DATE: 05/21/2020

REQUEST FOR REZONING

NAME: Trevor S. Bohman

ADDRESS: 3420 Mall Drive, Suite #4, Eau Claire, WI 54701

TELEPHONE NUMBER: 715-552-1818

EMAIL ADDRESS: Trevor@EauClaireRealty.com

PROPERTY OWNER IF DIFFERENT THAN ABOVE: Gouin Family, LLC and Foundation Inc. Stout University / Stout University Foundation Inc.

LOCATION OF PROPERTY YOU ARE REQUESTING TO BE REZONED (ATTACH MAP):

See Attached

EXACT LEGAL DESCRIPTION OF PROPERTY:

See Attached

CURRENT ZONING: R1

PROPOSED ZONING: PUD - R3/R4/C

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Multi-Family Housing Development - See Attached

Applicant's Signature

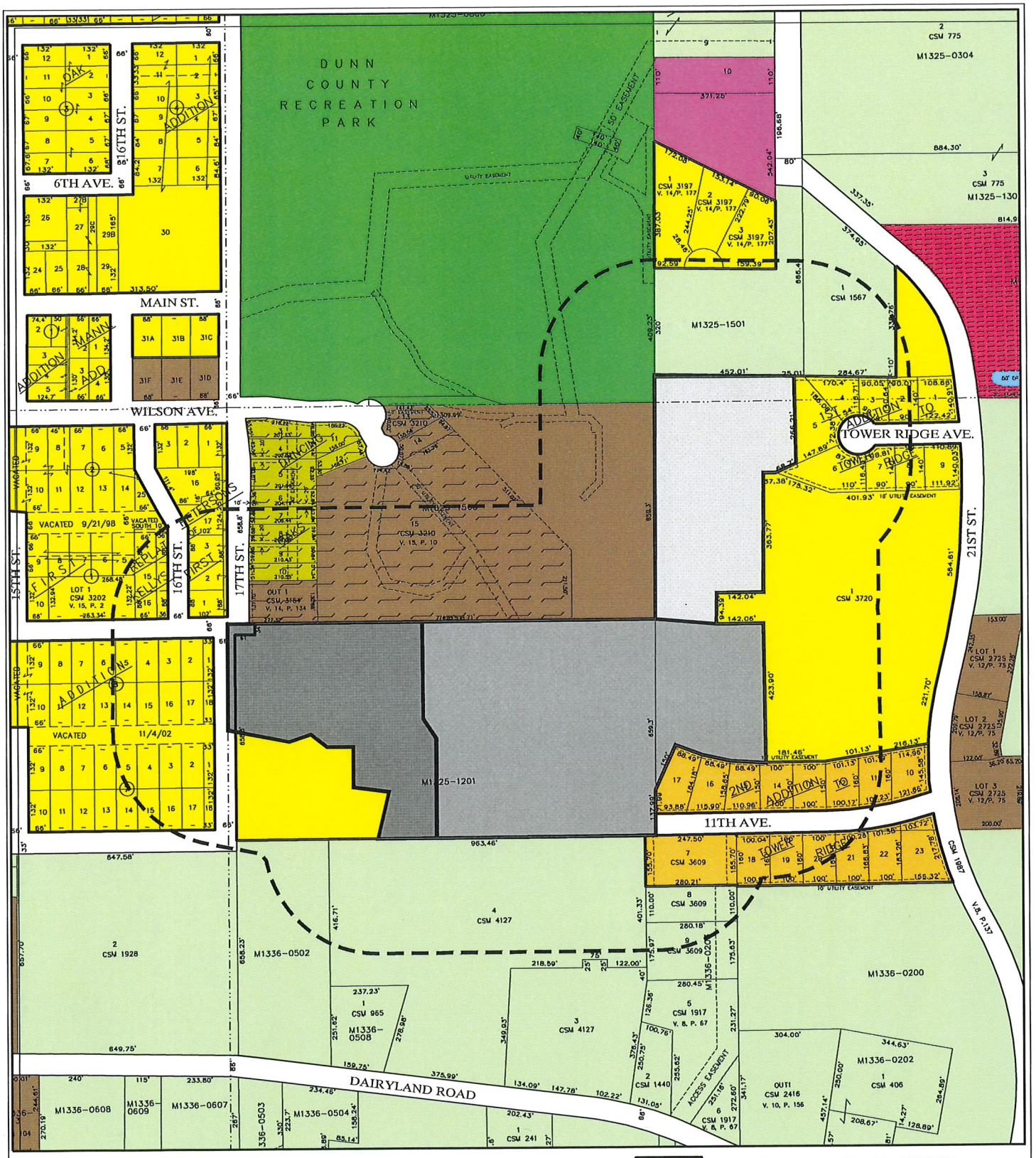
NON-REFUNDABLE FEE: $250

Receipt # _____ Account - 01.44733 (02)

