

CITY OF MENOMONIE
Plan Commission Meeting

Monday – April 28, 2025

7:00 PM

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

Agenda

- 1. Roll Call**
- 2. Approval of Minutes – March 31, 2025**
- 3. Public Comments**
- 4. Items of Discussion**
 - A. Land of Opportunity, LLC's Proposed Certified Survey Map on Oak Avenue West.**
 - B. Brandenburg Revocable Living Trust's Proposed Certified Survey Map on USH 12.**
 - C. Michael Denhe's Proposed Certified Survey Map on Oak Avenue West and USH 12.**
 - D. 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, March 31, 2025, at 7:00 p.m.

1. Roll Call: Jeff Luther, Dennis Kropp, Steve Cook, Cody Gentz, Dick Martinson and Mark Kalscheur. Steve Lindberg was absent. Others Present: David Schofield, Dave Kowieski, Tory Luck and Sam Gartmann.
2. Approval of Minutes: Kropp moved to approve the February 24, 2025, Plan Commission minutes with a second by Kalscheur. Motion carried.
3. Public Comments: Luck introduced himself as a representative of FS 408, LLC and spoke in favor of the certified survey map. Gartmann introduced himself as a representative of RLS and spoke in favor of the certified survey map.
4. Items of Discussion:
 - a. Schofield presented FS 408, LLC's proposed certified survey map. Schofield explained that the owner desired to create two buildable lots. Schofield noted that the proposed Lot 2 could theoretically accommodate a 16-unit apartment building but parking, stormwater and greenspace requirements would likely lead to no more than 8-units. Kropp asked if the property was steeply sloped. Schofield noted that the eastern one-third was steeply sloped but that the rest was relatively level. Martinson asked about the drainage easement. Schofield noted that the Natwick and Shorewood Heights subdivisions include this easement up to the 860 elevation. Schofield also noted that the City has used this drainage easement to maintain the bed and banks of Jarrett Creek which flows in this area. Schofield noted that the City Surveyor had reviewed the proposed certified survey map and several minor corrections necessary. Kropp moved to approve FS 408, LLC's proposed Certified Survey Map on 24th Street NE contingent upon the surveyor addressing staff comments dated March 26, 2025, with a second by Cook. Motion carried.
 - b. Schofield advised the next regularly scheduled Plan Commission meeting was set for 7:00 p.m. on Monday April 28, 2025.
5. Cook moved to adjourn with a second by Gentz. Motion carried.

