

**CITY OF MERRILL  
CITY PLAN COMMISSION  
Tuesday, June 3, 2014 at 6:00P.M.  
City Hall Council Chambers  
1004 East First Street**

Voting members: Mayor William Bialecki, Chairperson, Alderperson Lokemoen, Steve Hass, Ken Maule, Melissa Schroeder, Don Heyel and Ralph Sturm.

**AGENDA**

1. Call to order
2. May 6, 2014 meeting minutes
3. **Public Hearing:** Application by Randy Wixson, for an amendment to his Conditional Use Permit at 1106 W. Main Street, Merrill, WI. The proposal is to add additional building with 24 storage units to 1106 W. Main Street. Legally described as 34-0005-000-262-01-00. Part of A.P. 505 in G. L. 2 line north Main Street also known as Certified Survey Map#2251.
4. Schedule date and time of next meeting
5. Public comment
6. Adjourn

***NOTE: It is possible that a quorum of the Common Council will be present at this meeting. However, no Common Council action will be taken.***

Agenda prepared by Shari Wicke at the request of Mayor William Bialecki

The Merrill City Hall is accessible to the physically disadvantaged. If special accommodations are needed, please contact Merrill City Hall at 715-536-4880.

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**City of Merrill  
City Plan Commission  
Tuesday, May 6, 2014 at 5:45 P.M.  
City Hall Common Council Chambers, 1004 East First Street**

Voting members present: Mayor Bill Bialecki (Chairperson), Alderman Pete Lokemoen, Melissa Schroeder, Ralph Sturm, Ken Maule and Steve Hass.

Other attendees: City Administrator Dave Johnson, City Attorney Tom Hayden, Building Inspector/Zoning Administrator Darin Pagel, Alderwoman Kandy Peterson, Alderman Rob Norton, Derek Krzanowski, Gerald Hersil, Dave Stenberg, John Bocke, Steve Triggs, Judy Schwemm, Linda Koenig, Jeff Stevens, Shirley Stevens, Linda Stevens, Kent Johnson and City Clerk Bill Heideman.

**Call to order**

Mayor Bialecki called the meeting to order at 5:48 P.M.

**Minutes of April 1<sup>st</sup>, 2014 meeting**

The minutes were in the meeting packet.

Motion (Hass/Schroeder) to approve, as presented, the minutes of the April 1<sup>st</sup>, 2014 City Plan Commission meeting. Carried.

**Review Conditional Use Permit for Haunted House @ 700 Hendricks Street**

No information was in the meeting packet.

Building Inspector/Zoning Administrator Darin Pagel had requested that this be placed on the agenda. He explained that, in April of 2013, when Boy Scout Troop 599 was granted a Conditional Use Permit for their Haunted House at 700 Hendricks Street, the permit was subject to an annual review.

The only remaining issue that Building Inspector/Zoning Administrator Pagel is aware of at the present time is exterior painting. Building Inspector/Zoning Administrator Pagel stated that, as long as that painting is completed prior to the 2014 opening of the haunted house later this year, he has no concerns with the Conditional Use Permit.

Representing Boy Scout Troop 599, the owners of the property, Gerald Hersil reported that he had nothing to add and had no questions at this time.

No action was necessary, requested or taken.

**Recess**

At 5:50 P.M., Mayor Bialecki announced that there would be a recess until 6:00 P.M., the scheduled start time for the public hearings.

At 6:00 P.M., Mayor Bialecki called the meeting back to order. City Attorney Hayden read the two hearing notices.

**Hearings: Fox Point Partners requesting rezoning & C.U.P. @ 1905 E. 14<sup>th</sup> Street**

Fox Point Partners, LLC, owners of the property at 1904 East 14<sup>th</sup> Street, has submitted an application to rezone that property from Industrial to Thoroughfare Commercial. They have also submitted an application for a Conditional Use Permit (CUP) for that property. If the rezoning and the CUP are approved, approximately 3% (1,500 of 55,000 square feet) of the property would be used as a church.