To City Council: _____

To Plan Commission: _____

Publication Dates: _____



CITY OF MENOMONIE PROPOSED REZONING

REZONE FROM R1 - C

REZONE FROM R1 - R3

REZONE FROM R1 - R-4

350'-NOTIFICATION LIMITS AS REQUIRED BY THE CITY ORDINANCE

SCALE:
0 150 300

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

R-2 LIMITED MULTIPLE RESIDENTIAL DISTRICT

R-3 MULTIPLE RESIDENTIAL DISTRICT

R-4 LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT

B-2 LOCAL COMMERCIAL DISTRICT

T-1 TECHNOLOGY PARK DISTRICT

A AGRICULTURE DISTRICT

C OPEN DEVELOPMENT CONSERVANCY DISTRICT

Cedar corporation
Menomonie, Wisconsin

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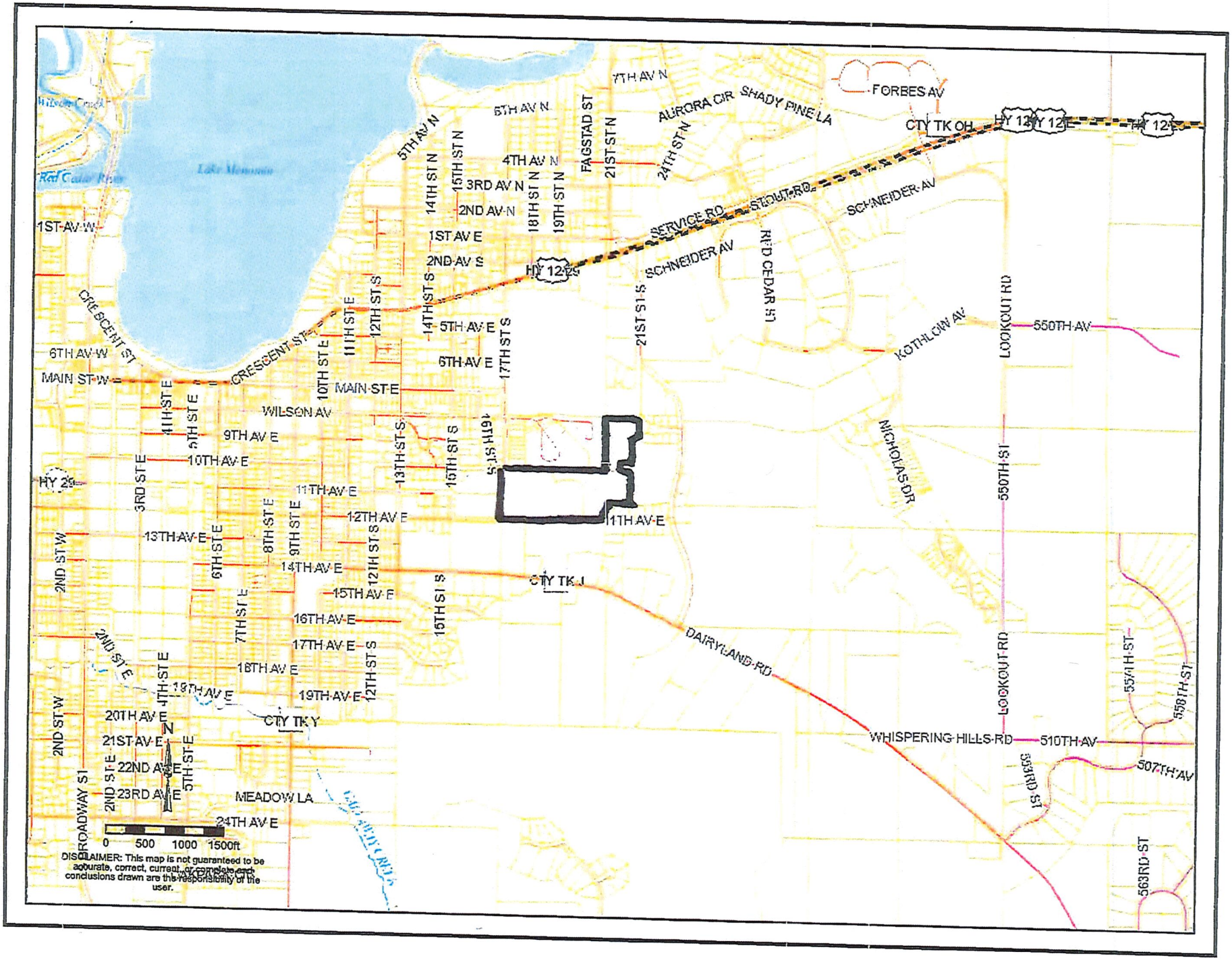