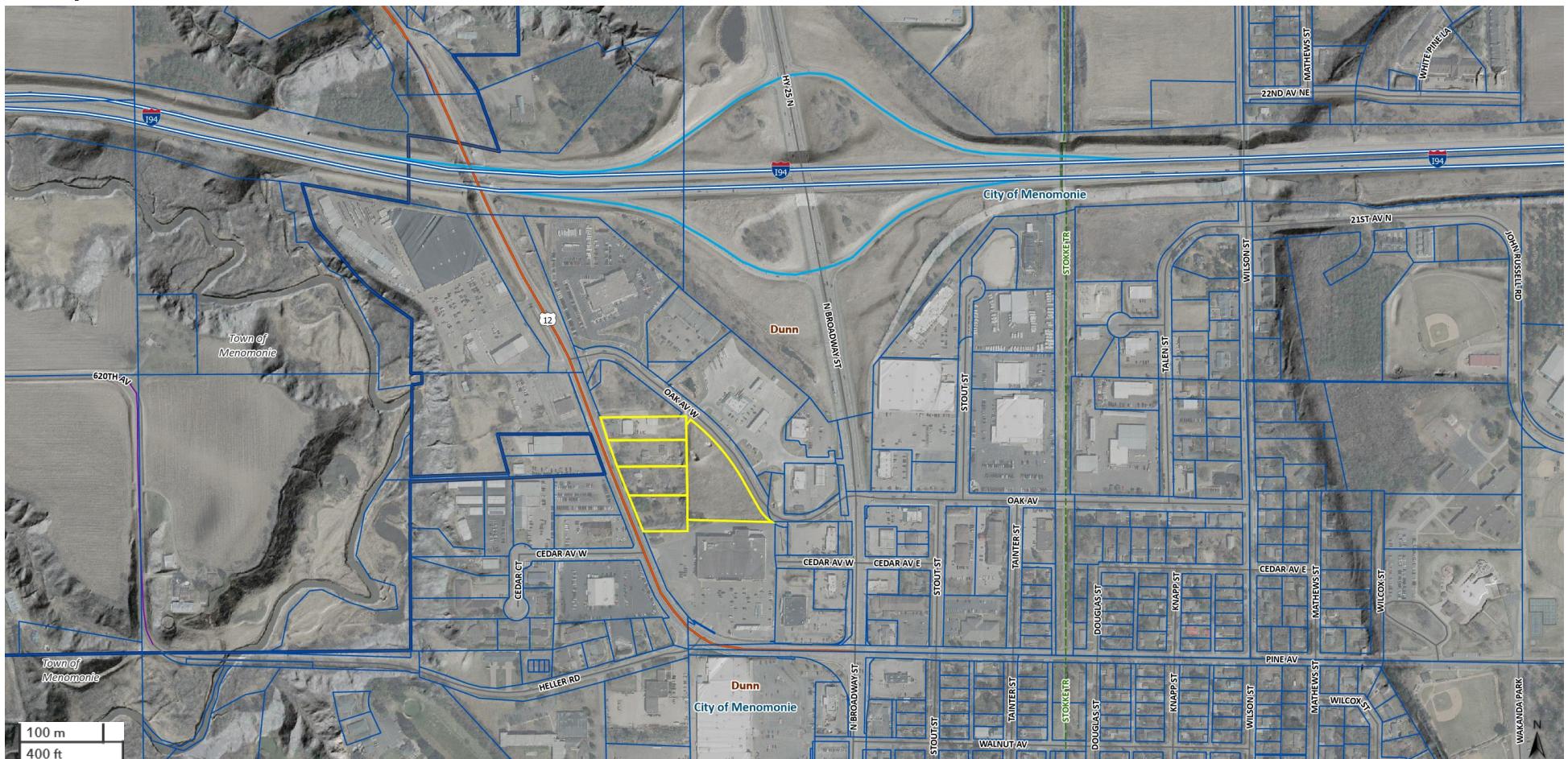
Minutes Recorded by David Schofield



Dunn County, WI

Proposed CSMs

Created by:



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: 4/23/2025

Last Data Uploaded: 4/22/2025 11:35:41 PM

Developed by





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: Land of Opportunity, LLC CSM on Oak Avenue West
DATE: April 28, 2025 Plan Commission Meeting

Land of Opportunity, LLC has proposed a two-lot certified survey map adjacent to Oak Avenue West to subdivide an existing lot. Proposed Lot 1 would be available for future development. Proposed Lot 2 is proposed, as part of a separate CSM, to be combined with another lot to the west to house a Culvers Restaurant. The entire property is zoned B-2 Local Commercial District.

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

1. The CSM shall be revised to correct the central angle of line C-D.

If the Plan Commission concurs, the appropriate motion would be ***Approve Land of Opportunity, LLC's Proposed Certified Survey Map on Oak Avenue West, as presented, contingent upon the applicant addressing City Staff's technical review comments*** (simple majority).

