



**CITY OF MENOMONIE  
AD-HOC HOUSING COMMITTEE  
CITY COUNCIL CHAMBERS  
5:00 PM  
Tuesday – August 12, 2025**



City of Menomonie  
800 Wilson Ave  
1<sup>st</sup> Floor

**AGENDA**

- 1. Roll Call**
- 2. Approval of Minutes**
- 3. Public Comments**
- 4. Old Business**
  - a. Establish committee goals – discussion and possible action.
- 5. New Business**
  - a. Consider possible financial resources for housing – discussion and possible action.
  - b. Consider single-family residential lot sizes – discussion and possible action.
  - c. Residential TID design standards – discussion and possible action.
  - d. Residential TID affordability designation – discussion and possible action.
  - e. Affordable housing request for statement of qualifications – discussion and possible action.
- 6. Set Next Meeting Date**
- 7. Adjourn**

NOTE: 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 Ad-Hoc Housing Committee 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 the needs of individuals with disabilities. For additional information or to request the service, contact the City Clerk or the City Administrator at 232-2221.

## OFFICIAL AD-HOC HOUSING COMMITTEE PROCEEDINGS

A regular meeting of the Ad-Hoc Housing Committee was held in open session on July 29, 2025, and called to order by Chairperson Brennan at 5:00 p.m. in the City Council Chambers. The following members were present: Gentz, Crowe, and Knaack. Solberg was absent.

Staff Present: Atkinson and Schofield

Public Comments: Matt Hagen spoke about organizations receiving funds.

A discussion was held regarding the Committee's goals, with no action taken.

A discussion was held about the City of Menomonie's 2023 Housing Needs Assessment, with no action taken.

Dunn County Clerk Andrew Mercil presented to the committee the latest progress of Dunn County's housing team's activities. No action was taken.

A discussion was held regarding housing affordability, with no action taken.

A discussion was held regarding housing availability, with no action taken.

A discussion was held regarding housing quality, with no action taken.

The next meeting date was set for August 12, 2025

MOTION was made by Knaack and seconded by Crowe to adjourn. Motion carried unanimously.

Recording Secretary: Eric Atkinson



**MEMORANDUM**

Eric M. Atkinson, Administrator  
atkinsone@menomonie-wi.gov  
715-232-2221 Ext. 1001

TO: Ad-Hoc Housing Committee  
FROM: Eric M. Atkinson, Administrator  
SUBJECT: Committee Goals  
DATE: August 7, 2025

**ATTACHMENTS:**

Based on the discussion during the Ad-hoc Housing Committee meeting on July 29, 2025, it was recommended that the goals outlined in the 2023 City of Menomonie Housing Study be followed. The study recommended the following goals:

- Educate & advocate for housing
- Remove regulatory barriers
- Stabilize households
- Allocate funding
- Promote new development

If the Ad-hoc Housing Committee agrees with establishing the study's goals, the appropriate action is a motion to ***Adopt the 2023 City of Menomonie Housing Study's Goals to Guide the Work of the Ad-Hoc Housing Committee.*** (simple majority)



# City of MENOMONIE

MEMORANDUM  
800 Wilson Avenue  
Menomonie, WI 54751

TO: Ad-Hoc Housing Committee  
FROM: Eric M. Atkinson, Administrator  
SUBJECT: Funding Sources  
DATE: August 7, 2025

**ATTACHMENTS:**

Various initiatives in Wisconsin offer current and future homeowners financial opportunities to purchase and renovate housing. The Wisconsin Housing and Economic Development Authority (WHEDA) has the following programs available:

## **First Mortgage Programs**

WHEDA provides two primary first mortgage products:

- **WHEDA Advantage Conventional**
- **WHEDA Advantage FHA**

**Key features:**

- Open to first-time and repeat homebuyers
- 30-year fixed-rate loans
- Property must be in Wisconsin and owner-occupied
- Available for single-family homes, condos, 2–4 unit properties, and manufactured homes
- Income limits apply
- Borrowers in select rural counties may receive reduced interest rates



## **Down Payment Assistance (DPA) Programs**

Two DPA options exist, designed to be paired with WHEDA first mortgages:

### **1. Easy Close Advantage DPA**

- 10-year fixed-rate second mortgage
- Loan amount up to 6% of the home purchase price
- Available for both FHA and Conventional loans

**Note:** Borrowers can often receive 100% financing when combining WHEDA's first mortgage with a DPA loan.

## **Home Renovation and Improvement Programs**

WHEDA also supports homeowners seeking to renovate or improve their properties through two main options:

### **1. WHEDA Advantage Home Improvement Loan Program (HILP)**

- For current homeowners
- Loans from \$10,000 to \$50,000 (up to 125% CLTV)
- 15-year fixed-rate
- Up to 6 months to complete improvements

### **2. WHEDA Advantage HomeStyle® Renovation**

- Combines purchase and renovation into a single mortgage
- Up to 100% financing for eligible buyers
- Can finance six months of mortgage payments during renovations



Several renovation programs are available for homeowners and landlords. They include, but are not limited to, the following:

**Wisconsin Weatherization Assistance Program**

- Free weatherization services (insulation, air sealing, furnace repair) for eligible low-income households
- Administered through local community action agencies
  - West Central WI CAP (319 Misty Lane, Glenwood City, WI)

**Focus on Energy**

- Rebates and incentives for energy-efficient home upgrades
- Available to homeowners and landlords

There is also a program available for lead abatement:

**Lead-Safe Homes Program (LSHP) – Wisconsin Department of Health Services**

- Helps families on Medicaid or BadgerCare Plus make homes built before 1978 safe by covering:
  - Hazard assessments,
  - Lead-safe repairs (e.g., replacing windows, doors, repainting)

**Tax Increment Financing**

The Ad-hoc Committee should also be aware that there are opportunities to improve housing through Tax Increment Financing (TIF) if a Tax Increment District's (TID) project plan incorporates eligible renovation costs. TIDs 15 and 19 have funding mechanisms to enhance facades, mitigate hazards, connect utilities, and/or make Americans with Disability Act improvements.