Motion (Hass/Schroeder) to open the public hearing. Carried.

The public hearing portion of the meeting began at 6:02 P.M. A separate hearing had been scheduled for each of the two issues, but it was decided that only one public hearing session would be held, and that the public would be allowed to comment on the proposed rezoning and/or the proposed Conditional Use Permit during the public hearing.

Representing Fox Point Partners, LLC, John Bocke, spoke in favor of the rezoning and the Conditional Use Permit. He stated that Fox Point Partners, LLC has attempted to market the property as an industrial facility, but to date has not found a buyer. He added that Lincoln County Economic Development Director Susan Ryman has informed him that, in her opinion, the property should be divided and used for commercial entities.

Steve Triggs, 1417 Prospect Avenue, Wausau, spoke in favor of the rezoning and the Conditional Use Permit.

Jeff Stevens, W4609 Pope Road, Merrill, spoke in favor of the rezoning and the Conditional Use Permit. He stated that the property could have multiple uses if the rezoning is approved. It would be difficult for the church (he is a member) to find another suitable facility.

Motion (Hass/Sturm) to close the public hearing. Carried.

City Administrator Johnson spoke in favor of the rezoning. Building Inspector/Zoning Administrator Pagel suggested that, if the Conditional Use Permit is approved, both he and the Fire Department should conduct a "walk-through" to ensure compliance on any potential zoning and/or safety issues.

Motion (Lokemoen/Maule) to approve the rezoning of 1905 East 14<sup>th</sup> Street, from Industrial to Thoroughfare Commercial. Carried.

An ordinance on the rezoning will be on the May 13<sup>th</sup>, 2014 Common Council meeting agenda.

Motion (Lokemoen/Hass) to approve the Conditional Use Permit for the property at 1905 East 14<sup>th</sup> Street. Carried.

A resolution on the Conditional Use Permit will be on the May 13<sup>th</sup>, 2014 Common Council meeting agenda.

**Next meeting**

Tuesday, June 3<sup>rd</sup>, 2014 at 5:15 P.M.

**Public Comment**

None.

**Adjournment**

Motion (Sturm/Hass) to adjourn. Carried. Adjourned at 6:12 P.M.

Minutes prepared and submitted by:

William N. Heideman, CMC, WCMC  
City Clerk

**CITY OF MERRILL**  
1004 EAST FIRST STREET  
MERRILL, WI 54452

**NOTICE OF PUBLIC HEARING**

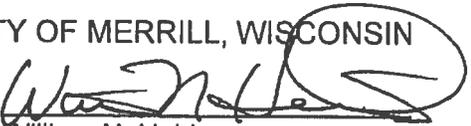
All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Tuesday, June 3, 2014**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1. Application by Randy Wixson, for an amendment to his Conditional Use Permit at 1106 W. Main Street, Merrill, WI. The proposal is to add additional building with 24 storage units to 1106 W. Main Street. Legally described as 34-0005-000-262-01-00. Part of A.P. 505 in G. L. 2 line north Main Street also known as Certified Survey Map#2251.

Anyone having any questions regarding the hearing should contact Zoning Administrator, Darin Pagel at 536-4880.

Dated: May 15, 2014

CITY OF MERRILL, WISCONSIN

By: 

William N. Heideman  
City Clerk

APPLICATION FOR CONDITIONAL USE PERMIT  
CITY OF MERRILL

DATE 5-12-14

APPLICANT'S NAME: Randy Wixson  
BUSINESS NAME: RC-N-DI Investments  
PHONE #: 715-536-6394 EMAIL: RandallC&D@TDS.NET  
PROPERTY ADDRESS: 1106 W Main, Merrill  
PROPERTY OWNER'S NAME: Randall C & Diane L Wixson  
TAX ROLL#: 34-0005-000-262-01-00 PIN #: 251-3106-142-0008  
EXISTING USE: office & Self Storage  
PROPOSED USE: office & Self Storage  
REASON FOR REQUESTING A USE PERMIT CHANGE: I have sold 50'  
of lot to property owner to the East and would  
like to add 24 self storage units.

