



## AIRPORT COMMISSION

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

6:00pm

Wednesday – December 17, 2025

### *Regular Meeting*

1. Roll Call
2. Public Comments (agenda items only).
3. Minutes from October 15, 2025 Airport Commission Meeting – discussion and possible action.
4. Proposed Vertical Bridge Cell Tower on the south side of 730<sup>th</sup> Avenue – discussion and possible action.
5. Update Regarding Master Plan – discussion only (no action).
6. Hangar Inspections – discussion and possible action.
7. Discuss Airport Manager's Report – discussion only (no action).
8. Set Next Meeting Date.
9. Adjourn.

### "PUBLIC ACCESS"

NOTE: Members of the public may view Airport Commission meetings via Zoom Teleconference / Video Conference or over the internet by going to <https://zoom.us/join> (URL for Zoom meeting), or by calling 1 312 626 6799. The Access Code for the meeting is **864 4111 9336**. Please note this is for viewing purposes ONLY. If you wish to participate, you must appear in person at the meeting.

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

NOTE: Upon reasonable notice, efforts will be made to accommodate individuals with disabilities. For additional information or to request the service, contact the City Clerk or the City Administrator at 232-2221.

**PLEASE CONTACT PAM at (232-2221 x1000) or [pwildner@menomonie-wi.gov](mailto:pwildner@menomonie-wi.gov)**

**IF YOU ARE UNABLE TO ATTEND THE MEETING.**



Menomonie Airport Commission  
Meeting Minutes  
October 15, 2025

The Menomonie Airport Commission was called to order by Chairman Dr. Dan Johnson at 6:00 pm on Wednesday, October 15, 2025 in the Council Chambers at City Hall.

Commission Members present included: Dr. Dan Johnson, Earl Wildenberg and Randy Sommerfeld. Steven Lee and Kerry McCauley were absent. Others in attendance included: Mayor Knaack, Eric Atkinson, David Schofield, Darrel Gibson, Ron Riek, Reuben Riek.

Johnson asked for public comments. No comments were received.

Sommerfeld moved to approve the September 24, 2025 Minutes. Seconded by Wildenberg. Motion carried.

Johnson noted that he had heard no concerns regarding the new CTAF/UNICOM frequency. Johnson asked Gibson, who concurred. Johnson directed Schofield to remove this item from future agendas. No action taken.

Schofield reviewed the proposed 2026 Airport Operational Budget. Schofield note that airport expenses are expected to exceed revenues by approximately \$68,000. Schofield noted that the Airport provides economic development benefits which are difficult to quantify. Schofield noted that Dunn County does not contribute to the operation of the airport. Wildenberg moved to recommend City Council approval of the 2026 Airport Operational Budget, as presented. Seconded by Sommerfeld. Motion carried.

Schofield reviewed the updated proposed lease with Woodville Warehousing & Distributing, LLC. Wildenberg asked about the 2-inch asphalt apron. Schofield noted that the entire airfield is 2-inch asphalt. Johnson moved to approve the Large Hangar Area Lease with Woodville Warehousing & Distributing, LLC for Parcel U, as presented. Seconded by Sommerfeld. Motion carried.

Gibson gave the Airport Managers Report. No action taken.

Johnson noted that the next meeting has been tentatively scheduled for Wednesday November 19, 2025 at 6:00pm at City Hall. No action taken.

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

Submitted by: David Schofield, Recording Secretary.





## MEMORANDUM

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

TO: Chairman Johnson & Airport Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Buell Vertical Bridge Cell Tower

DATE: December 17, 2025 Airport Commission Meeting

On December 9, 2025, the City of Menomonie received a submission from Buell Consulting, Inc. on behalf of Vertical Bridge / Verizon for a cell tower on the south side of 730<sup>th</sup> Avenue. A copy of the submission is attached hereto. The proposed cell tower is located in the Northeast Quarter of the Northwest Quarter of Section 5, Township 28 North, Range 12 West. In it, the applicant states:

1. The proposed cell tower is located 2.94-miles from the north end of Runway 18/36. City Staff notes that the height limitation map applies within 3.0 miles of the airport boundary, not the runway, which would reduce the separation from 2.95 to 2.83 miles.
2. The ground surface at the proposed tower is 908-feet above mean sea level. The proposed cell tower has a maximum height of 199-feet above the ground. Therefore, the overall height is 1107-feet above mean sea level.

The City of Menomonie enacted Title 10, Chapter 20 Airport Overlay Zoning District and Height Limitation in 2007. Said chapter prohibits structures within three (3) miles of KLUM at elevations exceeding the elevations shown on the height limitation map. For the Northeast Quarter of the Northwest Quarter of Section 5, Township 28 North, Range 12 West, the height limitation map indicates the maximum height is 1041-feet above mean sea level.

The proposed cell tower violates the height restrictions in City Code 10-20 by 66-feet.

If the Airport Commission concurs, the following motion would be appropriate ***Recommend that the City of Menomonie Building Inspection Department and Dunn County Planning and Zoning reject permit applications for Vertical Bridge's 199-foot tall cell tower on the south side of 730<sup>th</sup> Avenue in the Northeast Quarter of the Northwest Quarter of Section 5, Township 28 North, Range 12 West due to the proposed 66-foot violation of the height restrictions in City Code 10-20*** (simple majority).

### Attachments:

- Buell Consulting, Inc. Letter dated December 9, 2025
- City Code 10-20
- Height Limitation Map



## **MEMORANDUM**

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

- Height Limitation Map

Buell Consulting, Inc. Letter dated December 9, 2025



BUELL CONSULTING, INC.  
9973 Valley View Road  
Eden Prairie, MN 55344  
[www.buellconsulting.com](http://www.buellconsulting.com)

December 9, 2025

David Schofield, P.E.  
City of Menomonie - Director of Public Works  
800 Wilson Ave  
Menomonie WI 54751

**RE: Vertical Bridge Cell Tower / Menomonie Airport Commission Memorandum**

Dear Mr. Schofield

Vertical Bridge, in partnership with Verizon Wireless, proposes the construction of a 195-foot self-supporting wireless telecommunications tower with a total height of 199', including all appurtenances. The proposed tower would be located approximately 0.5-mile west of the intersection between 730<sup>th</sup> Avenue and County Road B. While the tower is within Dunn County jurisdiction, it is situated on the northern edge of the Menomonie Airport Overlay, approximately 2.94 miles from the runway.

Development of the tower was first started in 2017 and the FAA determined the maximum allowable AGL and AMSL to be 208' and 1,116', respectively (see 2019-AGL-2781-OE). The project was subsequently placed on-hold and the new proposal is for a slightly shorter tower. Based on the 1,041' AMSL height limitation per the airport zoning ordinance, the proposed tower would exceed the limit by 66'.

**Site Address:** E5850 730th Ave, Menomonie, WI 54751

**Parcel ID:** 1702422812052100001

**Site Name/ID:** WI05 Cedar Falls / US-WI-5901

**Site Elevation:** 908'

**Coordinates:** 44.943781° / -91.867433°

**Tower Height:** 199' AGL

**Overall Height:** 1,107' AMSL

**Supplementary Documentation:**

- Tower Location Map – Attachment I
- Airport Overlay Map – Attachment II
- FAA OE/AAA – 2019-AGL-2781-OE – Attachment III
- Site Plan/Survey
- Photo Simulations

Tower height is one of the critical factors when designing a wireless telecommunications facility because it directly affects the coverage area and signal strength. Taller towers can transmit signals over greater distances and help overcome obstacles such as buildings, trees, and varying terrain. This increased elevation improves both the quality and reliability of the wireless service, ensuring that more users in the surrounding area benefit from consistent connectivity.

Sufficient height also limits the overall number of towers required to adequately serve the community and allows multiple carriers to install facilities on a single tower. Under the overlay height restriction, the maximum overall



**BUELL CONSULTING, INC.**

9973 Valley View Road

Eden Prairie, MN 55344

[www.buellconsulting.com](http://www.buellconsulting.com)

tower height would be 133' that unfortunately does not achieve Verizon's network objectives and would also not attract additional wireless providers.

Given the significant benefits provided by the proposed tower, we respectfully request that the Menomonie Airport Commission consider applying the FAA height guidance which would allow a 199' tower. The additional height is essential not only for achieving robust network coverage and signal quality but also for minimizing the number of towers required throughout the area. Allowing the proposed height would ensure that both Verizon and other potential carriers can effectively serve the community's growing wireless needs.

Furthermore, prioritizing reliable wireless infrastructure is increasingly important for public safety, economic development, and quality of life. With the majority of emergency calls now originating from mobile devices, dependable connectivity is critical for timely response and community safety. By granting this approval, the Commission would be supporting the modernization and resilience of local communications, directly benefiting Menomonie and Dunn County residents, businesses, and visitors alike.

Thank you in advance for your time in reviewing our application and please do not hesitate to contact me via email or the number below with any questions or requests for further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Blair Ransom".

**Blair Ransom**

Site Development Agent o/b/o *Vertical Bridge*

Cell: 612-875-1808

Email: [b.ransom@grahamredev.com](mailto:b.ransom@grahamredev.com)