Lake Menomin
Red Cedar River
Wilson Creek
1ST AV W
CRESCENT ST
6TH AV W
MAIN ST W
CRESCENT ST
MAIN ST E
WILSON AV
9TH AV E
10TH AV E
11TH AV E
12TH AV E
13TH AV E
14TH AV E
15TH AV E
16TH AV E
17TH AV E
18TH AV E
19TH AV E
20TH AV E
21ST AV E
22ND AV E
23RD AV E
24TH AV E
MEADOW LA
HY 29
2ND ST W
2ND ST E
3RD ST E
4TH ST E
5TH ST E
6TH ST E
7TH ST E
8TH ST E
9TH ST E
10TH ST E
11TH ST E
12TH ST S
13TH ST S
14TH ST S
15TH ST S
16TH ST S
17TH ST S
18TH ST S
19TH ST S
21ST ST S
5TH AV N
6TH AV N
7TH AV N
4TH AV N
3RD AV N
2ND AV N
1ST AV E
2ND AV S
5TH AV E
6TH AV E
14TH ST N
15TH ST N
18TH ST N
19TH ST N
FAGSTAD ST
21ST ST N
24TH ST N
AURORA CIR
SHADY PINE LA
FORBES AV
CTY TK OH
HY 12
SERVICE RD
STOUT RD
SCHNEIDER AV
RED CEDAR ST
KOTHLOW AV
LOOKOUT RD
550TH AV
550TH ST
NICHOLAS DR
CTY TK J
DAIRYLAND RD
CTY TK Y
WHISPERING HILLS RD
510TH AV
507TH AV
553RD ST
554TH ST
558TH ST
563RD ST
DISROADWAY ST
N
0 500 1000 1500ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Rezone description:

R-1 to R-4 (Limited Family Residential Twin Home District)

Being part of the Southeast ¼ of the Southwest ¼, Section 25, Township 28 North, Range 13 West, City of Menomonie WI.

