

**CITY OF MERRILL  
CITY PLAN COMMISSION  
Tuesday, October 7, 2014 at 5:30P.M.  
Public Hearing 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 and Ralph Sturm.

**AGENDA**

1. Call to order
2. September 2, 2014 meeting minutes
3. Consider Certified Survey map for Jeff Lokemoen, owner of sale parcel. Certified Survey map of part of the Northwest ¼ of the Northeast ¼ and part of Government Lot 4 located in Section 10, Township 31 North, Range 6 East, City of Merrill, Lincoln County, Wisconsin.
4. Discussion and recommendation on a site plan by Lincoln County Human Society, for new building at 200 N. Memorial Drive.
5. **Public Hearing:** Application by Merrill Federal Savings & Loan for a property located at 1205 Cedar Street to rezone from Residential 2 (R-2) to Thoroughfare Commercial (T.C.) Property legally described as Natzke Addition, Lot 6 Block 4, City of Merrill, Lincoln County, Wisconsin.  
Parcel number #34.0150.005.155.00.00
6. Schedule date and time of next meeting
7. Public comment
8. 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, September 2, 2014 at 5:30 P.M.  
City Hall Common Council Chambers, 1004 East First Street**

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

Other attendees: City Attorney Tom Hayden and Building Inspector/Zoning Administrator Darin Pagel.

**Call to order**

Mayor Bialecki called the meeting to order at 5:30 P.M.

**Minutes of August 5<sup>th</sup>, 2014 meeting**

The minutes were in the meeting packet.

Motion (Hass/Schroeder) to approve, as presented, the minutes of the August 5<sup>th</sup>, 2014 City Plan Commission meeting. Carried.

**Consider resolution authorizing the dedication of a portion of East Tenth Street**

The purpose of the resolution is to ensure that the City retains a portion of East Tenth Street in anticipation of the pending City sale of the former Ranger Station property.

At a meeting on August 27<sup>th</sup>, 2014, the Board of Public Works passed a motion recommending approval of the resolution and referred the recommendation to the City Plan Commission.

Motion (Maule/Lokemoen) to approve the resolution. Carried.

The resolution will be on the September 9<sup>th</sup>, 2014 Common Council meeting agenda.

**Next meeting**

Tuesday, October 7<sup>th</sup>, 2014 at 5:30 P.M.

**Public Comment**

None.

**Adjournment**

Motion (Hass/Lokemoen) to adjourn. Carried. Adjourned at 5:35 P.M.

Minutes submitted by:

Thomas Hayden  
City Attorney

# LINCOLN COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Of part of the Northwest 1/4 of the Northeast 1/4 and part of Government Lot 4 located in Section 10, Township 31 North, Range 6 East, City of Merrill, Lincoln County, Wisconsin.

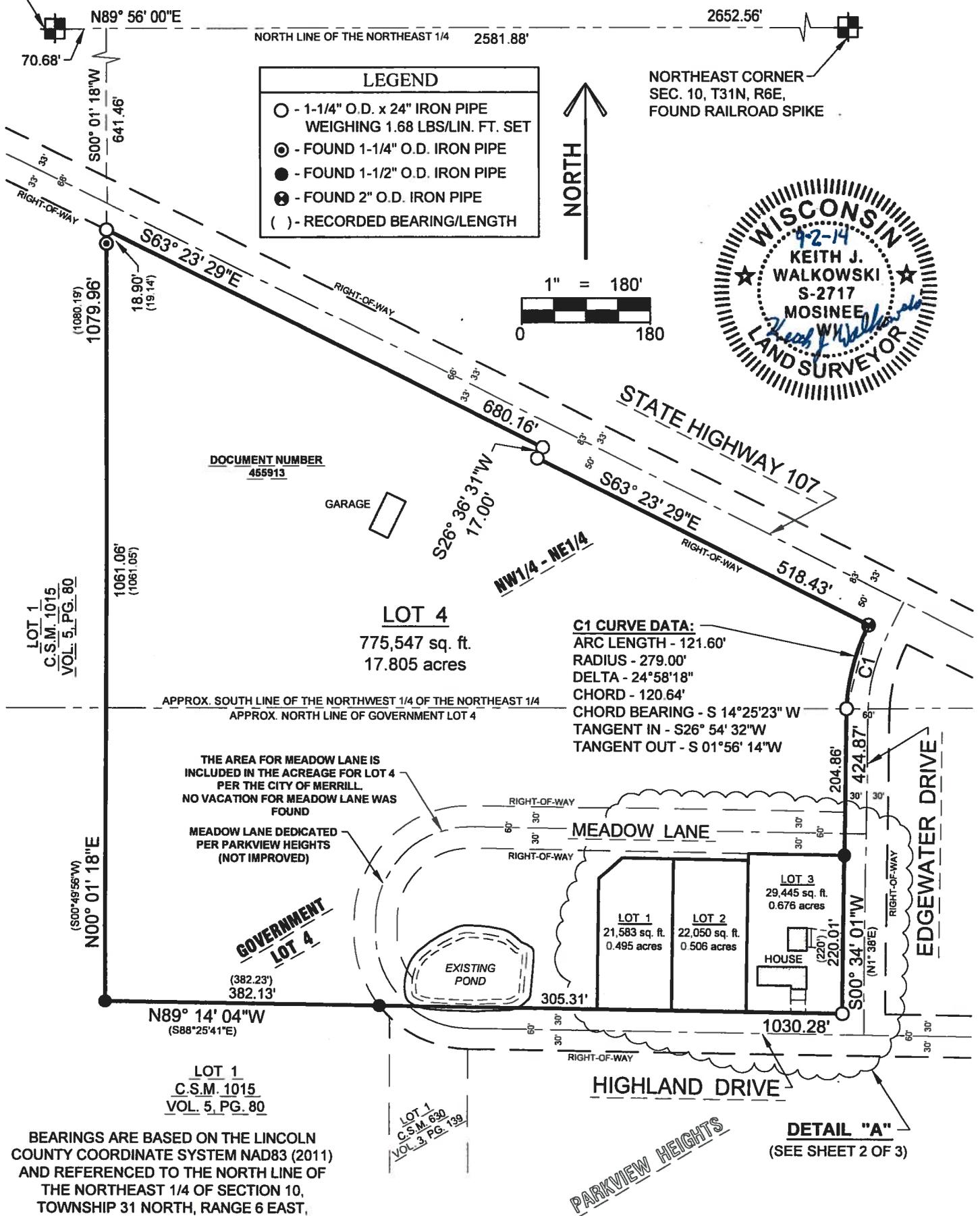
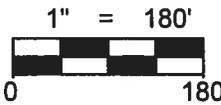
NORTH 1/4 CORNER  
SEC. 10, T31N, R6E,  
FOUND RAILROAD SPIKE