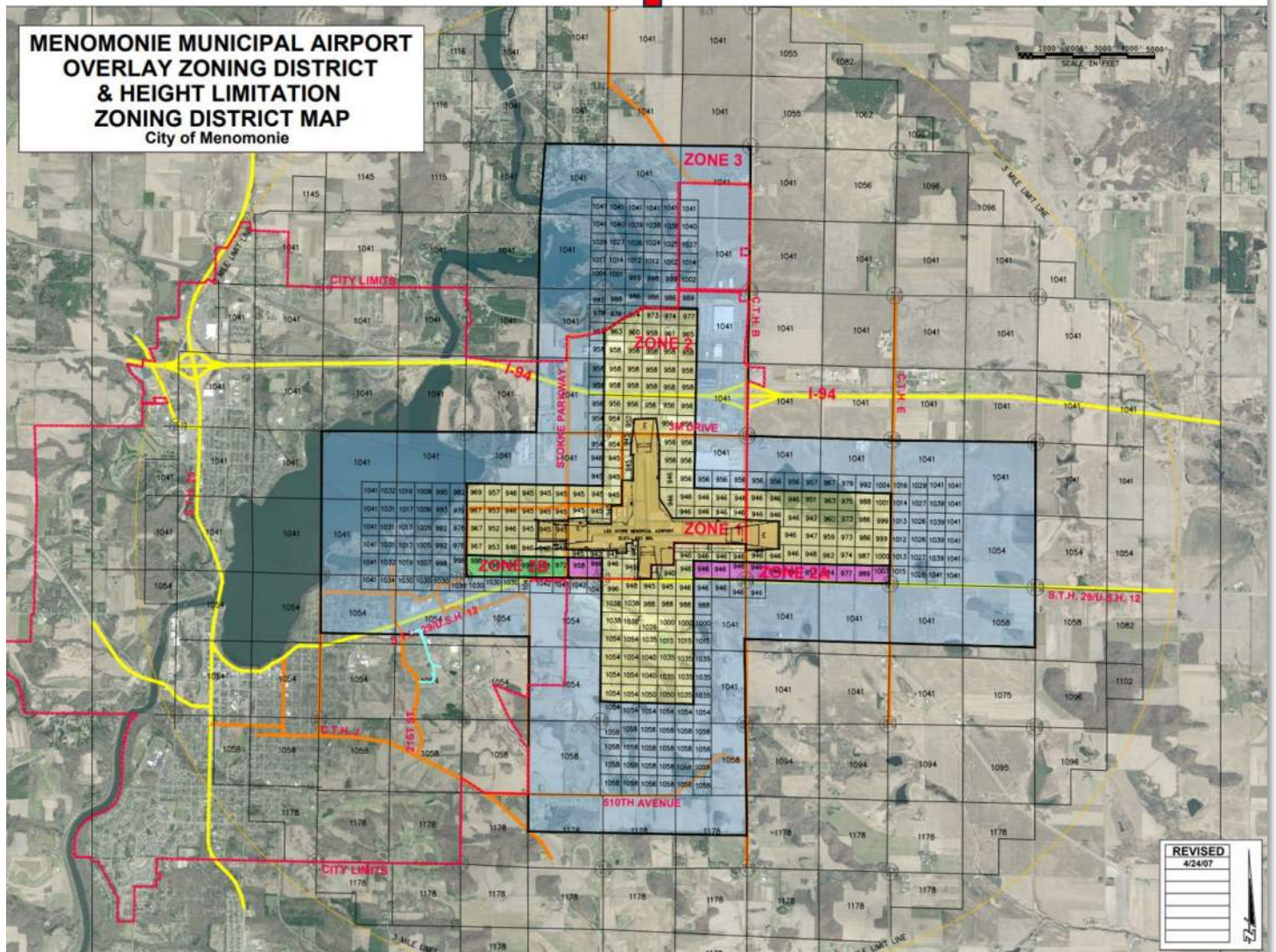


## ATTACHMENT I - TOWER LOCATION MAP





## ATTACHMENT II - AIRPORT OVERLAY MAP



Exact location of tower not visible on available map.



**BUELL CONSULTING, INC.**  
9973 Valley View Road  
Eden Prairie, MN 55344  
[www.buellconsulting.com](http://www.buellconsulting.com)

**ATTACHMENT III - FAA OE/AAA**

**[TO FOLLOW ON NEXT PAGE]**

Privacy Act Statement (5 U.S.C. § 552a(e)(3)): Authority: Information solicited by the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) is authorized by 49 U.S.C. § 44718 and 47101 Purpose: The FAA OE/AAA is an application used to evaluate all structures that may affect the national airspace system and defend against potential hazards to the safety and efficient use of the navigable airspace. The information collected is used to allow a user access to the OE/AAA and to administer the Aeronautical Study Process. Routine Uses: In accordance with the Privacy Act system of records notice, DOT/ALL 16 Mailing Management System and DOT/FAA 826 Petitions for Exemptions, Other than Medical Exemptions this information may be disclosed to officials within the federal government and the public in general. DOT/ALL 13 - Internet/Intranet Activity and Access Records, this information is routinely used; • To provide information to any person(s) authorized to assist in an approved investigation of improper access or usage of DOT computer systems; • To an actual or potential party or his or her authorized representative for the purpose of negotiation or discussion of such matters as settlement of the case or matter, or informal discovery proceedings; • To contractors, grantees, experts, consultants, detailees, and other non-DOT employees performing or working on a contract, service, grant cooperative agreement, or other assignment from the Federal government, when necessary to accomplish an agency function related to this system of records; and • To other government agencies where required by law.

Disclosure: Submission of the information is voluntary, however, failure to submit requested information will result in FAA's inability to grant you access to the system and may result in an inability of the FAA to process the notice or administer the aeronautical study process for the construction, alteration, activation, or deactivation proposed.



U.S. Department of  
Transportation  
Federal Aviation  
Administration

*Failure to Provide All Requested Information May Delay Processing of your  
Notice*

## Notice of Proposed Construction or Alteration

FOR FAA USE ONLY

Aeronautical Study  
Number  
2019-AGL-2781-OE

Status: Terminated



**1.Sponsor**

Name: Alltel Communications,  
LLC  
Attn of: Network Regulatory  
Address: 5055 North Point Pkwy  
NP2NE Network  
Engineering  
City: Alpharetta  
State: GA  
Zip: 30022  
Country: US  
Phone: +1-770-797-1070  
Fax:

**2.Sponsor's Representative**

Name:  
Attn of: Network Regulatory  
Address: 5055 North Point Pkwy  
NP2NE Network  
Engineering  
City: Alpharetta  
State: GA  
Zip: 30022  
Country: US  
Phone: +1-770-797-1070  
Fax:

**3.Notice of:** New Construction

**4.Duration:**

Permanent (Months:0 Days:0)

**5.Work Schedule:**

**6.Type:** Antenna Tower

**7.Marking/Lighting:** Dual-red and medium  
intensity

**8.FCC Antenna** 1309794

**Registration Number:**  
(if applicable)

**9.Latitude:** 44° 56' 37.61" N

**10.Longitude:** 91° 52' 2.76" W

**12.Nearest**

State: WI  
County: Dunn

**13.Nearest Public Use** LUM

**Airport:**

(or Military Airport/Heliport)

**14.Distance from Airport** 18758 ft

**to Structure:**

**15.Direction from Airport** 0.3°

**to Structure:**

**16.Site Elevation (SE):** 908 ft

**17.Structure Height (AGL):** 208 ft

**18.Overall Height (AMSL):** 1116 ft

**19.Prior ASN (if** 2018-AGL-17757-OE  
**applicable):**

**20.Description of  
Location:**

See survey attached.

**21.Description of  
Proposal:**

Proposed 208' antenna tower. Dual/medium  
intensity marking/lighting is requested. For  
questions contact Crystal Swanson 770-797-1233.  
Crystal.Swanson@verizonwireless.com

**Frequencies:**

[View Frequencies](#)

**Letters:**

[06/10/2020 - EXT](#)

[30/03/2019 - DET](#)

PROJECT DESCRIPTION:  
CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A CELL TOWER, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:  
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE

2. NATIONAL ELECTRIC CODE

3. NFPA101 LIFE SAFETY CODE

4. IFC

5. AMERICAN CONCRETE INSTITUTE

6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION

7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION

8. ANSI/TIA/EIA-222

9. TIA 607

10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION

12. TELECORDIA GR-1275

13. ANSI/T 311

14. UNIFORM MECHANICAL CODE

15. UNIFORM PLUMBING CODE

16. LOCAL BUILDING CODE

17. CITY/COUNTY ORDINANCES

18. STATE BUILDING CODE



THE TOWERS LLC  
US-WI-5901

CEDAR FALLS  
E5850 730TH AVE  
MENOMONIE, WI 54751  
195' SELF SUPPORT TOWER



10801 BUSH LAKE ROAD  
BLOOMINGTON, MN 55438  
CONSTRUCTION DEPT. (952) 946-4700

SITE NAME: WI05 CEDAR FALLS  
MDG: 5000068391  
FUZE PROJECT ID: 2591600

PREPARED FOR:



THE TOWERS, LLC  
22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

NOT FOR  
CONSTRUCTION



9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
WWW.DESIGN1EP.COM

PROJECT  
US-WI-5901  
FUZE ID: 2591600

US-WI-5901  
CEDAR FALLS

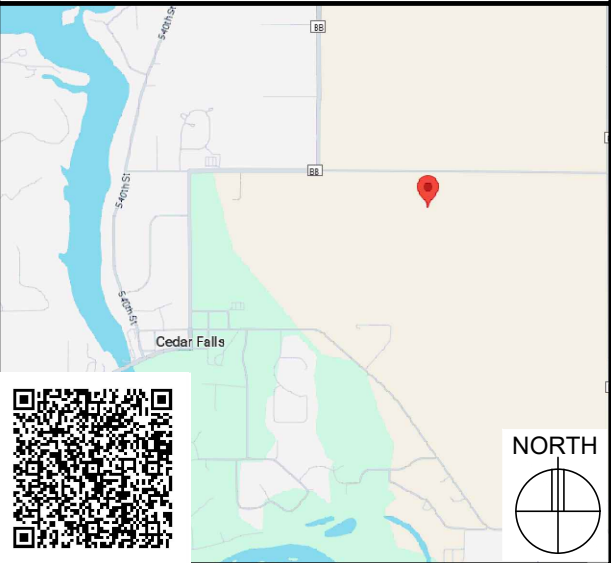
E5850 730TH AVE  
MENOMONIE, WI 54751

SHEET CONTENTS:  
PROJECT DESCRIPTIONS  
CODE COMPLIANCE  
VICINITY MAP  
PROJECT INFORMATION  
SHEET INDEX  
ISSUE SUMMARY  
DRAWING APPROVALS  
CONTACTS

DRAWN BY: SJD  
CHECKED BY: TAB  
REV. 1 11-14-25  
REV. 2 11-18-25

T-1

VICINITY MAP



PROJECT INFORMATION

VERTICAL BRIDGE SITE NUMBER: US-WI-5901  
VERTICAL BRIDGE SITE NAME: CEDAR FALLS  
VERIZON SITE NAME: WI05 CEDAR FALLS  
VERIZON MDG: 5000068391  
VERIZON FUZE PROJECT ID: 2591600  
SITE ADDRESS: E5850 730TH AVE  
MENOMONIE, WI 54751  
COUNTY: DUNN  
LATITUDE (DECIMAL): N 44.943780°  
LONGITUDE (DECIMAL): W 91.867433°  
LATITUDE (DMS): N 44° 56' 37.61"  
LONGITUDE (DMS): W 91° 52' 02.76"  
GROUND ELEVATION: 907.6' AMSL  
STRUCTURE TYPE: SELF SUPPORT TOWER  
STRUCTURE HEIGHT: 195' AGL  
OVERALL HEIGHT: 199' AGL  
RFDS FORM DATED: 11-13-25

SHEET INDEX

SHEET	SHEET DESCRIPTION	
T-1:T-2	PROJECT TITLE SHEET & GENERAL NOTES	VERTICAL BRIDGE
-	SURVEY	
A-1	OVERALL SITE PLAN AND TOWER ELEVATION	
A-2	ENLARGED SITE PLAN	
A-3	SITE PREP & GRADING NOTES AND DETAILS	
A-4:A-5	FENCE DETAILS	
A-6	SIGN DETAILS	
A-7	MISC. DETAILS	
A-8	SITE PHOTOS	VERIZON
G-1:G-3	GROUNDING NOTES, PLAN AND DETAILS	
U-1:U-2	SITE UTILITY PLANS, DETAILS AND NOTES	
VZW A-1	VERIZON SITE PLAN	
VZW A-2	RFDS INFO, MOUNTING DETAIL AND ONE-LINE DIAGRAM	
VZW A-3	CABINET AND BASE EQUIPMENT DETAILS	
VZW A-4	CABLE ICE BRIDGE, GPS AND MISC. DETAILS	
VZW A-5	GENERATOR DETAILS	
VZW G-1	VERIZON GROUNDING PLAN	
VZW G-2	VERIZON GROUNDING DETAILS AND NOTES	
VZW U-1	VERIZON UTILITY PLAN, DETAILS AND NOTES	
VZW U-2	CONDUIT ROUTING PLAN AND ONE-LINE ELECTRIC DIAGRAM	

ISSUE SUMMARY

REV	DESCRIPTION	SHEET/DETAIL
1	ISSUED FOR REVIEW	ALL
2	ISSUED FOR REVIEW	ALL

CONTACTS

PROPERTY OWNER: PAUL HARRISON  
E5510 680TH AVE  
MENOMONIE, WI 54751  
(715) 235-6113

LESSOR / LICENSOR: THE TOWERS, LLC  
22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444  
(404) 862-4089

LESSEE: VERIZON WIRELESS  
10801 BUSH LAKE ROAD  
BLOOMINGTON, MN 55438  
CONSTRUCTION DEPT. (952) 946-4700

POWER UTILITY COMPANY CONTACT: XCEL ENERGY  
MIKE JOHNSON (715) 232-7415

TELCO UTILITY COMPANY CONTACT: T.B.D.