In recent years, the Common Council has authorized the closure of TIDs and redirected the final year's tax increment to an affordable housing fund. The affordable housing fund contains approximately \$2.3 million. The funds are restricted. At least 75% of the final increment must be allocated to affordable housing, with the remaining 25% permitted for general housing purposes. Additionally, the funds do not have to be spent within the original TID boundaries—they can be used anywhere within the municipality.



# City of MENOMONIE

MEMORANDUM  
800 Wilson Avenue  
Menomonie, WI 54751

The State of Wisconsin defines affordable housing as “housing that costs a household no more than 30 percent of the household’s gross monthly income, as adjusted for family size and the county in which the household is located, based on the county’s five-year average median income and housing costs.” (Wis. Stats. §66.1105(2)(n))

According to the U.S. Census Bureau, the median household income for Dunn County was \$71,785 (2019-2023, in 2023 dollars).

To determine what’s affordable under Wisconsin’s Affordable Housing Extension (AHE) we must calculate the following:

***Annual Median Income \$71,785 ÷ 12 months ≈ \$5,982 (Monthly Gross Income)***

***Monthly Gross Income \$5,982 x .30 (30% threshold requirement) ≈ \$1,795***

Thus, a household in Dunn County earning the median income could spend up to \$1,795 per month on housing—which includes rent or mortgage, property taxes, insurance, and utilities—yet still meet the “affordable housing” threshold defined by the AHE.

AHE requires a standard 30% threshold for affordability and doesn’t require income multipliers identified by the United States Department of Housing and Urban Development.

Some possible uses for the Affordable Housing Fund are as follows:

- Home Sweet Menomonie
- Gap financing
- Renovation initiatives
  - Rental units to single-family units
  - Lead and asbestos abatement
  - Energy efficiency improvements (insulation, siding, windows, HVAC, etc.)
  - ADA compliance
- Installation of roads and utilities for developments (affordable and market-rate)
- Revolving loan funds for affordable housing

**MEMORANDUM**

David Schofield, Director of Public Works

dschofield@menomonie-wi.gov

715-232-2221 Ext.1020

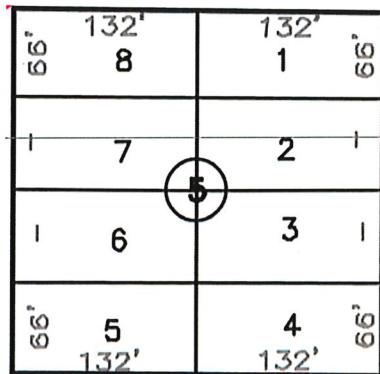
TO: Ad-Hoc Housing Committee

FROM: David Schofield, Director of Public Works

SUBJECT: Single Family Residential Lot Sizes

DATE: August 12, 2025 Ad-Hoc Housing Committee Meeting

The most common single family residential lot size in the City of Menomonie is 66-feet wide by 132-feet long which equates to 8,712 square feet (or 0.2 acres). Most of the residential neighborhoods platted prior to 1970 are based on blocks of eight such lots.



Example Block

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 (or 0.23 acres). There are several consequences of this change:

- All existing 66-foot by 132-foot lots are technically non-conforming
- Wider lots require longer roadways which increases street and utility construction and maintenance costs, which decreases affordability.
- Larger lots require more land to fit the same number of residential units which increases urban sprawl.

City Staff recommend amending City 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. If the committee concurs, the appropriate motion would be ***Recommend Amending City 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*** (simple majority).



**MEMORANDUM**

David Schofield, Director of Public Works

dschofield@menomonie-wi.gov

715-232-2221 Ext.1020

TO: Ad-Hoc Housing Committee

FROM: David Schofield, Director of Public Works

SUBJECT: Design Standards for Residential Projects Receiving TID Incentives

DATE: August 12, 2025 Ad-Hoc Housing Committee Meeting

The City of Menomonie has several existing Tax Incremental Districts (TID) that allow residential land uses. City Staff regularly receive inquiries regarding TID incentives for residential development and would appreciate having formal guidance regarding design standards for residential projects receiving TID incentives.

The purpose of having formal design standards is to avoid incentivizing low-density and/or substandard development that would eventually need to be upgraded at the City's cost.

City Staff recommend the following design standards for residential projects receiving TID incentives:

- All residential units shall be served by the public water utility.
- All residential units shall be served by the public sewer utility.
- Public Streets shall be a minimum of 32-feet wide (face to face) with curb & gutter.
- Public Streets shall have a minimum cross section of 12-inches of granular subbase, 8-inches of crushed aggregate base and 3-inches of hot mix asphalt pavement.
- Public Sidewalk shall be provided on at least one side of all Public Streets (except cul-de-sacs shorter than 500-feet long).
- Public Sidewalk shall be at least 5-feet wide.

If the committee concurs with the proposed design standards for residential projects receiving Residential TID Incentive, the appropriate motion would be ***Recommend Approval of the Design Standards for Residential Projects Receiving TID Incentives, as presented*** (simple majority).



