89°21'43"E.

VOLUME ____ OF CERTIFIED SURVEY MAPS, PAGE ____

CERTIFIED SURVEY MAP, NUMBER ____

IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, AND THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, SECTION 30, TOWNSHIP 28 NORTH, RANGE 12 WEST, AND IN THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, SECTION 25, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, INCLUDING ALL OF LOT 4, CERTIFIED SURVEY MAP NUMBER 2157, VOLUME 9, PAGE 107, ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1729, VOLUME 7, PAGE 79, ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1325, VOLUME 5, PAGE 126, ALL OF OUTLOT 3, CERTIFIED SURVEY MAP NUMBER 1829, VOLUME 7, PAGE 179, ALL OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 1812, VOLUME 7, PAGE 162, AND ALL OF LOTS 1 AND 2, BLOCK 5, OF 1ST ADDITION STOUT TECHNOLOGY PARK, AND THAT PART OF VACATED RED CEDAR STREET

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF PHILLIPS PLASTICS, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.
THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, AND THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, SECTION 30, TOWNSHIP 28 NORTH, RANGE 12 WEST, AND IN THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, SECTION 25, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, INCLUDING ALL OF LOT 4, CERTIFIED SURVEY MAP NUMBER 2157, VOLUME 9, PAGE 107, ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1729, VOLUME 7, PAGE 79, ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1325, VOLUME 5, PAGE 126, ALL OF OUTLOT 3, CERTIFIED SURVEY MAP NUMBER 1829, VOLUME 7, PAGE 179, ALL OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 1812, VOLUME 7, PAGE 162, AND ALL OF LOTS 1 AND 2, BLOCK 5, OF 1ST ADDITION STOUT TECHNOLOGY PARK, AND THAT PART OF VACATED RED CEDAR STREET.
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST CORNER SECTION 25;
- THENCE N.5°57'26"W., A DISTANCE OF 1192.72 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ALONG THE SOUTH LINE OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1729, VOLUME 7 PAGE 79;
- THENCE S.87°57'23"W., ALONG SAID SOUTH LINE, A DISTANCE OF 114.94 FEET;
- THENCE N.84°34'24"W., ALONG SAID SOUTH LINE, A DISTANCE OF 145.24 FEET;
- THENCE N.77°24'34"W., ALONG SAID SOUTH LINE, A DISTANCE OF 488.74 FEET;
- THENCE S.89°34'11"W., ALONG SAID SOUTH LINE, A DISTANCE OF 788.13 FEET, TO THE EAST RIGHT OF WAY OF 21ST STREET SOUTH;
- THENCE 138.34 FEET NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, WITH A LONG CHORD THAT BEARS N.08°05'30"W., AT A DISTANCE OF 138.32 FEET, CENTRAL ANGLE OF 03°22'20", AND HAVING A RADIUS OF 2350.48 FEET;
- THENCE 358.66 FEET NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, WITH A LONG CHORD THAT BEARS N.29°29'40"W., AT A DISTANCE OF 351.62 FEET, CENTRAL ANGLE OF 39°26'00", AND HAVING A RADIUS OF 521.12 FEET;
- THENCE N.49°12'40"W., ALONG SAID EAST RIGHT OF WAY OF 21ST STREET SOUTH A DISTANCE OF 111.33 FEET TO THE NORTHWEST CORNER OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1729, VOLUME 7, PAGE 79;
- THENCE S.89°50'02"E., ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 814.98 FEET;
- THENCE N.18°28'06"W., A DISTANCE OF 804.89 FEET, TO THE NORTHWESTERLY CORNER OF LOT 4, CERTIFIED SURVEY MAP NUMBER 2157, VOLUME 9, PAGE 107;
- THENCE N.61°54'35"E., ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP, A DISTANCE OF 199.35 FEET;
- THENCE S.12°02'09"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 179.61 FEET;
- THENCE S.76°41'02"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 316.40 FEET;
- THENCE 210.54 FEET SOUTHEASTERLY ALONG SAID NORTHERLY LINE, ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY WITH A LONG CHORD THAT BEARS S.64°02'48"E., AT A DISTANCE OF 208.77 FEET, CENTRAL ANGLE OF 25°46'58", AND HAVING A RADIUS OF 467.87 FEET;
- THENCE S.76°45'27"E., A DISTANCE OF 485.52 FEET;
- THENCE S65.99 FEET NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF TECHNOLOGY DRIVE EAST, ON THE ARC OF A CURVE NORTHWESTERLY WITH A LONG CHORD THAT BEARS N.81°45'14"E., AT A DISTANCE OF 552.67 FEET; CENTRAL ANGLE OF 43°13'29", AND HAVING A RADIUS OF 750.24 FEET;