DESIGNER: DESIGN 1 OF EDEN PRARIE  
9973 VALLEY VIEW ROAD  
EDEN PRAIRIE, MN 55344  
(952) 903-9299

STRUCTURAL ENGINEER (TOWER): T.B.D.

SITE ACQUISITION: BUELL CONSULTING, INC.  
720 MAIN ST, SUITE 200  
ST. PAUL, MN 55118

DRAWING APPROVALS

JOB TITLE	NAME	DATE
VERTICAL BRIDGE		
RF ENGINEER		
CONSTRUCTION ENGINEER		
TRANSPORT ENGINEER		
EQUIPMENT ENGINEER		
REAL ESTATE SPECIALIST		



SITE SURVEY
FOR: THE TOWERS, LLC

PARENT PARCEL DESCRIPTION: (per Tower Title, LLC, Commitment No. VTB-220755-C, Revision No. 1, dated September 25, 2025)

The fractional Northeast Quarter of the Northwest Quarter (NE 1/4 of the NW 1/4 ) of Section 5, Township 28 North, Range 12 West, Town of Red Cedar, Dunn County, Wisconsin.

Parcel ID: 1702422812052100001

This being a portion of the property conveyed to Rusk Prairie View Farms, LLC, a Wisconsin Limited Liability Company from Sharon A. Schaefer, Paul A. Harrison, and Kathleen M. McClurg, as equal tenants in common in a deed dated January 15, 2019 and recorded February 25, 2019 as Instrument No. 633659 in Dunn County, WI.

SCHEDULE "B" EXCEPTIONS: (per Tower Title, LLC, Commitment No. VTB-220755-C, Revision No. 1, dated September 25, 2025)

1-9.) Not survey related.

10.) Easement between Jerome D. Prichnow and Shirley D. Prichnow; and Northern States Power Company, a Wisconsin corporation, dated August 27, 1986 and recorded September 17, 1986 in (book) 354 (page) 168 (instrument) 365451, in Dunn County, Wisconsin.

Affected by a(n) Amendment to Agreement for Clarification of High Voltage Easement between Rusk Prairie View Farms, LLC; and Northern States Power Company, a Wisconsin corporation, dated June 9, 2021 and recorded September 13, 2021 in (instrument) 654897, in Dunn County, Wisconsin.

These documents describe a transmission line easement and an amendment to the original document. However, the easements described within are located in Section 16, whereas the parent parcel is located in Section 5. Said easements are not shown on the survey.

LEASE AREA DESCRIPTION:

That part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 28 North, Range 12 West of the Fourth Principal Meridian, Dunn County, Wisconsin, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence North 89 degrees 47 minutes 27 seconds West along the North line of said Northeast Quarter of the Northwest Quarter, a distance of 627.20 feet; thence South 0 degrees 00 minutes 00 seconds East, a distance of 124.68 feet to the Point of Beginning of the lease area to be described; thence South 90 degrees 00 minutes 00 seconds West, a distance of 75.00 feet; thence South 0 degrees 00 minutes 00 seconds East, a distance of 75.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 75.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 75.00 feet to the Point of Beginning.

Said lease area contains 5,625 Sq. Ft. ± or 0.13 Acres ±.

ACCESS AND UTILITY EASEMENT DESCRIPTION:

A 20.00 foot wide easement for ingress, egress and utility purposes over, under and across the Northeast Quarter of the Northwest Quarter of Section 5, Township 28 North, Range 12 West of the Fourth Principal Meridian, Dunn County, Wisconsin, the centerline of said easement is described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence North 89 degrees 47 minutes 27 seconds West along the North line of said Northeast Quarter of the Northwest Quarter, a distance of 627.20 feet; thence South 0 degrees 00 minutes 00 seconds East, a distance of 114.68 feet to the Point of Beginning of the centerline to be described; thence South 90 degrees 00 minutes 00 seconds West, a distance of 52.99 feet to a point hereinafter referred to as Point "A"; thence continue South 90 degrees 00 minutes 00 seconds West, a distance of 30.01 feet to a point hereinafter referred to as Point "B"; thence continue South 90 degrees 00 minutes 00 seconds West, a distance of 8.00 feet and said centerline there terminating.

TOGETHER WITH

A 20.00 foot wide easement for ingress, egress and utility purposes over, under and across said Northeast Quarter of the Northwest Quarter, the centerline of said easement is described as follows:

Beginning at the previously described Point "A"; thence North 0 degrees 00 minutes 00 seconds West, a distance of 84.10 feet to the south right of way line of 730th Avenue and said centerline there terminating.

The sidelines of said easement shall be shortened or lengthened to terminate at said south right of way line of 730th Avenue.

TOGETHER WITH

A 16.00 foot wide easement for ingress, egress and utility purposes over, under and across said Northeast Quarter of the Northwest Quarter, the centerline of said easement is described as follows:

Beginning at the previously described Point "B"; thence South 0 degrees 00 minutes 00 seconds East, a distance of 85.00 feet and said centerline there terminating.

Said access and utility easement contains 4,501 Sq. Ft. ± or 0.10 Acres ±.

UTILITY EASEMENT DESCRIPTION:

A 10.00 foot wide easement for utility purposes over, under and across the Northeast Quarter of the Northwest Quarter of Section 5, Township 28 North, Range 12 West of the Fourth Principal Meridian, Dunn County, Wisconsin, the centerline of said easement is described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence North 89 degrees 47 minutes 27 seconds West along the North line of said Northeast Quarter of the Northwest Quarter, a distance of 627.20 feet; thence South 0 degrees 00 minutes 00 seconds East, a distance of 99.68 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 16.86 feet to the Point of Beginning of the centerline to be described; thence continue South 90 degrees 00 minutes 00 seconds West, a distance of 21.13 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 69.06 feet to the south right of way line of 730th Avenue and said centerline there terminating.

The sidelines of said easement shall be shortened or lengthened to terminate at said south right of way line of 730th Avenue.

Said utility easement contains 902 Sq. Ft. ±.

DESIGN 1



WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PROPERTY OWNER:

RUSK PRAIRIE VIEW FARMS, LLC, A
WISCONSIN LIMITED LIABILITY COMPANY

PARCEL NO:

17024-2-281205-210-0001

ZONED:

GA (GENERAL AGRICULTURE)

DEED REFERENCED:

QUIT CLAIM DEED
INSTRUMENT NO. 633659

VERTICAL BRIDGE SITE NAME:
CEDAR FALLS

VERTICAL BRIDGE SITE NUMBER:
US-WI-5901

SITE ADDRESS:
E5850 730th Avenue, Menomonie,
Dunn County, WI 54751

I HEREBY CERTIFY TO: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; its lenders, and administrative agents and each of their respective successors and/or assigns, and Tower Title, LLC.

SIGNATURE: [Signature]
BRYAN T. BALCOME, L.S.
DATE: 11/2/17 LICENSE # 2599

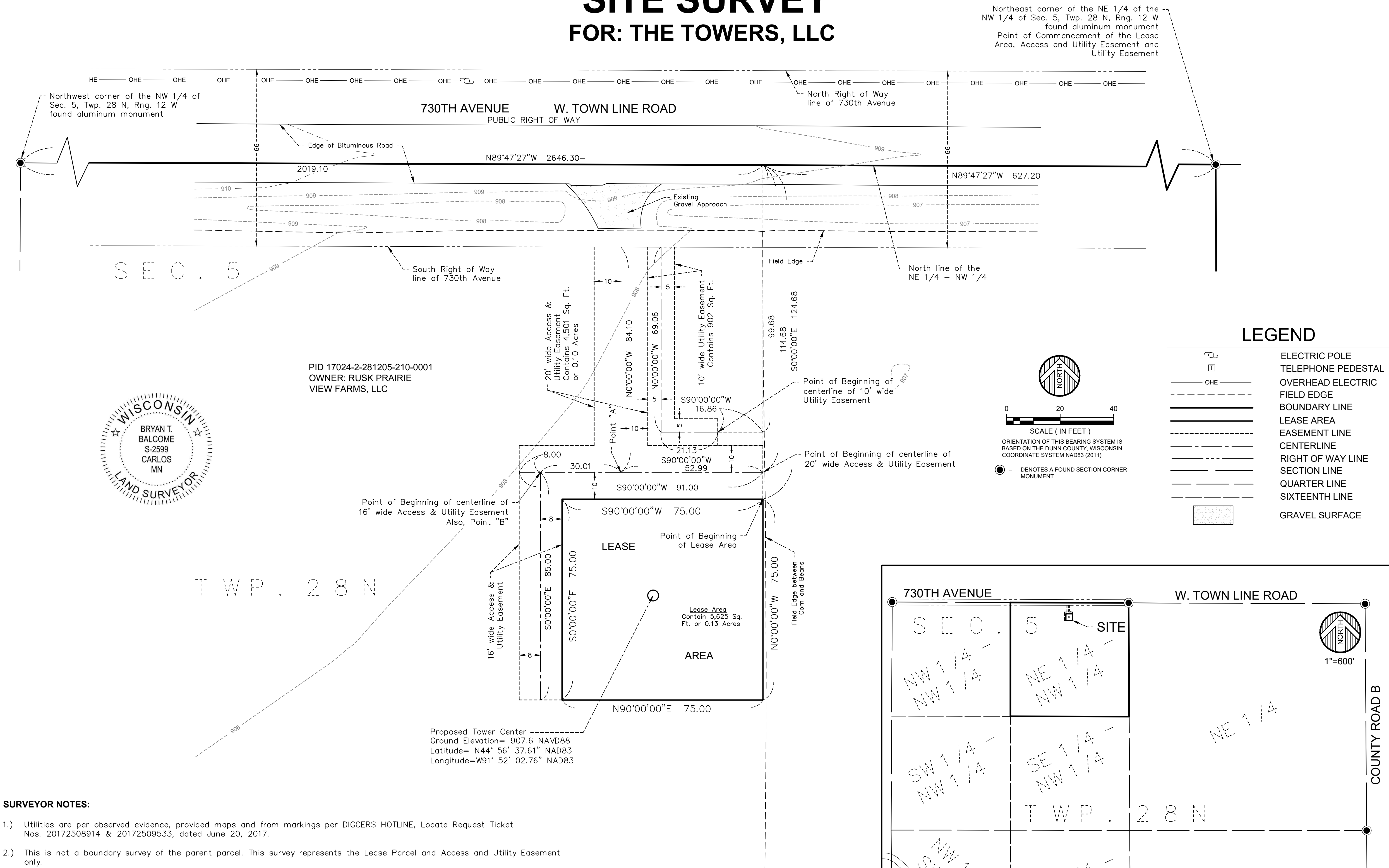
FULL SCALE ON 22"x34"
HALF SCALE ON 11"x17"
2025-11841

Table with 5 columns: No., Date, Description, By, and Date. Rows include revision history and field/work dates.