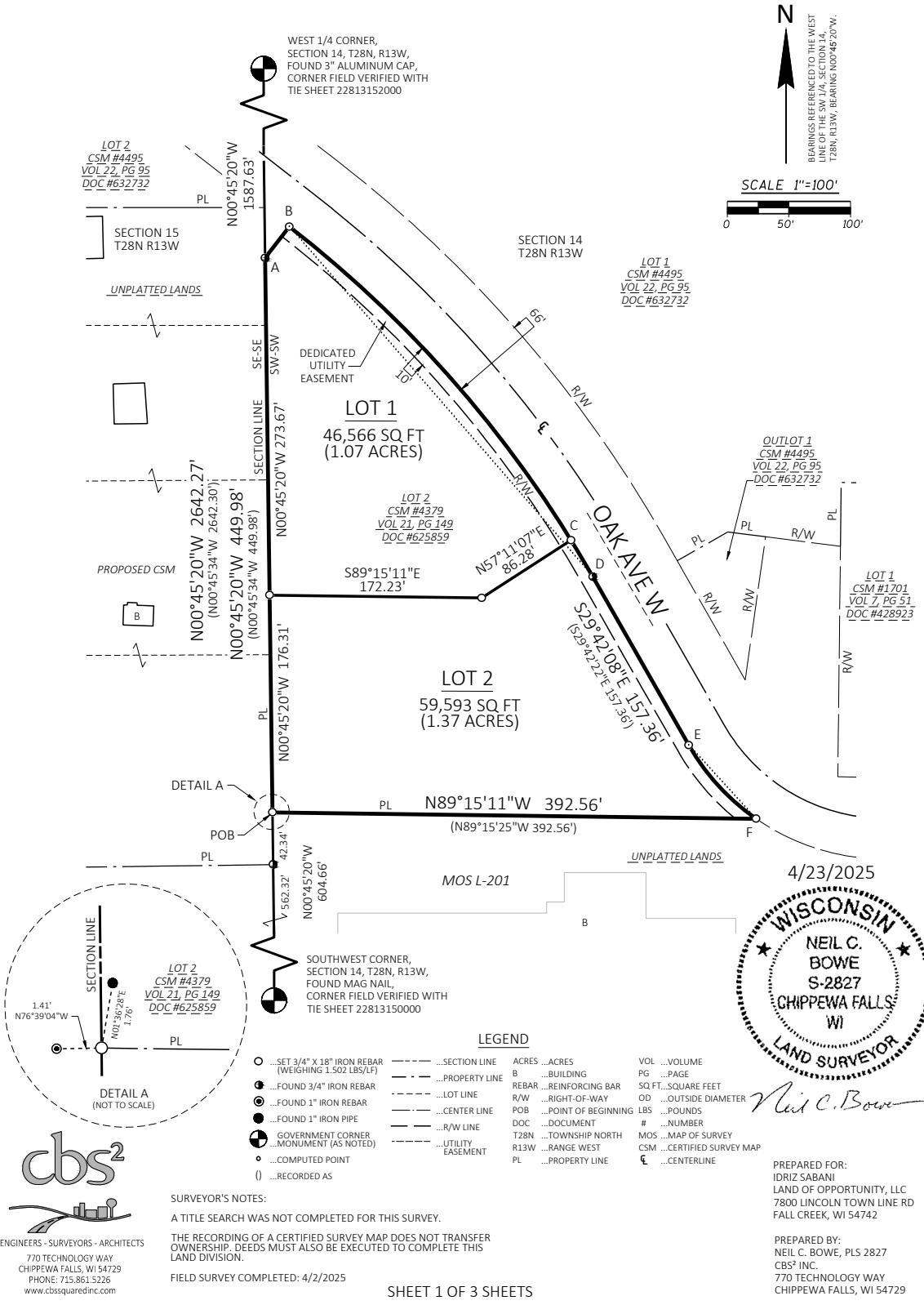
Attachments:

- Location Map, CSM

DUNN COUNTY CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

ALL OF LOT 2, CSM #4379, VOL 21, PG 149, DOC #625859, LOCATED
IN THE SW 1/4 OF THE SW 1/4, SECTION 14, T28N, R13W,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.



DUNN COUNTY CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

ALL OF LOT 2, CSM #4379, VOL 21, PG 149, DOC #625859, LOCATED
IN THE SW 1/4 OF THE SW 1/4, SECTION 14, 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 ALL OF LOT 2, CSM #4379, VOL 21, PG 149, DOC #625859, LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 14, T28N, R13W, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, T28N, R13W; THENCE N00°45'20"W, ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 14, A DISTANCE OF 604.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, CSM #4379, VOL 21, PG 149, DOC #625859, BEING THE POINT OF BEGINNING; THENCE N00°45'20"W, CONTINUING ALONG THE WEST LINE OF THE SW 1/4, A DISTANCE OF 449.98 FEET, TO THE NORTHWEST CORNER OF SAID LOT 2, CSM #4379, VOL 21, PG 149; THENCE N37°48'17"E, A DISTANCE OF 32.13 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF OAK AVE W, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 967.00 FEET, THE LONG CHORD OF WHICH BEARS S40°54'46"E, 376.00 FEET; THENCE S29°42'08"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF OAK AVE W, A DISTANCE OF 157.36 FEET; THENCE 81.48 FEET, ALONG SAID ARC OF A CURVE TO THE LEFT AND SAID WESTERLY RIGHT-OF-WAY LINE OF OAK AVE W, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 183.00 FEET, THE LONG CHORD OF WHICH BEARS S42°27'31"E, 80.81 FEET, TO THE SOUTHEAST CORNER OF LOT 2, CSM #4379, VOL 21, PG 149, DOC #625859; THENCE N89°15'11"W, ALONG THE SOUTH LINE OF LOT 2, CSM #4379, VOL 21, PG 149, DOC #625859, A DISTANCE OF 392.56 FEET, TO THE WEST LINE OF THE SW 1/4 OF SAID SECTION 14 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 106.159 SQUARE FEET (2.44 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 IDRIZ SABANI, LAND OF OPPORTUNITY, 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 S.236.34 OF THE WISCONSIN STATUTES, A-E 7 WI ADMINISTRATIVE CODE AND THE SUBDIVISION CONTROL ORDINANCE FOR THE CITY OF MENOMONIE, DUNN COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME..