2652.56'

NORTH LINE OF THE NORTHEAST 1/4 2581.88'

NORTHEAST CORNER  
SEC. 10, T31N, R6E,  
FOUND RAILROAD SPIKE

LEGEND	
○	- 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
⊙	- FOUND 1-1/4" O.D. IRON PIPE
●	- FOUND 1-1/2" O.D. IRON PIPE
⊗	- FOUND 2" O.D. IRON PIPE
( )	- RECORDED BEARING/LENGTH



**C1 CURVE DATA:**  
ARC LENGTH - 121.60'  
RADIUS - 279.00'  
DELTA - 24°58'18"  
CHORD - 120.64'  
CHORD BEARING - S 14°25'23" W  
TANGENT IN - S26° 54' 32"W  
TANGENT OUT - S 01°56' 14"W

THE AREA FOR MEADOW LANE IS INCLUDED IN THE ACREAGE FOR LOT 4 PER THE CITY OF MERRILL. NO VACATION FOR MEADOW LANE WAS FOUND

MEADOW LANE DEDICATED PER PARKVIEW HEIGHTS (NOT IMPROVED)

**DETAIL "A"**  
(SEE SHEET 2 OF 3)

**PARKVIEW HEIGHTS**

BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM NAD83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, MEASURED TO BEAR NORTH 89°56'00" EAST.



**RIVERSIDE LAND SURVEYING LLC**

6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894  
email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	DATE AUGUST 28, 2014
CHECKED BY K.J.W.	PROJECT NO. 1947
PREPARED FOR:	JEFF LOKEMOEN

# LINCOLN COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Of part of the Northwest 1/4 of the Northeast 1/4 and part of Government Lot 4 located in Section 10,  
Township 31 North, Range 6 East, City of Merrill, Lincoln County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided a part of the Northwest 1/4 of the Northeast 1/4 and part of Government Lot 4 located in Section 10, Township 31 North, Range 6 East, City of Merrill, Lincoln County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 10; Thence North 89°56'00" East along the North line of said Northeast 1/4, 70.68 feet; Thence South 00°01'18" West, 641.46 feet to the South right-of-way line of State Highway "107" and the point of beginning of said described parcel; Thence South 63°23'29" East along said South right-of-way line, 680.16 feet; Thence South 26°36'31" West along said South right-of-way line, 17.00 feet; Thence South 63°23'29" East along said South right-of-way line, 518.43 feet to the West right-of-way line of Edgewater Drive and the beginning of a non-tangential curve to the left; Thence along said West right-of-way, 121.60 feet along the arc of said curve, said curve having a radius of 279.00 feet, a central angle of 24°58'18" and a chord that bears South 14°25'23" West for a distance of 120.64 feet; Thence South 00°34'01" West along said West right-of-way line of Edgewater Drive, 424.87 feet to the North right-of-way line of Highland Drive and the Easterly extension of the North line of Lot 1 of Certified Survey Map Number 1015 as recorded in Volume 5 of Certified Survey Maps on Page 80; Thence North 89°14'04" West along said North right-of-way line and said North line of Lot 1, 1030.28 feet to the East line of said Lot 1 of Certified Survey Map Number 1015 as recorded in Volume 5 of Certified Survey Maps on Page 80; Thence North 00°01'18" East along said East line, 1079.96 feet to the point of beginning.