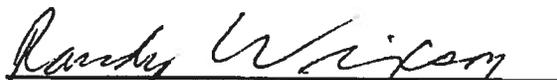
**PLEASE PROVIDE A SEPARATE ATTACHMENT WITH A RESPONSE  
TO EACH OF THE FOLLOWING ITEMS**

(Required per Section 113-100 of the Zoning Code)

1. A statement, in writing by applicant, that describes how the proposed conditional use(s) shall conform to the standards set forth in Section 113-103 hereinafter.
  - a) The establishment, maintenance or operation of the conditional use will not be detrimental or endanger public health, safety, morals, comfort or general welfare.
  - b) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with use of adjacent land (describe mitigating features to be part of the operations of the proposed use).
  - c) Describe how the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Zoning District.
  - d) Describe if adequate utilities, access roads, drainage, and other required site improvements have been or will be provided.
  - e) Describe what adequate measures have been taken to provide ingress and egress and how designed as to minimize traffic congestion in public streets.

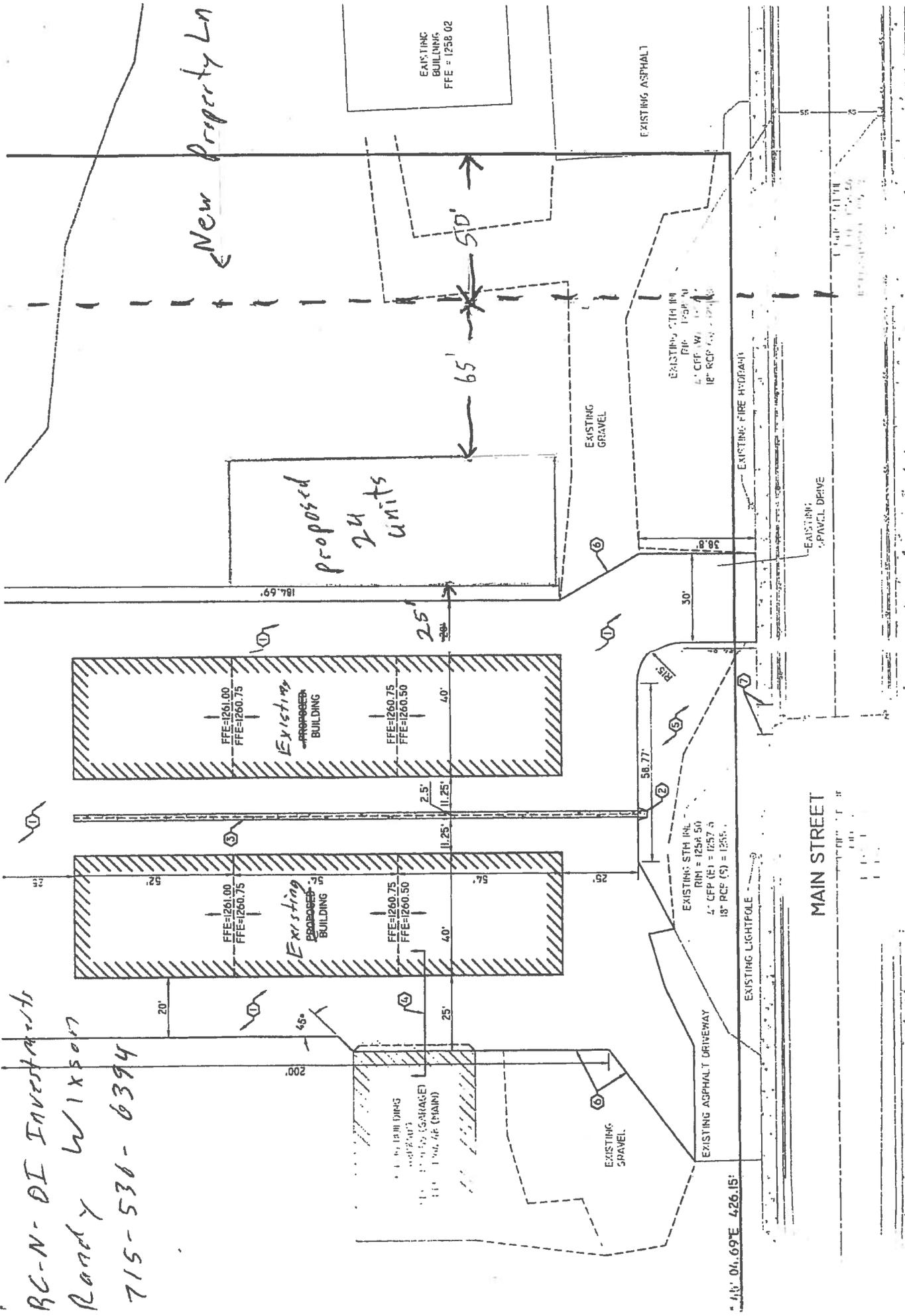
- f) Explain how the conditional use shall conform to all applicable regulations of the district in which it is located.
  - g) Explain how the conditional use will not violate flood plain regulations governing the site.
  - h) That when applying the above standards to any new construction or placing an addition on an existing building, the Plan Commission and Common Council shall bear in mind the statement of purposes for the zoning district such that the proposed building or addition at the proposed location, does not defeat the purpose and objective of the Zoning District.
  - i) In addition to passing the Conditional use Permit, the Plan Commission and Common Council shall also evaluate the effect of the proposed use upon:
    - I) The maintenance of safe and healthful conditions;
    - II) The prevention of water pollution including sedimentation;
    - III) Existing topography, drainage features and vegetative cover on the site;
    - IV) The location of the site with respect to floodplains and floodways of rivers and streams;
    - V) The erosion potential of the site based upon the degree and direction of slope, soil type, and vegetative cover;
    - VI) The location of the site with respect to existing or future access roads;
    - VII) The need of the proposed use for a shoreline location;