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

Neil C. Bowe

NEIL C. BOWE, PLS
S-2827

4/23/2025

DATE



CURVE TABLE							
CURVE	RADIUS	LONG CHORD	LONG CHORD BEARING	CENTRAL ANGLE	ARC	TANGENT BACK	TANGENT AHEAD
B-D	967.00' (967.00')	376.00' (376.00')	S40°54'46"E (S40°55'00"E)	22°25'16" (22°25'15")	378.41' (378.41')	S52°07'24"E (S52°07'38"E)	S29°42'08"E (S29°42'22"E)
B-C	967.00'	342.14'	S41°56'01"E	20°22'46"	343.95'	S52°07'24"E	S31°44'38"E
C-D	967.00'	34.46'	S30°43'23"E	02°02'31"	34.46'	S31°44'38"E	S29°42'08"E
E-F	183.00' (183.00')	80.81' (80.81')	S42°27'31"E (S42°27'45"E)	25°30'40" (25°30'45")	81.48' (81.49')	S29°42'11"E (S29°42'22"E)	S55°12'51"E (S55°13'08"E)

COURSE TABLE		
POINTS	DIRECTION	DISTANCE
A-B	N 37° 48' 17" E (N 37° 48' 03" E)	32.13' (32.13')

DUNN COUNTY CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

ALL OF LOT 2, CSM #4379, VOL 21, PG 149, DOC #625859, LOCATED
IN THE SW 1/4 OF THE SW 1/4, SECTION 14, T28N, R13W,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS
REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY
OF MENOMONIE FOR APPROVAL.

DATED THIS _____ DAY OF _____, 2025,

IDRIZ SABANI, OWNER

STATE OF WISCONSIN
DUNN COUNTY SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, IDRIZ SABANI, OWNER, TO ME
KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT OR TYPE NAME)

MY COMMISSION EXPIRES _____.

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

4/23/2025



Neil C. Bowe

PREPARED FOR:
IDRIZ SABANI
LAND OF OPPORTUNITY, LLC
7800 LINCOLN TOWN LINE RD
FALL CREEK, WI 54742

PREPARED BY:
NEIL C. BOWE, PLS 2827
CBS² INC.
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729



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: Brandenburg Revocable Living Trust CSM on USH 12
DATE: April 28, 2025 Plan Commission Meeting

Brandenburg Revocable Living Trust has proposed a three-lot certified survey map adjacent to USH 12 to combine and reconfigure several existing lots. Proposed Lot 1 would continue to house TMS Tire & Auto (1806 USH 12). Proposed Lot 2 would be available for future development. Proposed Lot 3 is proposed, as part of a separate CSM, to be combined with another lot to the east to house a Culvers Restaurant. The entire property is zoned B-2 Local Commercial District.

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

1. The CSM shall be revised to remove the access restrictions on the west side of Lot 1 and on the west side of Lots 2 and 3 within the ingress/egress easement.
2. The CSM shall be revised to show the building encroaching upon the proposed ingress/egress easement as "to be razed".
3. The CSM shall be revised to tie all found irons to the survey or remove symbols if not used for the survey.
4. The CSM shall be revised to add "Proposed CSM" to the east.

If the Plan Commission concurs, the appropriate motion would be ***Approve Brandenburg Revocable Living Trust's Proposed Certified Survey Map on USH 12, as presented, contingent upon the applicant addressing City Staff's technical review comments*** (simple majority).

Attachments:

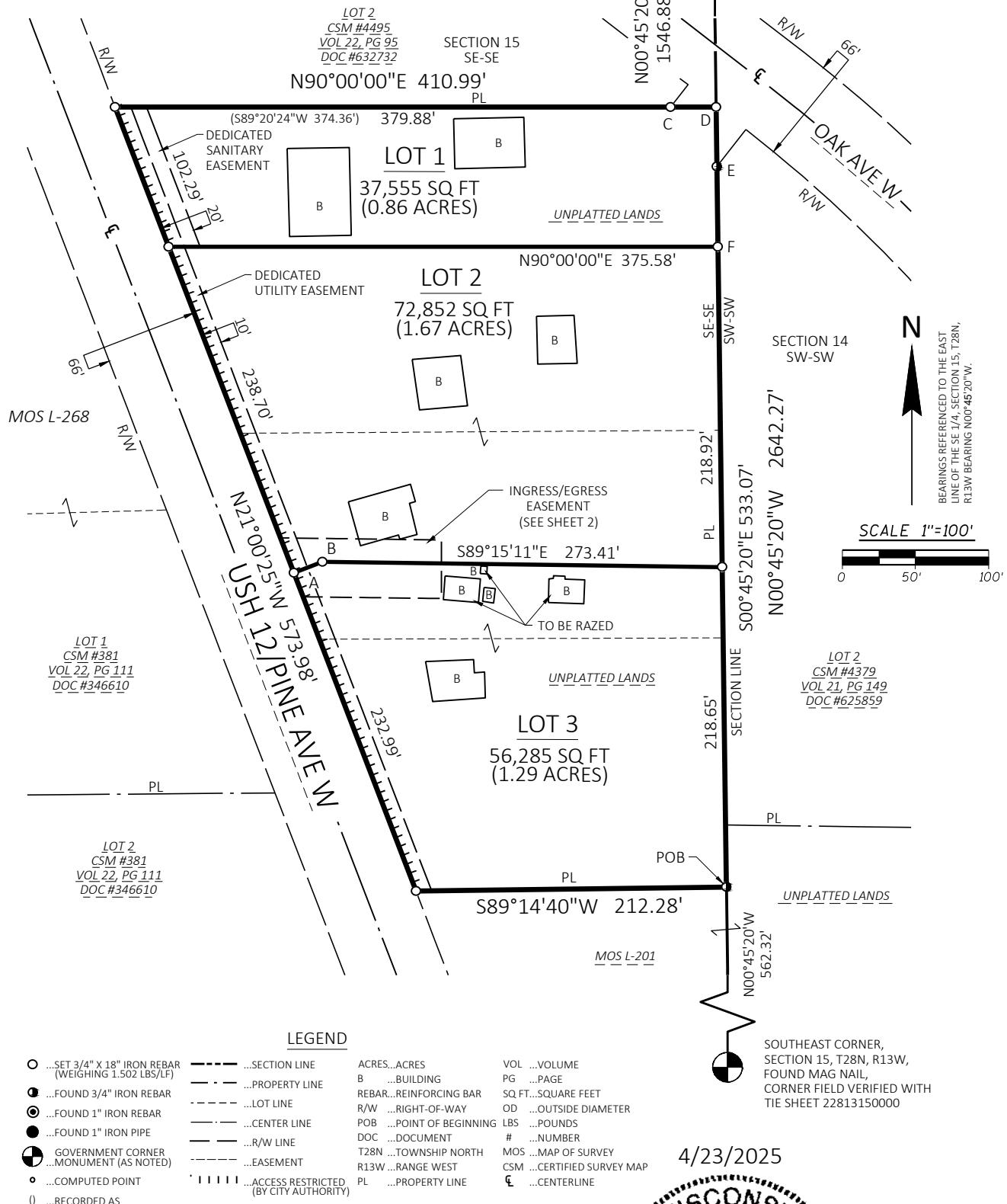
- Location Map, CSM

DUNN COUNTY CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

THAT PART OF THE SE 1/4 OF THE SE 1/4, SECTION 15, T28N, R13W,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

COURSE TABLE		
POINTS	DIRECTION	DISTANCE
A-B	N68°59'35"E	20.90'
C-D	N90°00'00"E	31.11'
D-F	N00°45'20"W	95.50'
D-E	N00°45'20"W	40.75'
E-F	N00°45'20"W	54.75'



DUNN COUNTY CERTIFIED SURVEY MAP NO. _____
 RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____
 THAT PART OF THE SE 1/4 OF THE SE 1/4, SECTION 15, 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 SE 1/4 OF THE SE 1/4, SECTION 15, T28N, R13W, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, T28N, R13W; THENCE N00°45'20"W, ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 562.32 FEET, TO THE POINT OF BEGINNING; THENCE S89°14'40"W, A DISTANCE OF 212.28 FEET, TO THE EASTERNLY RIGHT-OF-WAY LINE OF USH 12/PINE AVE W; THENCE N21°00'25"W, ALONG SAID EASTERNLY RIGHT-OF-WAY LINE OF USH 12/PINE AVE W, A DISTANCE OF 573.98 FEET TO THE SOUTHWEST CORNER OF LOT 2, CSM 4495, VOL 22, PG 95, DOC 632732; THENCE N90°00'00"E, A DISTANCE OF 410.99 FEET, TO THE EAST LINE OF SAID SE 1/4 OF SECTION 15; THENCE S00°45'20"E, ALONG SAID EAST LINE OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 533.07 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 166,692 SQUARE FEET (3.82 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 IDRIZ SABANI, LAND OF OPPORTUNITY, 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 S.236.34 OF THE WISCONSIN STATUTES, A-E 7 WI ADMINISTRATIVE CODE AND THE SUBDIVISION CONTROL ORDINANCE FOR THE CITY OF MENOMONIE, DUNN COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME..