SITE SURVEY  
FOR: THE TOWERS, LLC



SURVEYOR NOTES:

- Utilities are per observed evidence, provided maps and from markings per DIGGERS HOTLINE, Locate Request Ticket Nos. 20172508914 & 20172509533, dated June 20, 2017.
- This is not a boundary survey of the parent parcel. This survey represents the Lease Parcel and Access and Utility Easement only.
- The presence and location of wetlands has not been determined on the property. Wetlands should only be determined by an actual field delineation performed by a qualified wetland specialist.
- The tower site is located in Zone X (areas of minimal flood hazard) as depicted on FEMA Flood Insurance Rate Map No. 55033C0328C, dated 12/2/2011.
- The Lease Area is contiguous along its common boundaries to the Access and Utility Easement, which in turn is contiguous along its common boundaries to the right of way of 730th Avenue, and there are no gaps, gores, spaces or overlaps between or among any of said Lease Parcel, Easement and Public Right of Way.
- The Lease Area together with all Access and Utility Easements are within the area described in the Property Description contained herein.
- During the time of the survey there were no visible encroachments to the Lease Area or Access and Utility Easement.
- This survey was prepared by Widseth, 610 Fillmore St., Alexandria, MN 56308  
Phone Number: 320-762-8149
- This survey was prepared for Design 1.

SHEET 2 OF 2 SHEETS

DESIGN 1

verticalbridge

WIDSETH  
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PROPERTY OWNER:

RUSK PRAIRIE VIEW FARMS, LLC, A  
WISCONSIN LIMITED LIABILITY COMPANY

PARCEL NO:

17024-2-281205-210-0001

ZONED:

GA (GENERAL AGRICULTURE)

DEED REFERENCED:

QUIT CLAIM DEED  
INSTRUMENT NO. 633659

VERTICAL BRIDGE SITE NAME:  
CEDAR FALLS

VERTICAL BRIDGE SITE NUMBER:  
US-WI-5901

SITE ADDRESS:  
E5850 730th Avenue, Menomonie,  
Dunn County, WI 54751

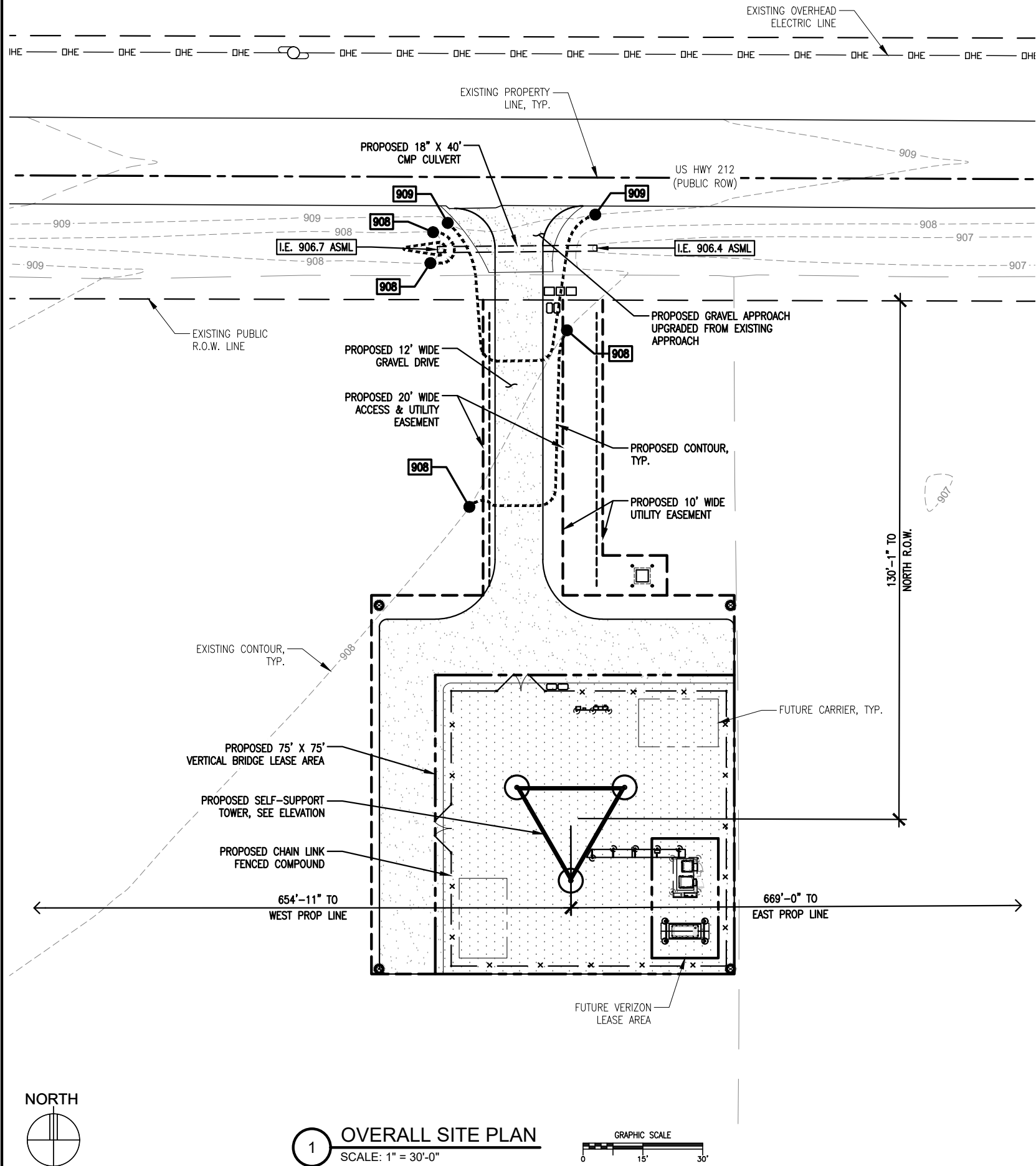
I HEREBY CERTIFY TO: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; its lenders, and administrative agents and each of their respective successors and/or assigns, and Tower Title, LLC.

SIGNATURE: *Bryan T. Balcome*  
BRYAN T. BALCOME, L.S.  
DATE: 11/2/17 LICENSE # 2599

FULL SCALE ON 22"x34"  
HALF SCALE ON 11"x17"  
2025-11841

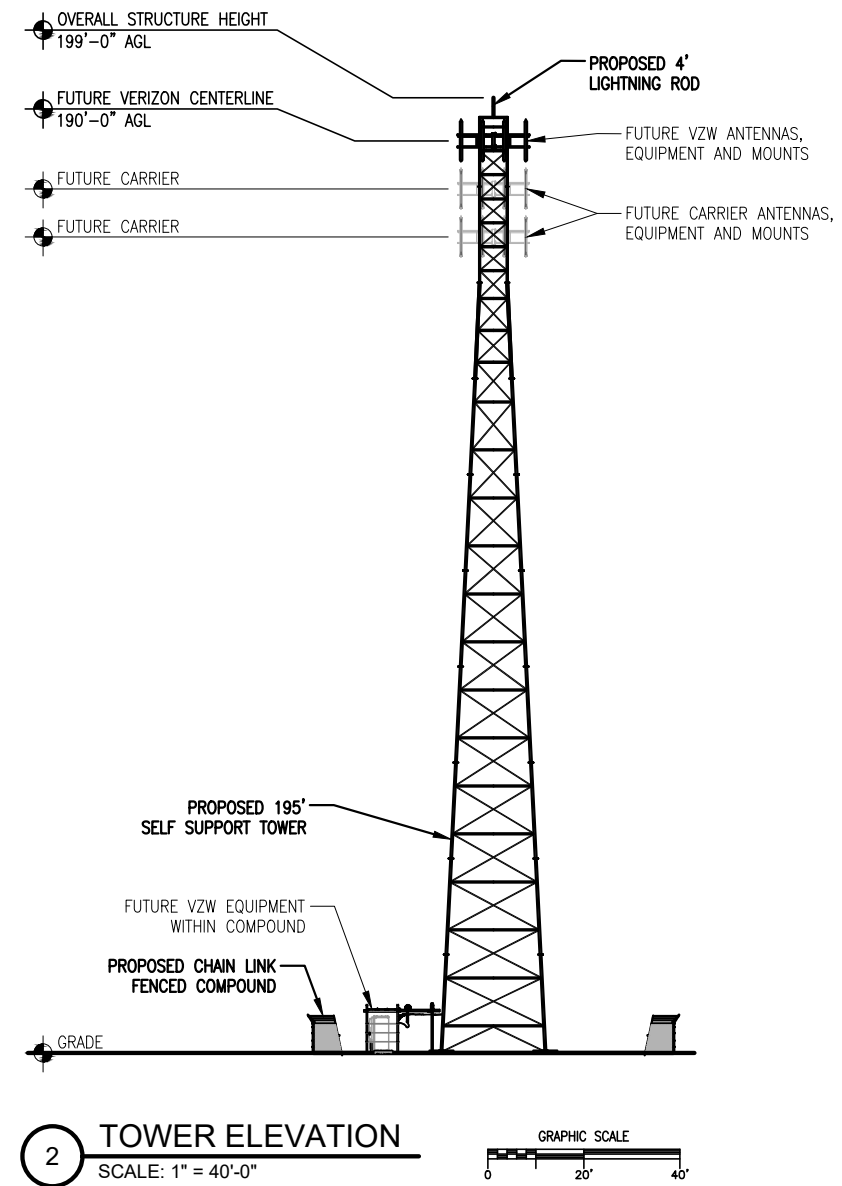
2	10/30/25	UPDATED TITLE COMMITMENT, SHEET LAYOUT, CERTIFICATION	BAM	JBr	BTB
1	11/8/17	MOVED PREMISES REVISED PREMISES DESCRIPTION REVISED ACCESS AND UTILITY EASEMENT DESCRIPTIONS	SMK	BTB	BTB
No.	Date	REVISIONS	By	CHK	APP'D
FIELD WORK:		6/27/17	CHECKED BY:	SMK	DRAWN BY: BAM/JMB