Commencing at the South ¼ corner of said Section 25, Thence N89°02'37"W along the south line of said Southwest ¼ a distance of 670.41 feet to the point of beginning;

Thence continuing N89°02'37"W 178.37 feet; thence N14°46'47"E 146.05 feet;

Thence N81°19'30"W 107.74 feet; thence N1°14'40"E 123.98 feet; thence N88°44'59"W 81.00 feet; thence N51°44'29"W 63.06 feet; thence S73°07'17"W 71.34 feet; thence N77°39'09"W 190.20 feet; thence N1°16'26"E along the west line of said Southeast ¼ of the Southwest ¼ a distance of 324.15 feet; thence S89°03'48"E 596.19 feet; thence S00°57'23"W 295.59 feet; thence S31°51'03"E 71.39 feet' thence S1°14'40"W 303.38 feet to the point of beginning.

R-1 to R-3 (Multiple Residential District).

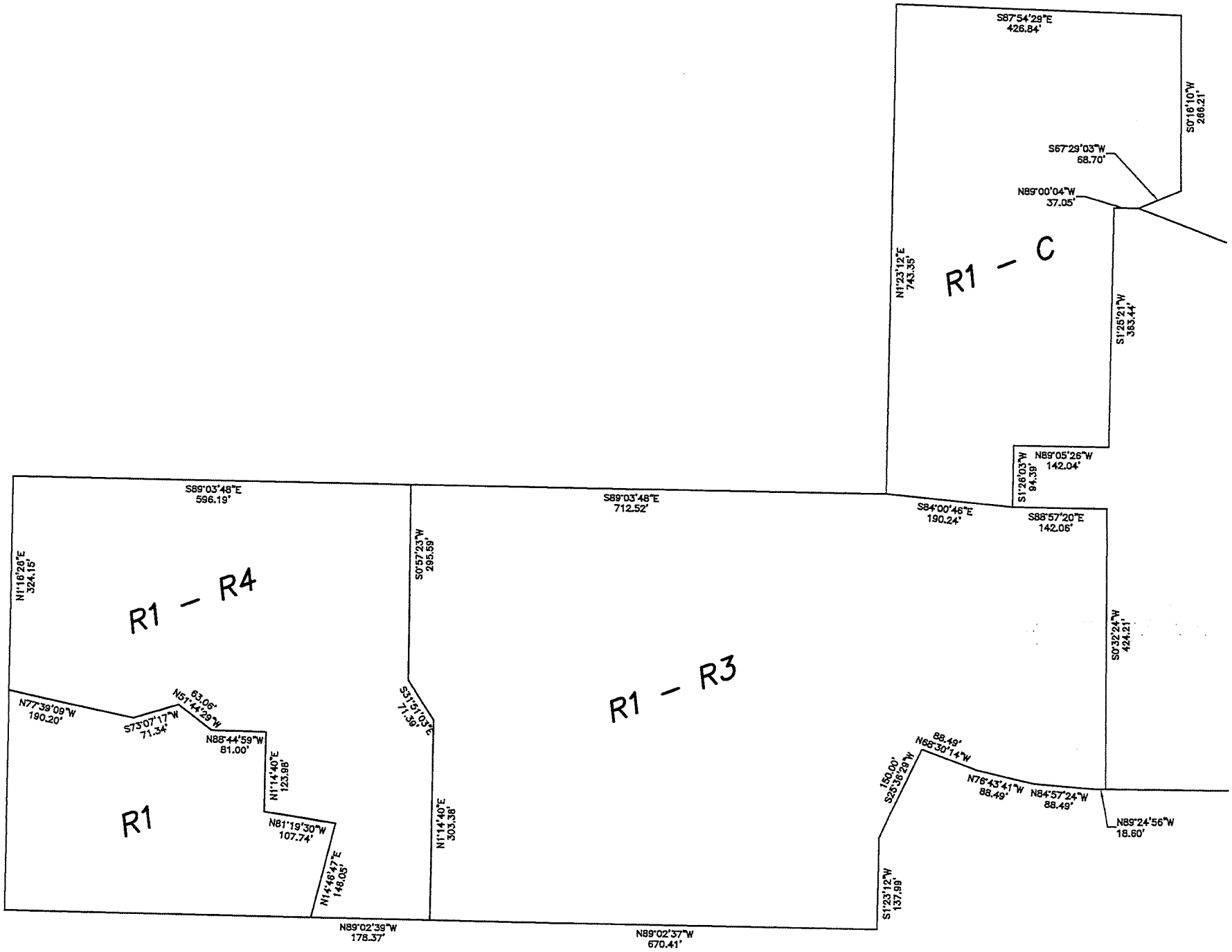
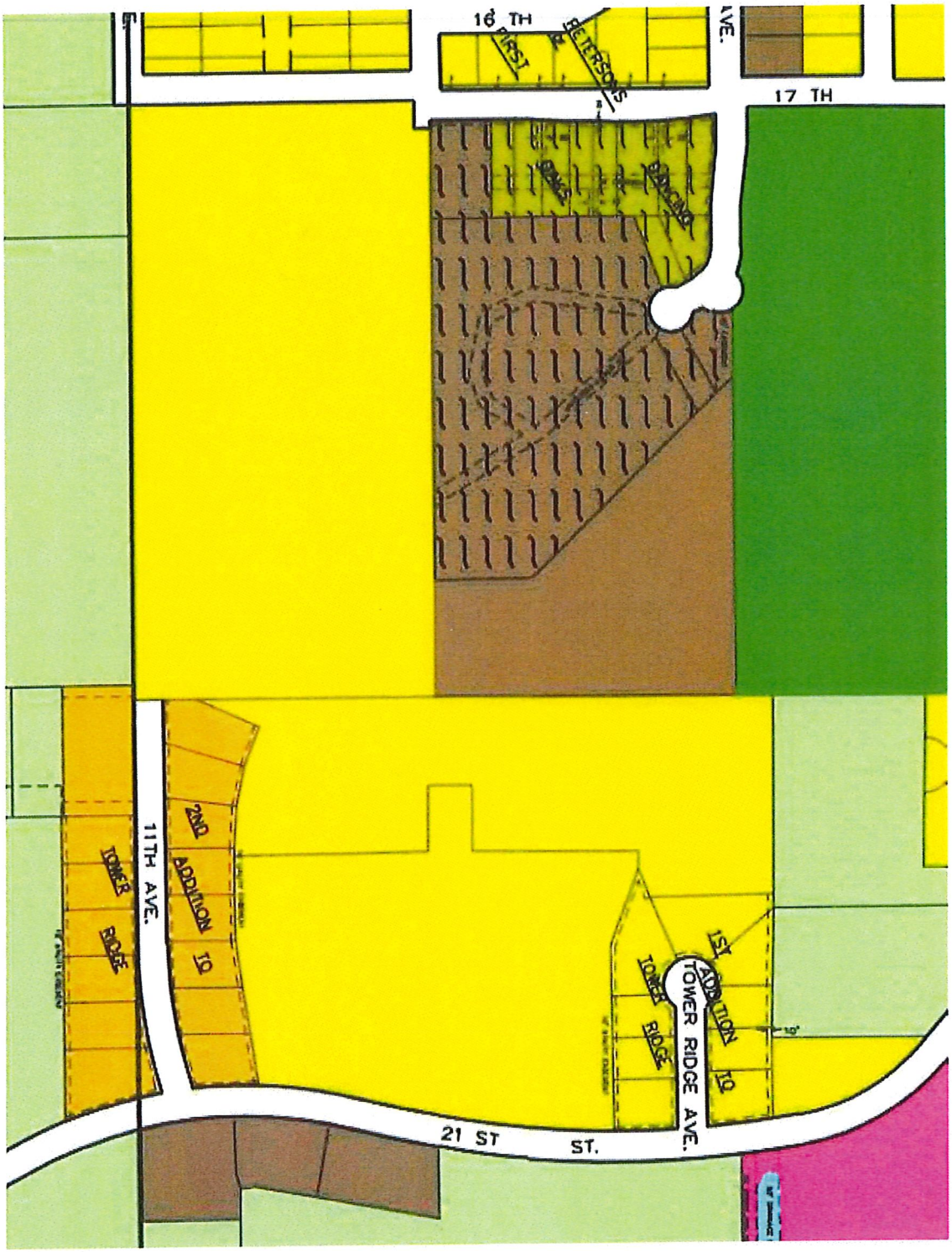
Being part of the Southeast ¼ of the Southwest ¼, and Southwest ¼ of the Southeast ¼, Section 25, Township 28 North, Range 13 West, City of Menomonie WI.