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

Neil C. Bowe

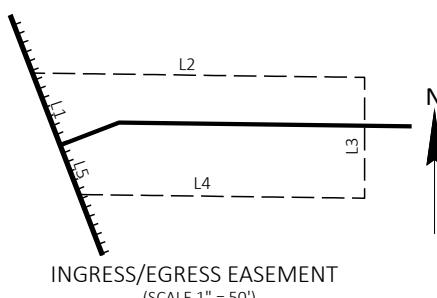
NEIL C. BOWE, PLS
 S-2827

4/23/2025

DATE



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 21° 00' 25" W	25.57'
L2	S 89° 15' 11" E	110.00'
L3	S 00° 00' 00" E	40.00'
L4	N 89° 15' 11" W	94.56'
L5	N 21° 00' 25" W	17.50'



DUNN COUNTY CERTIFIED SURVEY MAP NO. _____
RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____
THAT PART OF THE SE 1/4 OF THE SE 1/4, SECTION 15, T28N, R13W,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MENOMONIE FOR APPROVAL.

DATED THIS _____ DAY OF _____, 2025,

MICHAEL L. BRANDENBURG, OWNER
BRANDENBURG REVOCABLE LIVING TRUST DATED MARCH 29, 1994

DEBORAH M. BRANDENBURG, OWNER
BRANDENBURG REVOCABLE LIVING TRUST DATED MARCH 29, 1994

STATE OF WISCONSIN
DUNN COUNTY SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, MICHAEL L. AND DEBORAH M. BRANDENBURG, OWNER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT OR TYPE NAME)

MY COMMISSION EXPIRES _____.

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

4/23/2025



Neil C. Bowe



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: Michael Dehne CSM on Oak Avenue West and USH 12
DATE: April 28, 2025 Plan Commission Meeting

Michael Dehne has proposed a one-lot certified survey map adjacent to Oak Avenue West and USH 12 to combine two existing lots created by the Land of Opportunity, LLC CSM and the Brandenburg Revocable Living Trust CSM. Proposed Lot 1 would house a Culvers Restaurant. The property is zoned B-2 Local Commercial District.

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

1. The blank CSM numbers, volume numbers, page numbers and document numbers for the Land of Opportunity, LLC and Brandenburg Revocable Living Trust certified survey maps shall be filled in after they are recorded.
2. The CSM shall be revised to remove the access restrictions along USH 12 as noted in the staff comments for the Brandenburg Revocable Living Trust CSM.
3. The CSM shall be revised to show the building encroaching upon the proposed ingress/egress easement as "to be razed".
4. The CSM shall be revised to tie all found irons to the survey or remove symbols if not used for the survey.
5. The CSM shall be revised to correct the central angle of line D-E.
6. The CSM shall be resubmitted to City Staff for final review prior to recording.

If the Plan Commission concurs, the appropriate motion would be ***Approve Michael Dehne's Proposed Certified Survey Map on Oak Avenue West and USH 12, as presented, contingent upon the applicant addressing City Staff's technical review comments*** (simple majority).