That the above described parcel of land contains 848,625 square feet, or 19.482 acres more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Jeff Lokemoen, Owner of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Merrill in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 2ND day of SEPTEMBER, 2014

Keith J. Walkowski  
Riverside Land Surveying LLC  
Keith J. Walkowski  
P.L.S. No. 2717



I, \_\_\_\_\_ (City Clerk) being duly elected by the City of Merrill, hereby certify that the above Certified Survey was approved by the Common council of the City of Merrill, Wisconsin at its regular meeting on

\_\_\_\_\_ by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
City Clerk Date

SHEET 3 OF 3

 <b>RIVERSIDE LAND SURVEYING LLC</b> 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	<b>DRAWN BY</b> M.F.L.	<b>DATE</b> AUGUST 28, 2014
	<b>CHECKED BY</b> K.J.W.	<b>PROJECT NO.</b> 1947
	<b>PREPARED FOR:</b> JEFF LOKEMOEN	





**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, October 7, 2014, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1. Application by Merrill Federal Savings & Loan for a property located at 1205 Cedar Street to rezone from Residential 2 (R-2) to Thoroughfare Commercial (T.C.) Property legally described as Natzke Addition, Lot 6 Block 4, City of Merrill, Lincoln County, Wisconsin.  
Parcel number #34.0150.005.155.00.00

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

Dated: September 17, 2014

CITY OF MERRILL, WISCONSIN

By: 

William N. Heideman  
City Clerk

APPLICATION FOR ZONING AMENDMENT  
CITY OF MERRILL

NAME: Merrill Federal Savings Loan STREET ADDRESS: 907 East Main  
PROPERTY ADDRESS: 1205 N. Cedar St. Tax Key # 34.0150.005.155  
TAX PIN # 251-3106-122-0135  
LEGAL DESCRIPTION: Lot Six (6), Block Four (4), Natzke Addition  
To The City of Merrill, Lincoln County, Wisconsin.  
EXISTING USE: Home. PROPOSED USE: Parking Lot / Home  
REASONS FOR REQUESTING A ZONE CHANGE: Pine Ridge Restaurant  
is the proposed buyer AND needs additional parking.

ADDITIONAL REQUIREMENTS

- 1.) Names and addresses of all abutting and opposite property owners within 300 feet of the property to be altered.
- 2.) Principal use of all properties within 300 feet of the property to be altered.
- 3.) A plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures, and property lines within 300 feet of the parcel.
- 4.) Any further information that may be pertinent in considering the application.
- 5.) FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
- 6.) A fee of \$175.00 shall be paid to the Clerk-Treasurer at time of application.

All information submitted is accurate to the best of my knowledge.

John C. Raino 9 / 15 / 14  
Signature of Applicant Date



September 15, 2014

Darin Pagel  
1004 E. 1<sup>st</sup> Street  
Merrill, WI 54452

Dear Darin:

We have a pending purchase on the David W. Cooper property located at 1205 Cedar Street, Merrill, WI 54452. The pending sale requires the property to be rezoned from residential to thorofare commercial. The Sherriff's sale is 10/02/2014 at 10:15 a.m. There is a 99% chance Merrill Federal Savings & Loan will be the purchaser. Please put Merrill Federal on the Planning Commission meeting agenda on 10/7/2014 and the Council meeting agenda on 10/14/2014.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Ronis". The signature is stylized with a large initial "J" and "R".

John C. Ronis  
Assistant Vice President

907 EAST MAIN STREET  
MERRILL, WISCONSIN 54452  
715-536-7133

**YOUR "LOCAL" SAVINGS & LOAN**

SCHEDULE A

Commitment No. - 13-25415

Effective Date of Commitment - 5/5/2014 8:00:00 AM

Prepared For:

Merrill Federal Savings and Loan Association  
Attn: Pete Koblitz  
907 E. Main Street  
Merrill, WI 54452

Inquiries Should be Directed to:

Lincoln County Abstract  
705 East Main Street  
Merrill, WI 54452  
(715) 539-2038 / (715) 539-2743 (FAX)

1. Policy or Policies to be issued:

Amount

(a) ALTA Owners Policy 2006

\$15,000.00

Proposed Insured:

A Legally Qualified Purchaser to be Named

(b) ALTA Loan Policy 2006

NONE

Proposed Insured:

NONE its successors and/or assigns

2. The Estate or interest in the land described or referred to in this Commitment and covered herein is a  
Fee Simple

3. Title to said estate or interest in said land is at the effective date hereof of record in:

David W. Cooper, a single person

4. The land referred to in this Commitment is located in the County of LINCOLN, State of WISCONSIN and described as follows:

Lot Six (6), Block Four (4), Natzke Addition to the City of Merrill, Lincoln County, Wisconsin

\*\*\*\*\*

Tax Key #34.0150.005.155

Pin #251-3106-122-0135

2013 Tax Amount \$2,456.85, Minus Lottery Credit \$104.63 = Net Amount \$2,352.22, Paid.

Total Assessed Value \$89,800.00.

Address: 1205 N. Cedar St., Merrill, WI 54452.



City of Merrill GIS



DISCLAIMER: The City of Merrill Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 61'

Print Date: 6/12/2014