NOTES:

1. THESE DRAWINGS DO NOT CONSTITUTE A WARRANTY, EXPRESSED OR IMPLIED, OF THE ACCURACY OF THE STRUCTURAL ANALYSES AND THE PERFORMANCE OF THE COMPLETED CONSTRUCTION AS SHOWN ON THESE DOCUMENTS AND THE STRUCTURAL ANALYSES.
2. NO STRUCTURAL ANALYSIS FOR THE TOWER OR FOUNDATION HAVE BEEN PERFORMED AS PART OF THESE DRAWINGS. THE STRUCTURAL ANALYSIS FOR THE TOWER AND FOUNDATION ARE BY THE TOWER SUPPLIER AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
3. PLEASE COORDINATE ANY STRUCTURAL CONCERNS/MATTERS OR ANY LOADING MODIFICATIONS TO THE CONSULTANT WHO AUTHORED THE ANALYSIS AND NOTIFY DESIGN 1 IMMEDIATELY OF THE ISSUE.
4. TOWER FOUNDATION AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO THE DESIGNER.
5. TOWER TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND DESIGNER DRAWINGS TO BE REPORTED THE DESIGNER IMMEDIATELY.
6. CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.
7. ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE.



PREPARED FOR:



THE TOWERS, LLC  
22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

NOT FOR  
CONSTRUCTION

**DESIGN 1**

9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
WWW.DESIGN1EP.COM

PROJECT  
US-WI-5901  
FUZE ID: 2591600

US-WI-5901  
CEDAR FALLS

E5850 730TH AVE  
MENOMONIE, WI 54751

SHEET CONTENTS:  
OVERALL SITE PLAN  
TOWER ELEVATION

DRAWN BY:	SJD
CHECKED BY:	TAB
REV. 1	11-14-25
REV. 2	11-18-25

A-1







PREPARED FOR:	
---------------	--



**THE TOWERS, LLC**  
22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

NOT FOR  
CONSTRUCTION



9973 VALLEY VIEW RD.  
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US-WI-5901  
CEDAR FALLS

E5850 730TH AVENUE  
MENOMONIE, WI 54751

**SHEET CONTENTS:**  
PHOTO SIMULATION

DRAWN BY:	MJS
CHECKED BY:	TAB
v.1	12-08-25

PS-1A





1 PROPOSED IMAGE

NOT FOR  
CONSTRUCTION

DESIGN1

9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
WWW.DESIGN1EP.COM

PROJECT  
US-WI-5901  
FUZE ID: 2591600

US-WI-5901  
CEDAR FALLS

E5850 730TH AVENUE  
MENOMONIE, WI 54751

SHEET CONTENTS:  
PHOTO SIMULATION

DRAWN BY:	MJS
CHECKED BY:	TAB
v.1	12-08-25



**MEMORANDUM**

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

City Code 10-20

## CHAPTER 20

# AIRPORT OVERLAY ZONING DISTRICT AND HEIGHT LIMITATION

### SECTION:

**10-20-1: Purpose, Authorization And Jurisdiction**

**10-20-2: Definitions**

**10-20-3: General Provisions**

**10-20-4: Preexisting Permitted Use**

**10-20-5: Administration**

**10-20-6: Airport Zones And District Regulations**

**10-20-7: Appeals And Review**

**10-20-8: Penalties**

**10-20-9: Severability**

### **10-20-1: PURPOSE, AUTHORIZATION AND JURISDICTION:**

A. Purpose: It is the purpose of this chapter to regulate the use of property, and to regulate and restrict the height of structures and objects of natural growth in the vicinity of the Menomonie municipal airport formerly known as Score Field; in order to promote the public health, safety, convenience and general welfare; to increase safety in the use of the airport; and to protect persons and property within the airport affected area. The associated map will outline the area within which basic zoning districts will be applied as a means of maintaining the best interests of the operation of Menomonie municipal airport, as well as encouraging the development of compatible land uses on private property within the area.

B. Authorization: This chapter, designed to protect the approaches, airspace, and physical areas of the Menomonie municipal airport and to ensure the compatibility of surrounding land uses and development to the greatest extent possible, is adopted pursuant to sections 62.23 and 114.136, Wisconsin statutes.

C. Jurisdiction: The jurisdiction of this chapter shall extend over all lands and waters within three (3) statute miles of the boundaries of the Menomonie municipal airport. (Ord. 2007-11, 8-6-2007)

### **10-20-2: DEFINITIONS:**

For the purposes of this chapter, certain words and terms are defined as follows. Words used in the present tense include the future; the singular number includes the plural number, and the plural number includes the singular number; the word "shall" is mandatory and not permissive. Any words not herein defined shall be construed as defined in the state and city codes. All distances, unless otherwise specified, shall be measured horizontally.

**AIRPORT:** The Menomonie municipal airport (LUM), owned by and located in the city of Menomonie, Dunn County, Wisconsin.

**AIRPORT HAZARD:** Any structure, object, whether manmade or natural, or use of land which obstructs the airspace required by FAA for the safe flight of aircraft in landing or taking off at the airport, or is otherwise hazardous to such landing and taking off, or to persons using such lands or structures.

**AIRPORT ZONING MAP:** The Menomonie municipal airport overlay zoning district and height limitation zoning district map dated April 24, 2007.

**CONSTRUCTION:** The erection or alteration of any structure or object, either of a permanent or temporary character.

**DEPARTMENT:** The city of Menomonie building inspection department.

**DEVELOPMENT:** Any manmade change to improved or unimproved real estate, including, but not limited to: construction of, or additions or substantial improvements to, buildings, other structures, or accessory uses; the placement of mobile homes; mining, dredging, filling, grading, paving, excavating or drilling operations; or depositing of materials.

**ELEVATION:** The overall distance above mean sea level to the top of a structure, including any appurtenance installed thereon, or to the top of any object of natural growth.

**FAA:** Federal aviation administration.

**GROWTH:** Any object of natural growth, including trees, shrubs, or foliage, except farm crops which are cut at least once a year.

**HEIGHT:** Distance above the ground.

**MANAGER:** The manager of the airport.

**PERSON:** Any individual, firm, partnership, corporation, company, association, joint stock association, or body politic, and includes any spouse, partner, trustee, receiver, assignee, or other similar representative thereof.

**PLACE OF PUBLIC ASSEMBLY:** All buildings or parts of buildings, where people gather for theater, recreation, entertainment, worship or educational purposes as a principal use.

**PREEXISTING PERMITTED USE:** Any use of land lawfully in existence as of the effective date hereof, or any amendment thereto.

**RUNWAY:** That portion of the airport having surfaces specially developed and maintained for the landing and taking off of aircraft.

**STRUCTURAL ALTERATIONS:** Any change in the supporting members of a building or any change in the roof structure or in the exterior walls.

**STRUCTURE:** Anything constructed or erected, the use of which requires a permanent location on the ground or attached to something having a permanent location on the ground.

**TREE:** Any object of natural growth, except for farm crops which are cut at least once a year, and except shrubs, bushes, or plants which do not grow to a height of more than twenty feet (20') above the ground. (Ord. 2007-11, 8-6-2007)

### **10-20-3: GENERAL PROVISIONS:**

A. Use Restrictions: Notwithstanding any other provision of this chapter, the following standards shall be in full force and effect within the airport overlay zoning district:

1. No glare producing materials shall be used on the exterior of any structure, including any metal building, which are hazardous to aviation, or result in glare in the eyes of pilots using the airport (zones 1, 2, 2A and 2B).

2. There shall be neither display of signs which produce a flashing or blinking effect that would interfere with aircraft or a pilot's ability to identify airport lights, nor any lighting projecting upward that would interfere with aircraft or a pilot's ability to identify airport lights (zones 1, 2, 2A, 2B and 3).



3. No structure or use on land or water shall create electrical or electronic interference with navigational signals, or radio or radar communications between the aircraft and a ground station (all zones).

4. No structure or use shall impair the visibility in the vicinity of the airport, or otherwise endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the airport, including the emission or discharge of smoke, steam or other obscuring phenomena which would interfere with the health and safety of pilots and the public in the use of the airport, or which would otherwise be detrimental or injurious to the health, safety, and general welfare of the public in the use of the airport (zones 1, 2, 2A, 2B and 3).

B. Notify Persons Of Adverse Impacts; Nonliability Of City: Persons constructing a structure or structural alteration within zones 1, 2, 2A, 2B and 3, shall be advised that such structure or structural alteration is situated in the area of the airport and may be subject to noise, dust, lights, and the arrival and departure of aircraft, which may cause damage to dwellings or other structures, or may adversely impact the health of animals. The city, its officers, agents, or employees will not be responsible for any adverse impacts of any description whatsoever as a result of aircraft or airport operations.

C. Airport Zones: All airport zones established by this chapter are shown on the airport zoning map on file with the department and adopted as part of this chapter.

D. Height Zones: All height zones previously established by the Menomonie municipal airport height limitation zoning ordinance and shown on a map dated June 30, 2004, are now included in this chapter and shown on the airport zoning map.

E. Height Limitations: Except as otherwise provided in this chapter, no structure, tree or growth shall be erected, altered, allowed to grow, or be maintained within any of the six (6) airport zones established by this chapter to an elevation in excess of the applicable elevation limitations as shown on the airport zoning map. The permitted elevation shall not exceed the elevation limitation numbers shown within the various zones encompassed by this chapter.

F. District Boundaries:

1. District boundary lines are centerlines of highways, roads or pavements, section, division of section, tract, or lot lines, or extensions of such lines, as applicable, or as otherwise indicated.

2. When a district line divides a lot/parcel of record existing prior to the effective date hereof, in such a manner that a use is not permitted in the most restrictive district of such lot, but is permitted on that portion of such lot in the lesser restrictive district, then a permitted use may be developed only on that portion of the lot/parcel where it is permitted, provided:

a. The proposed use meets the underlying municipal zoning requirements;

b. The use complies with all applicable setback requirements;

c. A site plan, drawn to scale showing the location of the use and the district line on that lot/parcel, is submitted to the department and is reviewed and approved pursuant to the procedure contained herein.