**MEMORANDUM**

David Schofield, Director of Public Works

dschofield@menomonie-wi.gov

715-232-2221 Ext.1020

TO: Ad-Hoc Housing Committee

FROM: David Schofield, Director of Public Works

SUBJECT: Residential TID Affordability

DATE: August 12, 2025 Ad-Hoc Housing Committee Meeting

Wisconsin Statutes allows municipalities to extend the life of a terminating TID and capture that revenue in an Affordable Housing Fund. 75% of the funds therein must be used for "affordable housing". The remaining funds can be used for any type of housing.

Wisconsin Statutes defines "affordable housing" as housing that costs a household no more than 30% of the household's gross monthly income. This definition would therefore vary depending upon the individual seeking housing, which is not practical to track.

City Staff recommend using Dunn County's Median Household Income (MHI) as the "household" referenced in Statutes. Dunn County's MHI is currently \$71,785 according to the US Census Bureau.

If the committee concurs with the proposed designation of Dunn County's MHI as the representative household, the appropriate motion would be ***Recommend Designating Dunn County's MHI, as amended, as the representative household for Affordable Housing Fund*** (simple majority).



## MEMORANDUM

David Schofield, Director of Public Works

dschofield@menomonie-wi.gov

715-232-2221 Ext.1020

TO: Ad-Hoc Housing Committee

FROM: David Schofield, Director of Public Works

SUBJECT: Affordable Housing RFSQ

DATE: August 12, 2025 Ad-Hoc Housing Committee Meeting

The City of Menomonie owns 41 acre parcel bounded by Nicholas Drive, Kothlow Avenue and Lookout Road near the Stout Technology Park.



Location Map

The site was originally intended to be part of the Stout Technology Park, but the wetlands on the north and the steep slopes on the south make construction of a large industrial building unlikely. The site would lend itself to residential development. The lands to the southwest have been developed as multi-family then single family residential. The site is within walking distance of major employers including Phillips-Medisize and Anderson Windows.

City Staff, with assistance from Sydney Brennan, have prepared the attached DRAFT Request for Statement of Qualification (RFSQ). The RFSQ sets forth a vision for development of the property as affordable housing and seeks to provide a framework to select a developer that is interested, and capable of pulling it off.

If the committee concurs with the RFSQ, the appropriate motion would be ***Recommend Issuance of the Affordable Housing Development RFSQ, as presented*** (simple majority).

REQUEST FOR STATEMENT OF QUALIFICATIONS

# AFFORDABLE HOUSING DEVELOPMENT

CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN

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The City of Menomonie will be accepting Statements of Qualification from experienced developers for the opportunity to purchase and develop Lot 1 of Certified Survey Map # 4967 as an affordable housing development, as outlined below, until 5:00pm on October 3, 2025.

Statements of Qualifications should be submitted as a single merged PDF to David Schofield, Director of Public Works, via e-mail at [dschofield@menomonie-wi.gov](mailto:dschofield@menomonie-wi.gov).

## **SECTION 1 – PROJECT SUMMARY**

### **Property Description:**

The City of Menomonie owns the 41.74-acre Lot 1 of Certified Survey Map # 4967 which is bounded by Lookout Road, Kothlow Avenue, Nicholas Drive and the City Limits ("Property"). A location map can be found in **Appendix A**. Certified Survey Map # 4967 can be found in **Appendix B**.

The northern portion of the site contains a wetland complex. An excerpt from the Wetland Delineation Report can be found in **Appendix C**.

The southern portion of the site is steeply sloped.

Sanitary sewer is available on Nicholas Drive but is shallow, most likely precluding basements on the Property.

Water main is available on Nicholas Drive and at the intersection of Kothlow Avenue and Lookout Road. A water main loop is desired through the property and along Lookout Road.

Street access is available on Nicholas Drive and Lookout Road. Street improvements through the Property and along Lookout Road to Kothlow Avenue are desired.

Trail access is available on Kothlow Avenue and Lookout Road. Trail improvements through the property and along Lookout Road to Kothlow Avenue are desired.

No regional stormwater management facilities exist. Stormwater management will need to occur on-site.

The Property is currently zoned Agriculture (A) District. It is anticipated that a Developer will request rezoning to Multiple Residential (R-3) District, which would be consistent with existing development to the southwest of the Property. It is anticipated that a Developer will request a Planned Unit Development (PUD) District overlay.

### **Development Vision:**

The City of Menomonie desires to find a Developer interested in constructing an Affordable Housing Development on the Property based around the following ***Project Pillars:***

1. Affordable. The City has identified a need for affordable housing units, which are defined as no more than 30% of median household income for Dunn County which is \$71,785 per year.
2. Community-Oriented. The City desires: Neighborhood feel with tree lined streets, sidewalks, front porches, small driveways and recessed garage doors or garage doors on alleys only. Clubhouse with community room, storm shelter, workshop, resident storage units, tool/equipment storage for common area maintenance, etc. Green spaces with pet areas, playgrounds, walking paths, sledding hills, etc. Off-street parking areas for visitors. Distinct visual appeal along the lines of the examples included in Appendix D.
3. Sustainable. Homeowner Association (or similar) for common area maintenance (mowing, landscaping, snow removal, etc.). Restrictive Covenants (or similar) to maintain fidelity to the planned unit development plan. Buildings should be energy efficient and/or use renewable energy sources such as solar and/or geothermal.
4. Owner-Occupied. To the extent practical, the City desires owner-occupied housing in this development to ensure that residents have a vested interest in the continued upkeep of the Property.