Beginning at the South ¼ corner of said Section 25, Thence N89°02'37"W along the south line of said Southwest ¼ a distance of 670.41 feet; thence N1°14'40"E a distance of 303.38 feet; thence N31°51'03"W 71.39 feet; thence N00°57'23"E 295.59 feet; thence S89°03'48"E a distance of 712.52 feet; thence S84°00'46"E a distance of 190.24 feet; thence S88°57'20"E a distance of 142.06 feet; thence S00°32'24"W a distance of 424.21 feet; thence N89°24'56"W 18.60 feet; thence N84°57'24"W 88.49 feet; thence N76°43'41"W 88.49 feet; thence N68°30'14"W 88.49 feet; thence S25°36'29"W 150.00 feet thence S1°23'12"W 137.99 feet to the point of beginning.

R-1 to C (Conservancy District).

Being part of the Northwest ¼ of the Southeast ¼, and Southwest ¼ of the Southeast ¼, Section 25, Township 28 North, Range 13 West, City of Menomonie WI.

Commencing at the South ¼ corner of said Section 25, Thence N89°02'37"W along the south line of said Southwest ¼ a distance of 670.41 feet; thence N1°14'40"E a distance of 303.38 feet; thence N31°51'03"W 71.39 feet; thence N00 24857'23"E 295.59 feet; thence S89°03'48"E a distance of 712.52 feet to the point of beginning; thence N1°23'12"E 743.35 feet; thence S87°54'29"E 426.84 feet; thence S00°16'10"W 266.21 feet; thence S67°29'03"W 68.70 feet; thence N89°00'04"W 37.05 feet; thence S1°25'21"W 363.44 feet; thence N89°05'26"W 142.04 feet; thence S1°26'03"W 94.39 feet; thence N84°00'46"W 190.24 feet to the point of beginning.


S87°54'29"E
426.84'
S0°16'10"W
266.21'
S67°29'03"W
68.70'
N89°00'04"W
37.05'
N1°23'12"E
743.35'
R1 – C
S1°25'21"W
363.44'
N89°05'26"W
142.04'
S1°26'03"W
94.39'
S84°00'46"E
190.24'
S88°57'20"E
142.06'
S0°32'24"W
424.21'
S89°03'48"E
596.19'
N1°16'26"E
324.15'
R1 – R4
S0°57'23"W
295.59'
S89°03'48"E
712.52'
R1 – R3
S51°51'03"E
71.39'
N1°14'40"E
303.38'
N77°39'09"W
190.20'
S73°07'17"W
71.34'
63.06'
N57°44'29"W
N88°44'59"W
81.00'
N1°14'40"E
123.98'
R1
N81°19'30"W
107.74'
N14°46'47"E
148.05'
N89°02'39"W
178.37'
N89°02'37"W
670.41'
S1°23'12"W
137.99'
150.00'
S25°36'29"W
88.49'
N88°30'14"W
N76°43'41"W
88.49'
N84°57'24"W
88.49'
N89°24'56"W
18.60'

Existing Zoning