3. Zone 1 shall be considered the most restrictive, and zone 4 shall be considered the least restrictive.

G. Buildings To Conform With Regulations: Except as otherwise provided in this chapter, no land, building, or structure shall hereafter be used or occupied, and no building, structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered, except in conformity with all the regulations herein.

H. Conflict: The provisions of this chapter shall prevail over the zoning districts and regulations of the city of Menomonie, Dunn County, the town of Red Cedar, the town of Menomonie, and the town of



Spring Brook. However, the provisions of this chapter shall be considered minimum requirements. In zones 2, 2A, 2B, 3 and 4, where a conflict exists between any of these zoning regulations and any other regulations or ordinances applicable to the same site, whether the conflict is with respect to the height of structures, or growths, the use of land, or any other matter, the more stringent regulations or ordinances shall govern and prevail. (Ord. 2007-11, 8-6-2007)

#### **10-20-4: PREEXISTING PERMITTED USE:**

A. Nothing contained herein shall require any change in the construction or alteration of any structure, if the construction or alteration of such was begun prior to the effective date of this chapter, and if such is diligently prosecuted.

B. Because of the special nature of this district with its unique purpose and justification, the owner of any preexisting permitted use which, as a result of fire, explosion, or other casualty, is damaged or destroyed, shall be allowed to rebuild, reconstruct or rehabilitate the same preexisting permitted use of the same parcel, provided all of the following requirements are met:

1. The preexisting permitted use complies with the height limitation imposed by this chapter, and a statement showing such compliance is signed by the department prior to any rebuilding, reconstruction, or rehabilitation.

2. The preexisting permitted use shall not be rebuilt, reconstructed, or rehabilitated unless it conforms to the size, location, and use that existed immediately prior to its destruction or damage.

C. Because of the special nature of this district with its unique purpose and justification, any preexisting permitted use, as described in this section, may be expanded, altered, or otherwise enlarged as long as all of the following requirements are met:

1. The expansion, alteration, or enlargement meets the requirements of height limitation zoning, and a statement showing such compliance is signed by the department prior to the expansion, alteration, or enlargement.

2. The expansion, alteration, or enlargement in no way increases or creates any hazard within the airspace required for the flight of aircraft in landing or taking off, or creates or increases any potential hazard to any persons on the ground.

3. The expansion, alteration, or enlargement shall not exceed twenty five percent (25%) of the gross floor area of the structure in existence as of the effective date hereof. (Ord. 2007-11, 8-6-2007)

#### **10-20-5: ADMINISTRATION:**

A. Regardless of the governmental jurisdiction in which this chapter is in effect, administration of this chapter shall be the responsibility of the city, unless otherwise specified.

B. The administration of this chapter requires the approval of the department. The department shall, within fifteen (15) working days, either approve or disapprove the proposed "development" as defined in section 10-20-2 of this chapter, based upon the provisions, standards, and requirements of this chapter, and state and federal airport safety standards.

C. If the proposed development is approved by the department and meets the building requirements of the affected municipality, a building permit shall be issued by the municipality. If the proposed development is not approved by the department, no building permit shall be issued by the affected municipality.

D. The department shall have the right to remove, at the owner's expense, any use, object, or structure which was developed, constructed, placed or planted after the adoption of this chapter and found to be in violation of this chapter. (Ord. 2007-11, 8-6-2007)

#### **10-20-6: AIRPORT ZONES AND DISTRICT REGULATIONS:**

In order to carry out the provisions of this chapter, there are hereby created and established six (6) zones as shown on the airport zoning map, consisting of one sheet, attached to ordinance 2007-11,

and made a part of this chapter by reference. For the purpose of this chapter, the lands and waters within three (3) statute miles from the boundaries of the airport are divided into six (6) districts defined as follows:

A. Zone 1 - Airport District: The "airport district" is defined as all those lands controlled by the airport, either by fee ownership or by an easement, and intended to be used for airport purposes. The airport district is created to encompass areas that, due to the operation of aircraft, could be exposed to excessive noise, are within the aircraft approach and departure areas, or are in areas which are exposed to a greater risk of aircraft crashes (crash hazard area). The airport district is established to protect the approaches to the airport from incompatible land uses, and to preserve the airport's ability to serve its present and future air transportation needs. Any new building, or expansion, alteration, or enlargement of any existing building, structure, or property within this zone must be approved by the department. Any construction, expansion, alteration, or enlargement must receive a favorable airspace review from FAA and the Wisconsin bureau of aeronautics. The boundaries of the airport district are shown on the airport zoning map.

1. Permitted Uses And Structures: Only uses and structures that are directly related to and necessary for the function and operation of the airport.

Air cargo facilities.

Air terminals.

Aircraft hangars.

Aircraft repair and maintenance buildings and facilities.

Airport administration and maintenance buildings and facilities.

Airport security, rescue, and firefighting buildings and facilities.

Commercial uses directly related to airport operations.

Fuel storage facilities and pumps.

Intermodal facilities.

Municipal emergency response facilities.

Public gatherings in conjunction with an airport related activity sponsored or approved by the airport.

Runways, taxiways, aprons, and related lighting and air support apparatus.

Other related airport uses and structures.

2. Dimensional Requirements: The size, height, location, and placement of structures or objects shall comply with FAA design standards associated with critical aircraft data presented on the latest approved airport layout plan, and shall comply with FAA federal air regulation part 77.25, "Objects Affecting Navigable Airspace - Civil Airport Imaginary Surfaces", by not penetrating any of the design or imaginary surfaces.

B. Zone 2 - Runway Approach And Departure District: The purpose of this district is to establish land use requirements in areas that are typically overflown by aircraft during takeoff and landing maneuvers, and hence could be subjected to excessive noise and greater risk of aircraft crashes.

1. Permitted Uses:

Agriculture, including essential nonresidential facilities.

Airport owned or operated facilities.

Commercial and governmental uses that are not places of public assembly.

Floriculture, horticulture, silvaculture, orchards, hatcheries, game farms, except aviaries.

Industrial.

Light recreational (nonspectator).

Mining and excavation.

Open space.

Parking lots and parking facilities with downlit lights.

Transportation routes, including roads and rail lines.

## 2. Prohibited Uses:

Any construction or activity that would encourage the concentration of bird or waterfowl populations.

Any detention/retention ponds, or any other body of water, either natural or artificial, without the expressed written approval of the department.

Any facility that, when ignited, would discharge smoke that would be a hazard to air navigation of aircraft in taking off and landing at the airport.

Any use that may be susceptible to being adversely affected by loud and extensive noise or would interfere with the safe operation of the airport.

Hospitals, churches, schools, theaters, amphitheaters, stadiums, athletic fields, and campgrounds, or other places of public assembly.

Landfills, garbage dumps, offal dump sites, and other similarly licensed or titled facilities used to process, bury, store, or otherwise dispose of waste, trash, refuse, or dredge material that would attract birds or rodents.

Mink and poultry production.

Residential uses.

## 3. Dimensional Requirements:

a. Height Regulations: No structure or growth shall exceed the height permitted by the airport zoning map.

b. Setback Regulations: The setback requirements shall meet the municipal setback requirements of the applicable municipal zoning code.

c. Lot Density: The maximum lot coverage allowed is fifty percent (50%) or as allowed by the underlying municipal jurisdiction, whichever is more restrictive.

C. Zone 2A - Modified Runway Approach And Departure District 2A: The purpose of this district is to establish land use requirements similar to, but less restrictive than zone 2, in areas that are overflowed by aircraft during takeoff and landing maneuvers, and hence could be subjected to occasional excessive noise and risk of aircraft crashes.

## 1. Permitted Uses:

Agriculture, including essential nonresidential facilities.

Airport owned or operated facilities.

Commercial and governmental uses.

Floriculture, horticulture, silvaculture, orchards, hatcheries, game farms, except aviaries.

Industrial.

Light recreational (nonspectator).

Mining and excavation.

Open space.

Parking lots and parking facilities with downlit lights.

Transportation routes, including roads and rail lines.

## 2. Prohibited Uses:

Any construction or activity that would encourage the concentration of bird or waterfowl populations.

Any detention/retention ponds, or any other body of water, either natural or artificial, without the expressed written approval of the department.

Any facility that, when ignited, would discharge smoke that would be a hazard to air navigation of aircraft in taking off and landing at the airport.

Any use that may be susceptible to being adversely affected by loud and extensive noise or would interfere with the safe operation of the airport.

Hospitals, churches, schools, theaters, amphitheaters, stadiums, athletic fields, and campgrounds.

Landfills, garbage dumps, offal dump sites, and other similarly licensed or titled facilities used to process, bury, store or otherwise dispose of waste, trash, refuse or dredge material that would attract birds or rodents.

Mink and poultry production.

Residential uses.

## 3. Dimensional Requirements:

a. Height Regulations: No structure or growth shall exceed the height permitted by the airport zoning map.

b. Setback Regulations: The setback requirements shall meet the municipal setback requirements of the applicable municipal zoning code.

c. Lot Density: The maximum lot coverage allowed is fifty percent (50%) or as allowed by the underlying municipal jurisdiction, whichever is more restrictive.

D. Zone 2B - Modified Runway Approach And Departure District 2B: The purpose of this district is to establish land use requirements similar to, but less restrictive than zone 2, in areas that are overflowed by aircraft during takeoff and landing maneuvers, and hence could be subjected to occasional excessive noise and risk of aircraft crashes.

## 1. Permitted Uses:

Agriculture, including essential nonresidential facilities.

Airport owned or operated facilities.

Commercial and governmental uses.

Floriculture, horticulture, silvaculture, orchards, hatcheries, game farms, except aviaries.

Industrial.

Light recreational (nonspectator).

Mining and excavation.

Open space.

Parking lots and parking facilities with downlit lights.

Residential healthcare facilities, custodial healthcare facilities and hospitals.

Transportation routes, including roads and rail lines.

## 2. Prohibited Uses:

Any construction or activity that would encourage the concentration of bird or waterfowl populations.

Any detention/retention ponds, or any other body of water, either natural or artificial, without the expressed written approval of the department.

Any facility that, when ignited, would discharge smoke that would be a hazard to air navigation of aircraft in taking off and landing at the airport.

Any use that may be susceptible to being adversely affected by loud and extensive noise or would interfere with the safe operation of the airport.

Churches, schools, theaters, amphitheaters, stadiums, athletic fields and campgrounds.

Landfills, garbage dumps, offal dump sites, and other similarly licensed or titled facilities used to process, bury, store or otherwise dispose of waste, trash, refuse or dredge material that would attract birds or rodents.

Mink and poultry production.

Residential uses, except as set forth at subsection D1k of this section.

## 3. Dimensional Requirements:

a. Height Regulations: No structure or growth shall exceed the height permitted by the airport zoning map.

b. Setback Regulations: The setback requirements shall meet the municipal setback requirements of the applicable municipal zoning code.

c. Lot Density: The maximum lot coverage allowed is fifty percent (50%) or as allowed by the underlying municipal jurisdiction, whichever is more restrictive.