The Developer will be responsible for:

- Preparing all applicable design and permitting documents including, but not limited to, rezoning request, preliminary plat, planned unit development plan, final plat, condo plat, geotechnical exploration, street plan, site plan, erosion control plan, grading plan, sanitary sewer plan, water main plan, storm sewer plan, storm water management plan, utility plan, site lighting plan, landscaping plan, traffic control plan, sanitary sewer extension permit, water main extension permit, notice of intent permit and, if necessary, state and federal wetland permits.

- Constructing public and private improvements including, but not limited to, grading, installing and maintaining erosion control measures, installing sanitary sewers, sanitary laterals, water mains, water laterals, storm sewers, storm water management facilities, crushed aggregate base, concrete curb and gutter, concrete sidewalk, concrete driveway aprons, hot mix asphalt roadway and landscaping,
- Creating Restrictive Covenants (or similar).
- Creating Homeowner Association (or similar).
- Constructing residential buildings and clubhouse.
- Listing, marketing and selling residential units.
- Operating clubhouse building and providing common area maintenance until Homeowner's Association (or similar) is self-sustaining.

The City will:

- Design and construct improvements on Lookout Road from Kothlow Avenue to the proposed intersection in order to loop water main and to improve the eastern access to the Property.
- Review request for rezoning, preliminary plat, planned unit development plan, final plat, and condo plat in accordance with City Code.
- Review street plan, site plan, erosion control plan, grading plan, sanitary sewer plan, storm sewer plan, storm water management plan, landscaping plan, and traffic control plan in accordance with City Code.
- Inspect Developer's public street and utility improvement construction.
- Accept and maintain public street and utility improvements upon satisfactory completion.

**Option:**

The City will sell an option to Developer to purchase the Property. Option cost to be negotiated.

**Sale:**

If the request to rezone, subdivision plat, and planned unit development plan are

approved, the City will sell the Property to Developer. Land sale cost to be negotiated as part of the Development Agreement.

#### **Development Agreement:**

The City of Menomonie and Developer will negotiate a Development Agreement. The Development Agreement will include various financial incentives to be paid from the City's Affordable Housing Fund and/or Tax Increment District #17. The financial incentives will be contingent upon the Developer providing proof of financial need, expenditures and attaining completion milestones and property valuations.

#### **Development Timeline:**

The City of Menomonie anticipates the following development timeline:

1. Request for Statements of Qualifications issued on August 25, 2025.
2. Questions regarding Request for Statement of Qualifications due on September 19, 2025.
3. Issue Addendum, if needed, to address questions on September 22, 2025.
4. Statement of Qualifications due on October 3, 2025.
5. Ad Hoc Housing Committee reviews Statement of Qualifications submissions and recommends selection to City Council by October 14, 2025.
6. City Council reviews Statement of Qualifications submissions and selects prospective Developer by October 20, 2025.
7. Close on option agreement no later than December 31, 2025.
8. Close on land sale and start construction no later than September 1, 2026.
9. Construction of all multiple family buildings and clubhouse complete no later than December 31, 2028.

## **SECTION 2 – STATEMENT OF QUALIFICATION REQUIREMENTS**

Statement of Qualification should include all of the following:

1. Cover Letter
2. Names and relevant experience of Developer's principals, key staff members and consultants, to the extent known at this time.
3. Summary of Developer's experience in the City of Menomonie and/or Western Wisconsin. Provide list of recent projects with locations, site plans, photos, completion dates, municipal contacts, etc.
4. Summary of Developer's experience with any or all of the ***Project Pillars***. Provide example projects with locations, site plans, photos, completion dates, municipal contacts, etc.
5. A Conceptual Layout which meets the ***Project Pillars*** listed in Section 1.

Statement of Qualification should not exceed 20 pages in length.

## **SECTION 3 – SELECTION PROCESS**

The Ad Hoc Housing Committee will review all Statements of Qualification received and will score them as follows:

1. Developer Experience in the City of Menomonie and/or Western Wisconsin – Up to 25 points:
  - a. Does the Developer have experience in the City of Menomonie and/or Western Wisconsin?
  - b. Did the Developer perform acceptably on those projects?
2. Developer Experience with Affordable Housing – Up to 25 points:
  - a. Does the Developer have experience with developing affordable owner-occupied housing?
  - b. Did the Developer perform acceptably on those projects?
3. Developer Experience with other ***Project Pillars*** – Up to 25 points:
  - a. Does the Developer have experience with other ***Project Pillars***?
  - b. Did the Developer perform acceptably on those projects?
4. Conceptual Layout – Up to 25 points:
  - a. Does the concept layout demonstrate that the Developer has grasped the ***Project Pillars***?
  - b. Did the Developer seem to maintain sufficient areas for stormwater management and green spaces?
  - c. Does any portion of the Concept Layout appear to be unworkable?

The Ad Hoc Housing Committee will make a recommendation to the City Council. City Council will make the final selection. City reserves the right to reject all submissions.

#### **SECTION 4 – QUESTIONS AND ADDENDA**

Developers shall direct all questions to David Schofield, PE, Director of Public Works, via e-mail at [dschofield@menomonie-wi.gov](mailto:dschofield@menomonie-wi.gov). All questions and answers prior to the due date listed in Section 1 will be summarized in a document that will be issued as an addendum to this request for qualifications.