    - VIII) The compatibility with uses on adjacent land;
    - IX) The amount of liquid waste to be generated and the adequacy of the proposed disposal system.
2. Include the Names and Addresses of the architect, professional engineer, and contractor (if appropriate), and all property owners of record within 100 feet of the applicant. Note: Zoning Administrator will provide list of property owners to be included in the submittal.
  3. Description of the subject site by lot, block, and recorded subdivision or by metes and bounds description address of the subject site; type of structure; proposed operation or use of the structure of site; number of employees and the Zoning District within which the subject site lies.
  4. Plat of Survey prepared by a registered land surveyor showing property lines, buildings, improvements, landscaping, and all of the information required for a building permit.
  5. Additional information as may be required by the Plan Commission of Common Council, or Officers of the City.
  6. A fee of \$175.00 must accompany the application.

The information submitted with this application is true and accurate to the best of my knowledge and belief.

  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Applicant

RC-N- DI Investments  
 Randy Wilson  
 715-530-6394



<b>DEI</b> CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING	SCALE	DATE	REVISION	BY	CHK'D	DESIGNED BY: JJB	CHECKED BY: GSW	SITE RC-N-01 1106 WEST MERRILL
	0 20 40					SURVEYED BY: JLR/AJB	APPROVED BY: JJB	
						DRAWN BY: NAP	DATE: 02/23/11	

# RC-N-DI Investments

N3160 Tesch Rd.

Merrill, WI 54452

715-536-6394

05-13-14

Sub: Change zoning at 1106 W Main.

I am in the process of selling fifty feet of my property to William Fillmore, owner of Fillmore Metal crafts. They are directly east of our property and the only adjacent land owner. Their address is 1000 W Main St. Merrill, WI 54452. (715-218-8302)

The present lot was granted a conditional use for 64 self storage units. We would like to add an additional 24 units directly east of the existing units. The final number of units will be determined after engineering is done. The project will not be started for 6 to 12 months. REI will do the engineering when the time comes. There will be no additional employees.

REI will survey for the sale of the fifty feet to create two new lot descriptions.

Randy Wixson