E. Zone 3 - Noise Control/Overflight District: The purpose of this district is to minimize the conflict between allowed uses and the aircraft noise generated in this zone.

1. Permitted Uses: All uses are allowed; provided, that the proposed development meets the following requirements:

a. No structures may exceed the height permitted by the airport zoning map.

b. The proposed use meets the underlying municipal zoning requirements.

2. Prohibited Uses: Parcels falling within this district shall be prohibited from the construction or establishment of the following, in accordance with FAA advisory circular 150/5200-33A, relating to

hazardous wildlife attractants on or near airports:

Landfills, garbage dumps, offal dump sites, and other similarly licensed or titled facilities used to process, bury, store, or otherwise dispose of waste, trash, refuse, or dredge material that would attract birds or rodents.

3. Dimensional Requirements:

a. Height Regulations: No structure or growth shall exceed the height permitted by the airport zoning map.

b. Setback Regulations: The setback requirements shall meet the municipal setback requirements of the applicable municipal zoning code.

F. Zone 4 - Height Limitation District: The purpose of this district is to protect the approaches to the airport from the construction or erection of structures that would constitute a hazard to air navigation, and from incompatible land uses.

1. Permitted Uses: All uses are allowed provided that the proposed development meets all uses allowed by the underlying municipal zoning requirements.

2. Prohibited Uses: Parcels falling within ten thousand feet (10,000') of the nearest point on the nearest runway shall be prohibited from the construction or establishment of the following, in accordance with FAA advisory circular 150/5200-33A relating to hazardous wildlife attractants on or near airports:

Landfills, garbage dumps, offal dump sites, and other similarly licensed or titled facilities used to process, bury, store, or otherwise dispose of waste, trash, refuse, or dredge material that would attract birds or rodents.

3. Dimensional Requirements:

a. Height Regulations: No structure or growth shall exceed the height permitted by the airport zoning map.

b. Setback Regulations: The setback requirements shall meet the municipal setback requirements of the applicable municipal zoning code. (Ord. 2007-11, 8-6-2007)

**10-20-7: APPEALS AND REVIEW:**

Any person aggrieved or affected by a decision or action of the department made in the administration of this chapter may appeal such decision or action to the board of appeals, pursuant to 62.23(7)(e), Wisconsin statutes, provided:

A. Such appeals are filed with the board of appeals within thirty (30) calendar days following the administrative decision.

B. The appeal specifies the exact location of the parcel of land affected by the decision and the reason(s) for the appeal. (Ord. 2007-11, 8-6-2007)

**10-20-8: PENALTIES:**

In case of any violation of any provision of this chapter, the department may institute appropriate legal action or proceeding to enjoin a violation of this chapter.

A. Each violation of these regulations, or of any regulation, order, or ruling promulgated hereunder, shall constitute an airport hazard, and such hazard shall be removed by proper legal proceedings. In addition, the city may institute in the circuit court of Dunn County an action to prevent and restrain, correct or abate any violation of these zoning regulations, or any regulation, order, or ruling made in connection with their injunction (which may be mandatory), or otherwise, as may be proper under all the facts and circumstances of the case, in order to fully effectuate the purposes of these zoning regulations as adopted, and orders and rulings made pursuant thereto.

B. Any person, firm, or corporation found guilty of violating any provision(s) of this chapter shall, upon conviction thereof, forfeit not less than twenty five dollars (\$25.00) nor more than five hundred dollars (\$500.00) for such offense, together with the costs of prosecution. Each day that a violation continues to exist shall constitute a separate offense. (Ord. 2007-11, 8-6-2007)

**10-20-9: SEVERABILITY:**

If any of the provisions of this chapter, or the application thereof to any persons or circumstances, is held invalid, such invalidity shall not affect other provisions or applications of this chapter which can be given effect without the invalid provisions or application, and to this end the provisions of this chapter are declared to be severable. (Ord. 2007-11, 8-6-2007)



**MEMORANDUM**

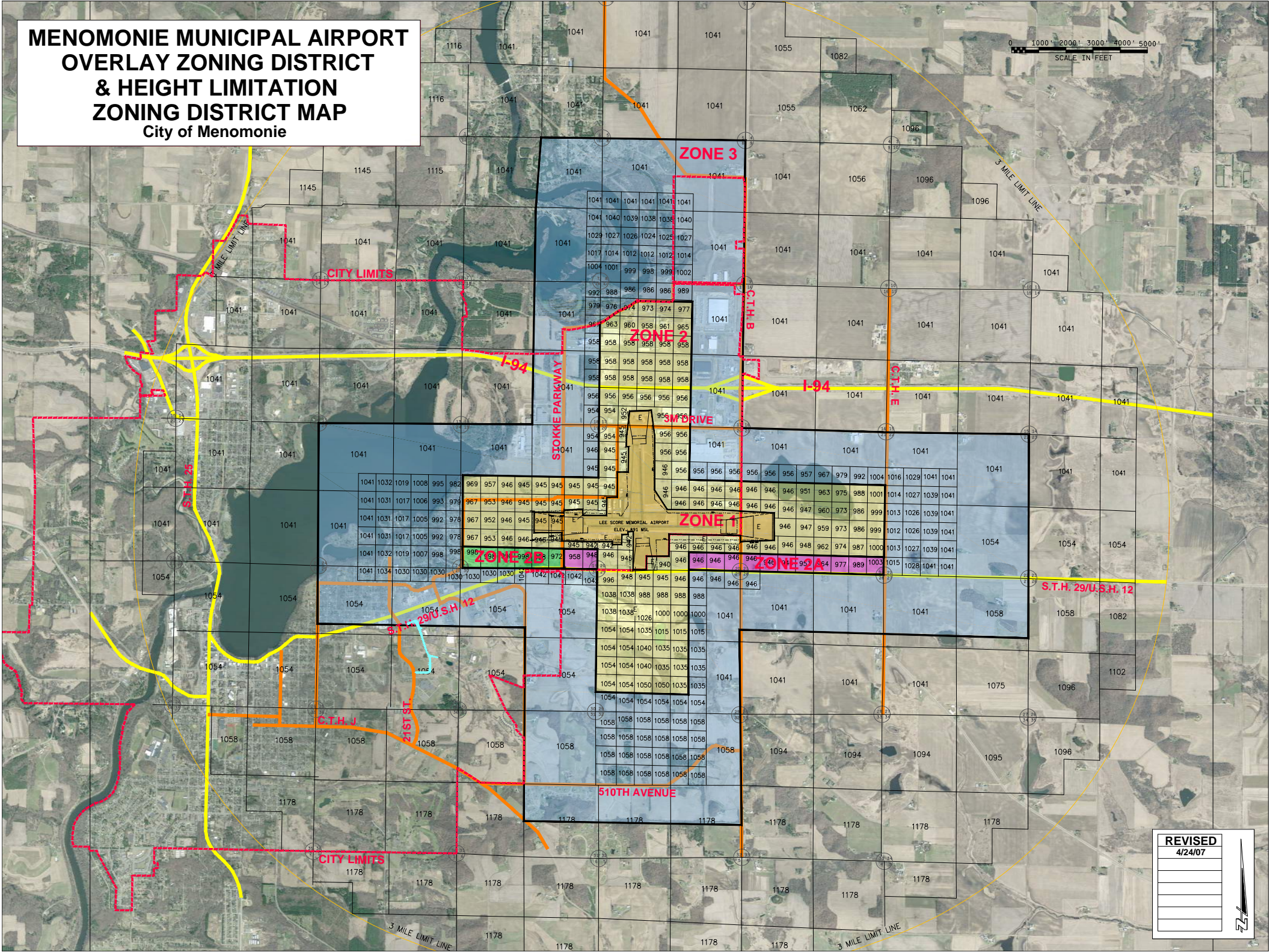
David Schofield, Director of Public Works  
dschofield@menomonie-wi.gov  
715-232-2221 Ext.1020

## Height Limitation Map



# MENOMONIE MUNICIPAL AIRPORT OVERLAY ZONING DISTRICT & HEIGHT LIMITATION ZONING DISTRICT MAP

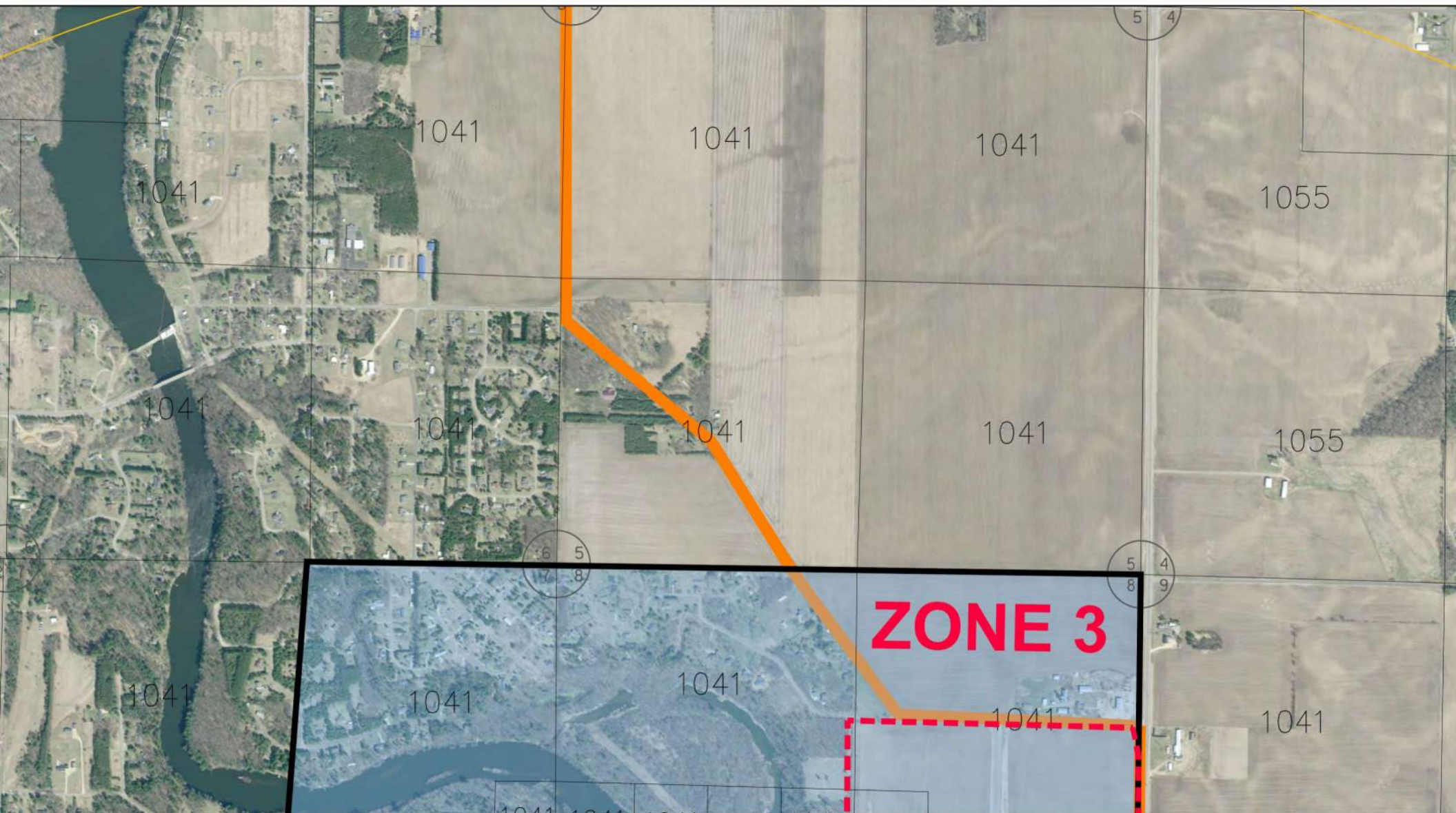
City of Menomonie



REVISED
4/24/07









David Schofield <dschofield@menomonie-wi.gov>

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## Airport Master Plan update