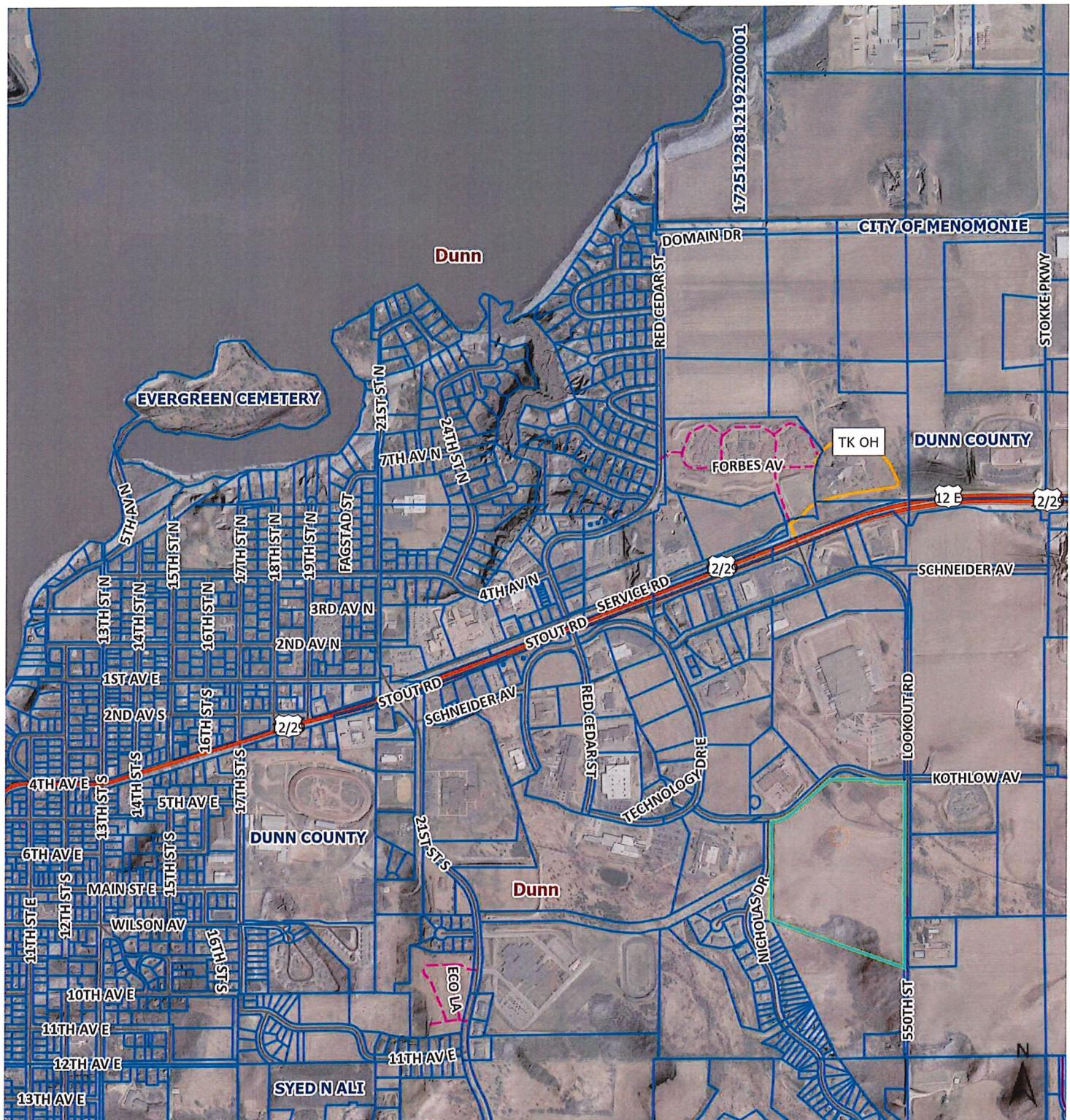
Any questions received after due date listed in Section 1 may not be answered.