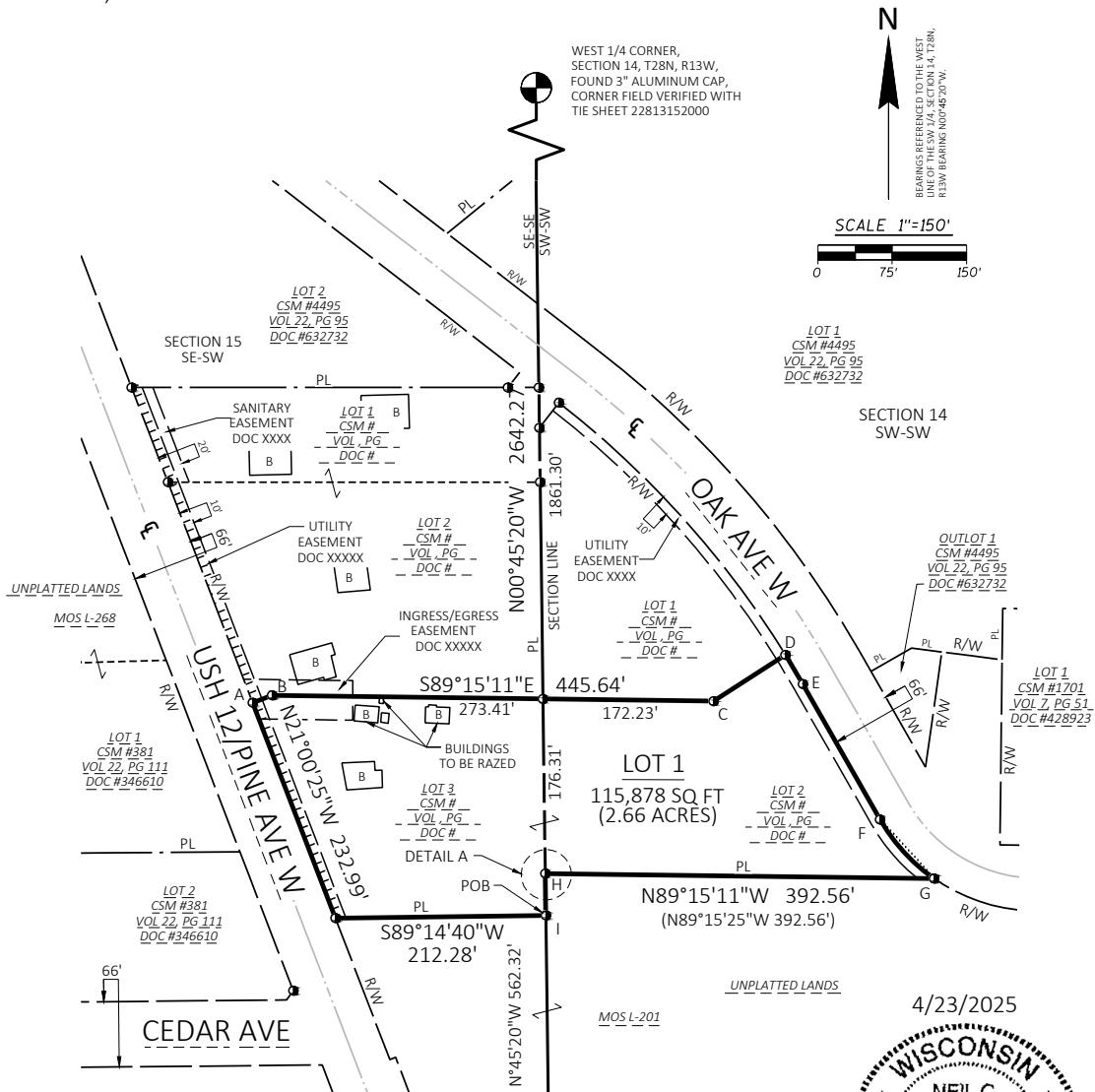
Attachments:

- Location Map, CSM

DUNN COUNTY CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

THAT PART OF LOT 2, CSM #_____, VOL._____, PG._____, DOC #_____, LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 14, AND THAT PART OF LOT 3, CSM #_____, VOL._____, PG._____, DOC #_____, LOCATED IN THE SE 1/4 OF THE S1/4, SECTION 15, T28N, R13W, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.



LEGEND

- ...FOUND 3/4" IRON REBAR
- ...SECTION LINE
- ...PROPERTY LINE
- ...LOT LINE
- ...CENTER LINE
- ...R/W LINE
- ...EASEMENT
- ...ACCESS RESTRICTED (BY CITY AUTHORITY)
- ...REINFORCING BAR
- ...RIGHT-OF-WAY
- ...LINEAR FOOT
- ...POINT OF BEGINNING
- ...TOWNSHIP NORTH
- ...RANGE WEST
- ...PROPERTY LINE
- ...VOLUME
- ...PAGE
- ...SQUARE FEET
- ...OUTSIDE DIAMETER
- ...POUNDS
- ...NUMBER
- ...MAP OF SURVEY
- ...CERTIFIED SURVEY MAP
- ...CENTERLINE

SOUTHWEST CORNER,
SECTION 14, T28N, R13W,
FOUND 1/2" MAG NAIL,
CORNER FIELD VERIFIED WITH
TIE SHEET 22813150000

SURVEYOR'S NOTES:

A TITLE SEARCH WAS NOT COMPLETED FOR THIS SURVEY.