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Melissa Underwood <munderwood@sehinc.com>

Wed, Dec 10, 2025 at  
11:37 AM

To: David Schofield <dschofield@menomonie-wi.gov>

Good morning, David,

I hope you and your family had a nice Thanksgiving. I wanted to send you an update that I have some comments from the BOA on the forecasts and how they are going to approve them moving forward. I'm going to adjust the forecast chapter with the wording requested and then will send you the entire draft report. I apologize for the delay, but I will have it to you before the end of the year.

Thanks,

Melissa

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## MEMORANDUM

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

TO: Chairman Johnson & Airport Commission

FROM: David Schofield, Director of Public Works

SUBJECT: Hangar Inspections

DATE: December 17, 2025 Airport Commission Meeting

Airport Manager Gibson completed hangar inspections as required by City Code 7-6-4. 4. The results of those inspections are attached hereto.

City Code 7-6-4. 4. D. discusses the process for violations of the provisions of City Code 7-6-4. 4.

City Staff request direction as to how the Airport Commission desires to proceed.

### Attachments:

- Hangar Inspection Memo dated November 21, 2025.
- Hangar Roster with Inspection notes.
- City Code 7-6-4. 4.



**MEMORANDUM**

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

Hangar Inspection Memo dated November 21, 2025

# Menomonie Municipal Airport Hangar Inspection Report

## 11-21-2025

The hangars at Menomonie Municipal Airport have been inspected to conform with the FAA grant assurances requirements and City Ordinance 7-6-4-4 Aircraft Hangars.

### Summary


It is in my findings, that all hangars have active aircraft with unlimited access with exceptions of the following:

**Hangar C6:** Hangar has room for an aircraft but has remained empty.

**Hangar C8:** Hangar is occupied by a pontoon boat with no room for an aircraft.

As noted on the 2024 Hangar Report Owner was planning to remodel inside of hangars but no work has been started.

**Hangar C13:** Does not have an active aircraft in it but does meet City Ordinance 7-6-4-4 A 1. C. Noncommercial construction of kit. Storage of aircraft handling equipment, e. teaching tools.

Inspected by 

Darrel R Gibson

Date 11-21-2025



Sample

Hangar # \_\_\_\_\_

7-6-4-4: AIRPORT HANGARS:

A. Hangar Use:

1. All hangars must be used for an aeronautical purpose. Aeronautical purposes include: (**Must answer yes to at least one of the following uses**)

- a. Storage of active aircraft;    **Yes   No**
- b. Shelter for maintenance, repair, or refurbishment of aircraft, but not the indefinite storage of nonoperational aircraft; **Yes   No**
- c. Noncommercial construction of amateur built or kit built aircraft; **Yes   No**
- d. Storage of aircraft handling equipment (e.g., towbar, glider tow equipment, workbenches, tools and materials used to service aircraft); **Yes   No**
- e. Storage of materials related to an aeronautical activity (e.g., balloon and skydiving equipment, office equipment, and teaching tools). **Yes   No**

2. Provided the hangar is used primarily for an aeronautical purpose, the airport commission may permit nonaeronautical items to be stored in hangars, provided they do not interfere with the aeronautical use of the hangar. Specifically, nonaeronautical items must not: (**Must answer No to all the following**)

- a. Impede the movement of the aircraft in and out of the hangar; **Yes   No**
- b. Displace the aeronautical contents of the hangar. A vehicle parked at the hangar while the vehicle owner is using the aircraft will not be considered to displace the aircraft; **Yes   No**
- c. Impede access to other aeronautical contents of the hangar; **Yes   No**
- d. Violate building codes or local ordinances.    **Yes   No**

3. Lessee shall not conduct **nonaeronautical business activities** from the hangar and shall not warehouse items in support of nonaeronautical business. **Yes   No**

Inspected By \_\_\_\_\_

Darrel R Gibson Airport Manager

Date \_\_\_\_\_



Hangar Number	Owner	Airplane Make/ Model	Last Inspected	Notes
C1	Tim Olson	RV-14	11/21/2025	
C2	Tim Olson	RV-10	11/21/2025	
C3	Derek Scammell	Pitts S-2B	11/21/2025	
C4	Isaac Weix	Beechcraft T34	11/21/2025	
C5	Gordy Smith	Cessna 172	11/21/2025	Sublet to Jeff Kopp
C6	Earl Wildenberg	no aircraft	11/21/2025	
C7	Travis Teigen	PA-28-180	11/21/2025	
C8	Earl Wildenberg	no aircraft	11/21/2025	
C9	Larry Jess	Cessna 177	11/21/2025	
C10	Larry Jess	Cessna 150G	11/21/2025	
C11	Josh Bergmann	Cessna 150	11/21/2025	
C12	Gordy Smith	Cessna 172H	11/21/2025	Sublet to Mark Gehrke
C13	Dave Brenholt	RV 10 (Kit)	11/21/2025	Sublet to Josh Bergman
C14	Gordy Smith	Cessna 182P	11/21/2025	Sublet to Chris Balow
C15	Electric Vault			
C16	Gibson Aviation	Cessna 172 and Taylorcraft	11/21/2025	
C17	Mark Steidinger	Mooney M20J	11/21/2025	
D1	Dan Johnson	Mooney M20K	11/21/2025	
D1(East)	Dan Johnson	N18UF Glider	11/21/2025	
D2	Michael Kuhn	Cessna 170B, Cessna 182	11/21/2025	
D3	James Tennessen	PA28R-201	11/21/2025	
D4	Rick Viets	Piper PA-28-140	11/21/2025	
D5	Bruce Trimble Jr	TBM730	11/21/2025	
D6	Gordy Smith	Piper PA23-250 Cessna 172	11/21/2025	
D6 (East)	Kris Nelson	Piper PA18, Piper Tomahawk	11/21/2025	
D7	Kerry McCauley	Beechcraft 65,Cessna 150L Cessna 172N cessna 182	11/21/2025	
D7 (East)	Kris Nelson	Cessna172TW, Piper Lance	11/21/2025	
E1	Jake Sailer	Cessna 182Q	11/21/2025	
E2	Earl Wildenberg	Cessna182	11/21/2025	
E3	Isaac Weix	ZiIn 242 & 2 projects	11/21/2025	
E4	Jason Frank	Cirrus SR22 Cessna 182T	11/21/2025	
E5	Eric Gates	Cessna 172, Cessna 140(project) Prop-Jet	11/21/2025	
FBO	Gibson Aviation	maintenance aircraft	11/21/2025	



**MEMORANDUM**

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715-232-2221 Ext.1020

City Code 7-6-4. 4.

#### 7-6-4-4: AIRPORT HANGARS:

##### A. Hangar Use:

1. All hangars must be used for an aeronautical purpose. Aeronautical purposes include:
  - a. Storage of active aircraft;
  - b. Shelter for maintenance, repair, or refurbishment of aircraft, but not the indefinite storage of nonoperational aircraft;
  - c. Noncommercial construction of amateur built or kit built aircraft;
  - d. Storage of aircraft handling equipment (e.g., towbar, glider tow equipment, workbenches, tools and materials used to service aircraft); and
  - e. Storage of materials related to an aeronautical activity (e.g., balloon and skydiving equipment, office equipment, and teaching tools).
2. Provided the hangar is used primarily for an aeronautical purpose, the airport commission may permit nonaeronautical items to be stored in hangars, provided they do not interfere with the aeronautical use of the hangar. Specifically, nonaeronautical items must not:
  - a. Impede the movement of the aircraft in and out of the hangar;
  - b. Displace the aeronautical contents of the hangar. A vehicle parked at the hangar while the vehicle owner is using the aircraft will not be considered to displace the aircraft;
  - c. Impede access to other aeronautical contents of the hangar; and
  - d. Violate building codes or local ordinances.
3. Lessee shall not conduct nonaeronautical business activities from the hangar and shall not warehouse items in support of nonaeronautical business.

B. Access For Inspection: Any individual or corporation who leases a hangar lot shall deposit a hangar key with the airport manager to permit inspection to assure compliance with this section, fire codes, building codes and to permit the fire department access to the hangar in case of a fire. The airport manager shall retain the keys in a secure storage device, the location of which shall be known by the fire department.

##### C. Inspection:

1. The airport commission or its appointed designee shall inspect each hangar annually to ensure that all hangar areas comply with this section. The airport commission or its appointed designee shall create an inspection report for each inspected hangar and include a photograph of the interior of each hangar. The airport commission or its appointed designee shall provide reasonable notice to the lessee, who shall promptly communicate the notice to any renters or guests who are using the hangar.
2. In the event of a discovered violation of this section, the airport commission or its appointed designee shall generate a written description of the violation and an inspection report.
3. A vacant hangar shall be considered to be in compliance with this section if there is sufficient vacant floor space to accommodate a general aviation aircraft.

##### D. Notice Of Violation:

1. The airport commission shall promptly issue a written notice of violation to the lessee. The notice of violation shall contain a copy of this section and a statement that the hangar shall be brought into compliance with this section within thirty (30) days after the notice of violation is issued.

2. Upon the expiration of thirty (30) days, the airport commission or its appointed designee shall inspect the hangar which was found to be in violation of this section. The airport commission or its appointed designee shall photograph the interior of the hangar and complete an inspection report.

E. Violation:

1. In the event that the violation is not corrected, the airport commission shall request that the Menomonie police department issue a citation to the individual found to be in violation of this section.

2. Any individual found to be in violation of this section shall be subject to the penalties and enforcement provisions found in section 7-6-6 of this chapter and/or lease termination. (Ord. 2017-01, 2-6-2017)