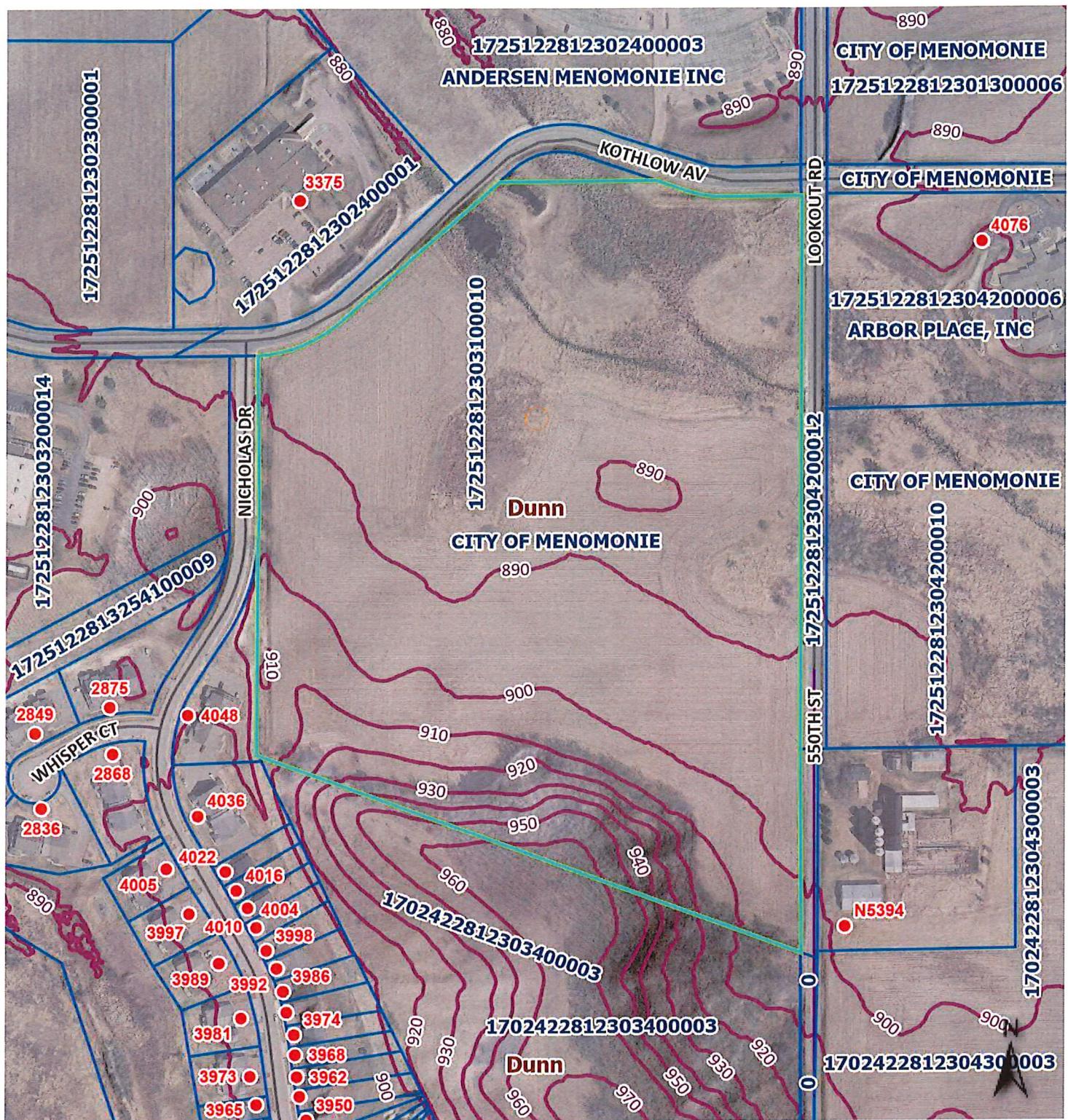
The City may, at its discretion, issue other modifications as an addendum to this request for qualifications but no later than the date listed in Section 1.