VOLUME ____ OF CERTIFIED SURVEY MAPS, PAGE ____

CERTIFIED SURVEY MAP, NUMBER _____

IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼, AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 30, TOWNSHIP 28 NORTH, RANGE 12 WEST, AND IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼, THE NORTHWEST ¼ OF THE SOUTHEAST ¼, THE NORTHEAST ¼ OF THE SOUTHEAST ¼, THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 25, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, INCLUDING ALL OF LOT 4, CERTIFIED SURVEY MAP NUMBER 2157, VOLUME 9, PAGE 107, ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1729, VOLUME 7, PAGE 79, ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1325, VOLUME 5, PAGE 126, ALL OF OUTLOT 3, CERTIFIED SURVEY MAP NUMBER 1829, VOLUME 7, PAGE 179, ALL OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 1812, VOLUME 7, PAGE 162, AND ALL OF LOTS 1 AND 2, BLOCK 5, OF 1ST ADDITION STOUT TECHNOLOGY PARK, AND THAT PART OF VACATED RED CEDAR STREET

- THENCE ALONG SAID RIGHT OF WAY A DISTANCE OF 90.12 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY WITH A LONG CHORD THAT BEARS N.52°07'37"E., AT A DISTANCE OF 89.85 FEET, CENTRAL ANGLE OF 15°31'00", AND HAVING A RADIUS OF 332.78 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY OF KOTHLOW AVENUE;
- THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF KOTHLOW AVENUE A DISTANCE OF 339.47 FEET SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY WITH A LONG CHORD THAT BEARS S.68°05'38"E., AT A DISTANCE OF 330.94 FEET, CENTRAL ANGLE OF 44°39'48", AND HAVING A RADIUS OF 435.48 FEET;
- THENCE N.89°30'26"E. ALONG THE SAID RIGHT OF WAY, A DISTANCE OF 381.70 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY AND THE WEST RIGHT OF WAY OF NICHOLAS DRIVE;
- THENCE S.0°03'58"E., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 414.43 FEET;
- THENCE 179.29 FEET SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY WITH A LONG CHORD THAT BEARS S.31°07'37"W., AT A DISTANCE OF 170.72 FEET, CENTRAL ANGLE OF 61°48'30", AND HAVING A RADIUS OF 166.20 FEET;
- THENCE S.62°08'20"W., ALONG THE NORTH LINE OF THE PLAT OF WHISPER RIDGE NORTH, A DISTANCE OF 933.44 FEET;
- THENCE S.79°39'16"W., ALONG THE SOUTH LINE OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1729, VOLUME 7, PAGE 79, A DISTANCE OF 263.09 FEET TO THE POINT OF BEGINNING.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE DIVISION OF IT. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

_____, DATED THIS _____ DAY OF _____, 2025
PETER J. GARTMANN, P.L.S. NO. 2279

PREPARED FOR:
PHILLIPS MEDISIZE
428 TECHNOLOGY DRIVE E.
MENOMONIE, WI 54751

APPROVED: CITY OF MENOMONIE PLAN COMMISSION

BY: _____
CHAIRMAN

DATED THIS _____ DAY OF _____, 2025