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

FIELD SURVEY COMPLETED: 3/24/2025

FOR THE CURRENT ACCESS/DRIVeway INFORMATION,
CONTACT THE CITY OF MENOMONIE.

SHEET 1 OF 2 SHEETS

PREPARED FOR:
MICHAEL DEHNE
993 CANYON RD
MENOMONIE, WI 54751

PREPARED BY:
NEIL C. BOWE, PLS 2827
CBS² INC.
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729



Neil C. Bowe

DUNN COUNTY CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

THAT PART OF LOT 2, CSM # ___, VOL ___, PG ___, DOC # ___, LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 14, AND THAT PART OF LOT 3, CSM # ___, VOL ___, PG ___, DOC # ___, LOCATED IN THE SE 1/4 OF THE S1/4, SECTION 15, 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 LOT 2, CSM # _____, VOL ___, PG ___, DOC # _____, LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 14, AND THAT PART OF LOT 3, CSM # _____, VOL ___, PG ___, DOC # _____, LOCATED IN THE SE 1/4 OF THE S1/4, SECTION 15, T28N, R13W, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, T28N, R13W; THENCE N00°45'20"W, ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 14, A DISTANCE OF 562.32 FEET, TO THE POINT OF BEGINNING; THENCE S89°14'40"W, A DISTANCE OF 212.28 FEET, TO THE EASTERN RIGHT-OF-WAY LINE OF USH 12/PINE AVE W; THENCE N21°00'25"W, ALONG SAID EASTERN RIGHT-OF-WAY LINE OF USH 12/PINE AVE W, A DISTANCE OF 232.99 FEET; THENCE N68°59'35"E, 20.90 FEET; THENCE S89°15'11"E, 445.64 FEET; THENCE N57°11'07"E, A DISTANCE OF 86.28 FEET, TO THE WESTERN RIGHT-OF-WAY LINE OF OAK AVE W, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 967.00 FEET, THE LONG CHORD OF WHICH BEARS S30°43'23"E, 34.46 FEET; THENCE S29°42'08"E, ALONG SAID WESTERN RIGHT-OF-WAY LINE OF OAK AVE W, A DISTANCE OF 157.36 FEET; THENCE 81.48 FEET, ALONG THE ARC OF A CURVE TO THE LEFT AND SAID WESTERN RIGHT-OF-WAY LINE OF OAK AVE W, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, THE LONG CHORD OF WHICH BEARS S42°27'31"E, 80.81 FEET; THENCE N89°15'11"W, ALONG THE SOUTH LINE OF LOT 2, CSM 4379,V21,P149, DOC 625859, A DISTANCE OF 392.56 FEET, TO THE WEST LINE OF THE SW 1/4 OF SAID SECTION 14; THENCE S00°45'20"E, ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 14, A DISTANCE OF 42.34 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 115,878 SQUARE FEET (2.66 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 MICHAEL DEHNE.

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

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

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

Neil C. Bowe

NEIL C. BOWE, PLS
S-2827

4/23/2025

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

CURVE TABLE							
CURVE	RADIUS	LONG CHORD	LONG CHORD BEARING	CENTRAL ANGLE	ARC	TANGENT BACK	TANGENT AHEAD
D-E	967.00'	34.46'	S30°43'23"E	02°02'31"	34.46'	S31°44'38"E	S29°42'08"E
F-G	183.00' (183.00')	80.81' (80.81')	S42°27'31"E (S42°27'45"E)	25°30'40" (25°30'45")	81.48' (81.49')	S29°42'11"E (S29°42'22"E)	S55°12'51"E (S55°13'08"E)

COURSE TABLE		
POINTS	DIRECTION	DISTANCE
A-B	N68°59'35"E	20.90'
C-D	N57°11'07"E	86.28'
E-F	S29°42'08"E (S29°42'22"E)	157.36' (157.36')
H-I	S00°45'20"E	42.34'



ENGINEERS - SURVEYORS - ARCHITECTS
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729
PHONE: 715.861.5226
www.cbsquaredinc.com

SHEET 2 OF 2 SHEETS

PREPARED FOR:
NEIL C. BOWE, PLS 2827
CBS² INC.
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729