DRAFT

## Appendix A – Location Map

DRAFT





## **Appendix B – Certified Survey Map**

**DRAFT**

667339

DUNN COUNTY, WI  
REGISTER OF DEEDS  
HEATHER M. KUHN

RECORDED ON  
08/18/2023 09:22 AM  
CERTIFIED SURVEY MAP NO. 4967  
VOLUME 25 PAGE 97

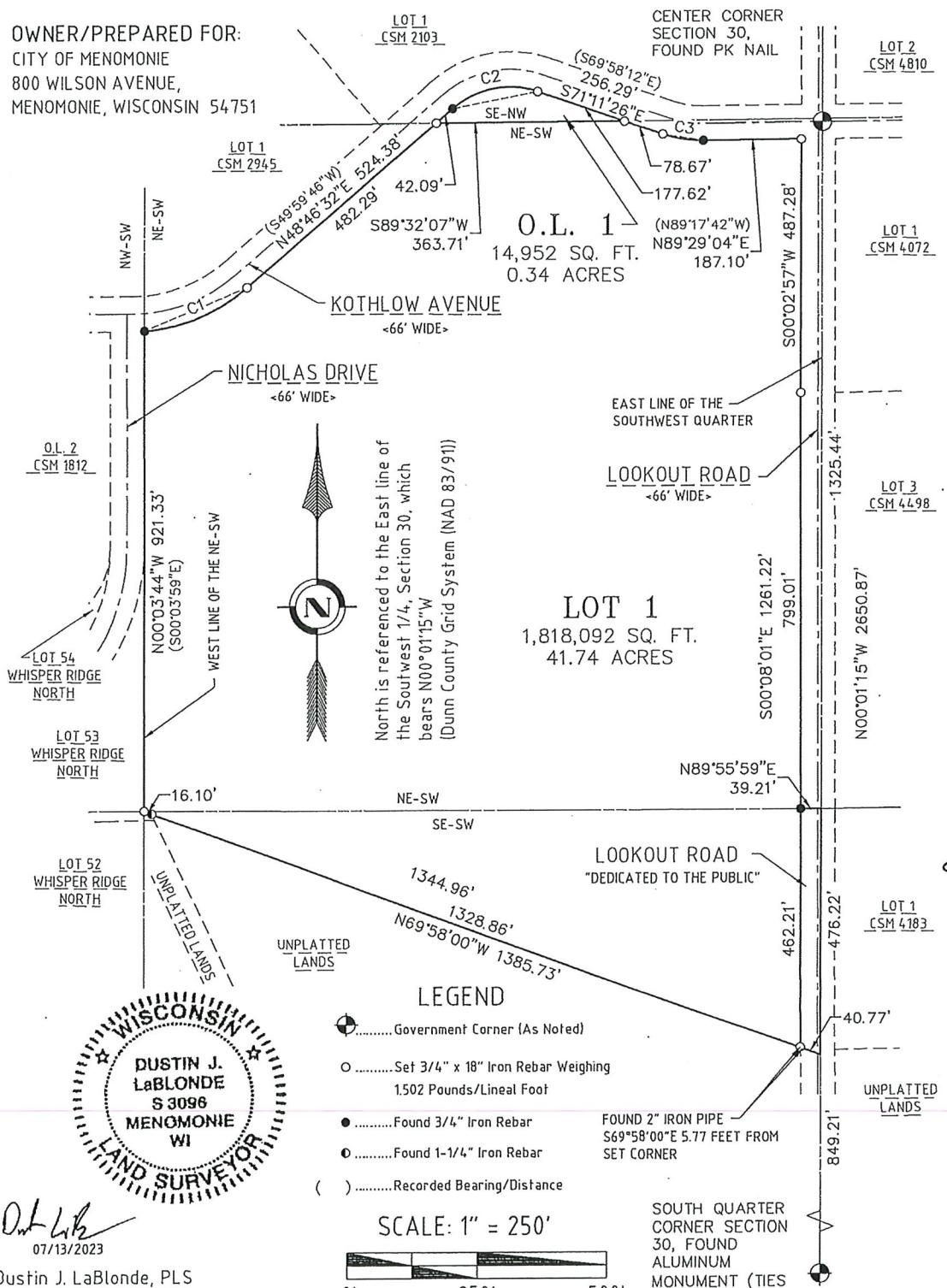
REC FEE: 30.00  
PAGES: 3

CERTIFIED SURVEY MAP NO. 4967  
VOLUME 25, PAGE 97.

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 30, TOWNSHIP 28 NORTH, RANGE 12 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

OWNER/PREPARED FOR:

CITY OF MENOMONIE  
800 WILSON AVENUE,  
MENOMONIE, WISCONSIN 54751



Dustin J. LaBlonde, PLS  
07/13/2023

Dustin J. LaBlonde, PLS  
Cedar Corporation  
604 Wilson Avenue  
Menomonie, Wisconsin 54751

07/21/2023 COMPLETION DATE OF THE FIELDWORK

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. 4967  
 VOLUME 25, PAGE 97.

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 30, TOWNSHIP 28 NORTH, RANGE 12 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Northeast quarter of the Southwest quarter, the Northwest quarter of the Southwest quarter and the Southeast quarter of the Northwest quarter, Section 30, Township 28 North, Range 12 West, City of Menomonie, Dunn County, Wisconsin, more particularly described as follows:

Commencing at the South quarter corner of said Section 30;  
 Thence N00°01'15"W 849.21 feet along the East line of the Southwest quarter of said Section 30 to the point of beginning;  
 Thence N69°58'00"W 1385.73 feet to the West line of said Northeast quarter of the Southwest quarter;  
 Thence N00°03'44"W 921.33 feet to the Southerly right-of-way of Kothlow Avenue;  
 Thence Northeasterly 216.96 feet along said Southerly right-of-way and the arc of a 333.00 foot radius curve concave Northwesterly whose chord bears N67°26'26"E 213.14 feet;  
 Thence N48°46'32"E 524.38 feet along said Southerly right-of-way;  
 Thence Easterly 174.98 feet along said Southerly right-of-way and the arc of a 167.00 foot radius curve concave Southerly whose chord bears N78°47'33"E 167.09 feet;  
 Thence S71°11'26"E 256.29 feet along said Southerly right-of-way;  
 Thence Easterly 78.59 feet along said Southerly right-of-way and the arc of a 233.00 foot radius curve concave Northerly whose chord bears S80°51'11"E 78.22 feet;  
 Thence N89°29'04"E 187.10 feet along said Southerly right-of-way to the Westerly right-of-way of 550th Street/Lookout Road;  
 Thence S00°02'57"W 487.28 feet along said Westerly right-of-way;  
 Thence S00°08'01"E 799.01 feet along said Westerly right-of-way to the North line of said Southeast quarter of the Southwest quarter;  
 Thence N89°55'59"E 39.21 feet along said North line to the East line of said Southeast quarter of the Southwest quarter;  
 Thence S00°01'15"W 476.22 feet along said East line to the point of beginning.

Said parcel contains 1,850,436 square feet (42.48 acres) more or less.

Said survey is subject to easements of record.

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

Dated this 13th day of July, 2023.

  
 Dustin J LaBlonde, P.L.S. #3096



Page 97B

Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C1	216.96'	333.00'	37°19'47"	N67°26'26"E	213.14'	N86°06'19"E	N48°46'32"E
C2	174.98'	167.00'	60°02'02"	N78°47'33"E	167.09'	N48°46'32"E	S71°11'26"E
(C2)	174.98'	167.00'	60°02'02"	S80°00'47"W	167.09'	S49°59'46"W	N69°58'12"W
C3	78.59'	233.00'	19°19'30"	S80°51'11"E	78.22'	S71°11'26"E	N89°29'04"E
(C3)	78.59'	233.00'	19°19'30"	N79°37'57"W	78.22'	N69°58'12"W	N89°17'42"W

CERTIFIED SURVEY MAP NO. 4967  
VOLUME 25, PAGE 97.

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 30, TOWNSHIP 28 NORTH, RANGE 12 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

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

1) City of Menomonie

IN WITNESS WHEREOF, the said City of Menomonie has caused these presents to be signed by Randy Knaack, its mayor, and countersigned by Catherine

Martin, its Clerk, at Menomonie Wisconsin, and its Corporate Seal to be hereto affixed on this 9<sup>th</sup> day of August, 2023.

In presence of:

X

X

City of Menomonie

(Corporate Seal)

*Randy Knaack*  
Randy Knaack, Mayor

Countersigned: *Catherine Martin*  
Catherine Martin, Clerk

STATE OF WISCONSIN )  
Dunn COUNTY) SS

Personally came before me this 9<sup>th</sup> day of August, 2023, Randy Knaack, Mayor, and Catherine Martin, Clerk of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and Clerk of said corporation, and acknowledged that they executed the foregoing instrument in their official capacities as the deed of said corporation, by its authority.

(Notary Seal) *Dawn Wildner*

Notary Public, Menomonie Wisconsin.

My commission expires 7-12-25.



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 9 day of August, 2023.

*Paul E. Petters*

Signature of Approving Authority

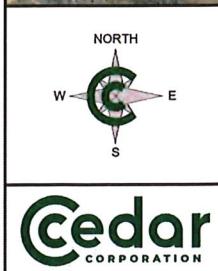
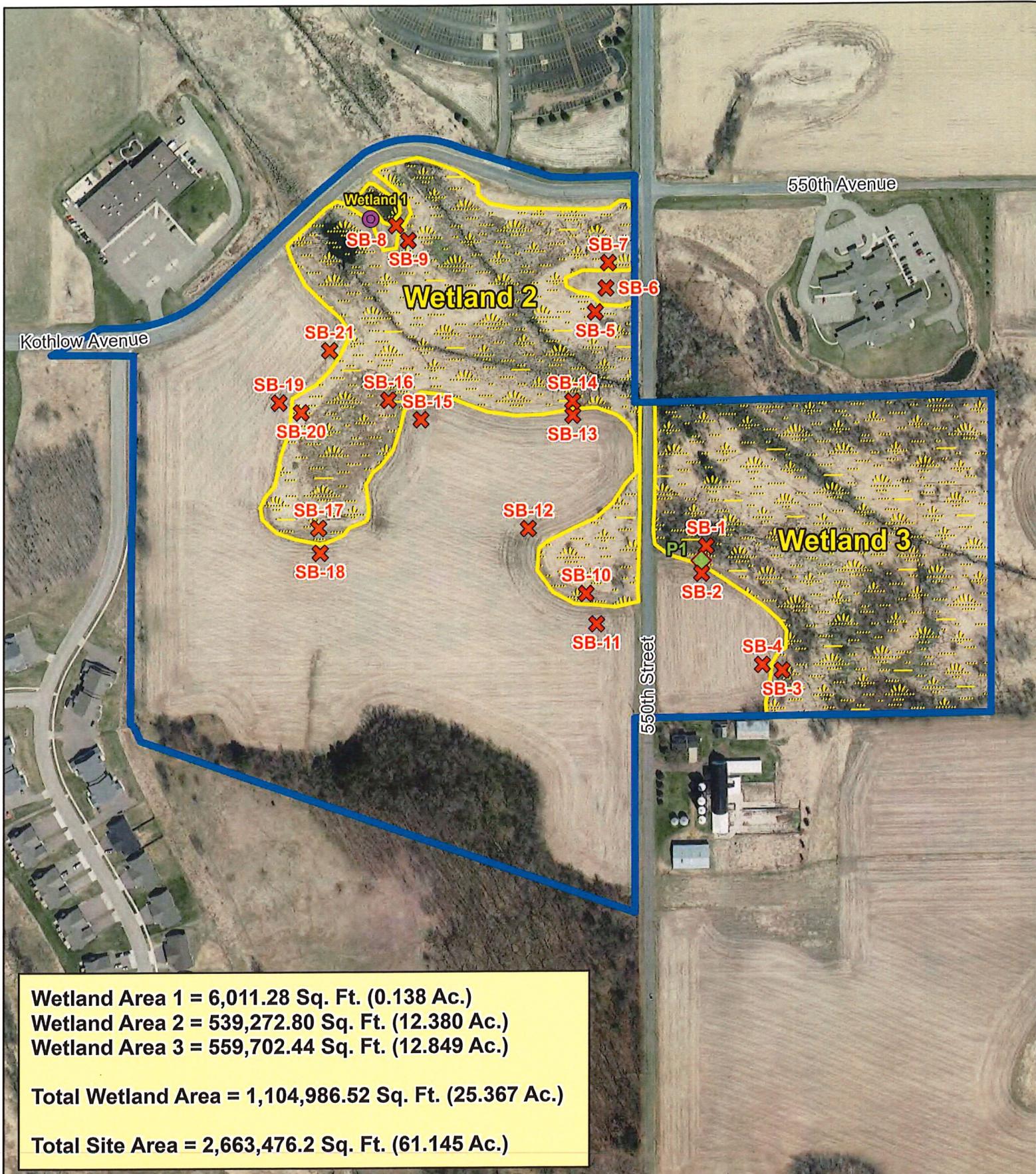


*D.L.B.*  
07/13/2023

Dustin J. LaBlonde, PLS  
Cedar Corporation  
604 Wilson Avenue  
Menomonie, Wisconsin 54751

## **Appendix C – Wetland Delineation Excerpt**

DRAFT



## Small Home Village

### Surveyed Wetland Boundary

0 412.5 825 Feet

The information on this map is from a computer database accessed using a Geographic Information System (GIS). Cedar Corporation cannot guarantee the accuracy of the information contained on this map. Each user of this map is responsible for determining its suitability for their intended use or purpose.

#### Legend

- ✖ Soil Boring
- Wetland
- ◆ Probe
- Culvert
- Project Location
- Parcels

**JOB NO.**  
**M0055-970**

**DATE**  
**5/26/2023**

**APPENDIX**  
**B**

## **Appendix D – Visual Appeal Examples**

DRAFT



