

**CITY OF MERRILL
CITY PLAN COMMISSION
Monday, November 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, Dorwin Harris and Ralph Sturm.

AGENDA

1. Call to order
2. Public Comment
3. October 7, 2014 meeting minutes
4. **Public Hearing:** Journey Church is requesting re-zoning of a property located at 1212 S. Center Ave. from Thoroughfare Commercial (T.C.) district to Public District. The property legally described the South 924 feet of the Southwest ¼, Southwest ¼ of US Hwy 51 as described in Volume 308, Page 693, the North 150.7 feet, City of Merrill, Lincoln County, Wisconsin.
5. **Public Hearing:** City of Merrill is requesting re-zoning of a property located at 1110 East Tenth Street (former Ranger Station) from Public District to Thoroughfare Commercial (T.C.) district. The property legally described in the Certified Survey Map #6657 dated 5/21/2014. Parcel Number #34.0007.000.362.00.00
6. Schedule date and time of next meeting
7. 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.

1410160

**City of Merrill
City Plan Commission
Tuesday, October 7, 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, Ralph Sturm and Steve Hass. Alderman Peter Lokemoen had an excused absence.

Other attendees: City Administrator Dave Johnson, Building Inspector/Zoning Administrator Darin Pagel, Alderwoman Kandy Peterson, Jeremy Ratliff, Willie Kimmons, Darla Sann-Koenig and City Clerk Bill Heideman. City Attorney Tom Hayden had an excused absence.

Attending the hearing portion of the meeting: Bialecki, Schroeder, Maule, Sturm, Hass, Pagel, Peterson, Ratliff, Heideman, Pete Koblitz, Sue Kunkel, Cecil Ballou, Richard Plautz and Darlene Plautz.

Call to order

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

Minutes of September 2nd, 2014 meeting

The minutes were in the meeting packet.

Motion (Hass/Schroeder) to approve, as presented, the minutes of the September 2nd, 2014 City Plan Commission meeting. Carried.

Certified Survey Map prepared for Jeff Lokemoen

On behalf of Jeff Lokemoen, Riverside Land Surveying, LLC, has submitted a Certified Survey Map for land on Edgewater Drive and Highland Drive owned by Mr. Lokemoen. The land is legally described as 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. A copy of the map was in the meeting packet.

Building Inspector/Zoning Administrator Pagel reported that the property currently has multiple uses, but that the parcel was never split. Therefore, the property is currently non-conforming. Approval of the map would result in it becoming conforming.

Building Inspector/Zoning Administrator Pagel stated that he has no issue or concerns with the map as submitted.

Motion (Hass/Maule) to approve the Certified Survey Map, as submitted.
Carried.

A resolution on the map will be on the October 14th, 2014 Common Council meeting agenda.

Site Plan by Humane Society for new building @ 200 North Memorial Drive

The Lincoln County Humane Society has submitted a site plan for a new building at 200 North Memorial Drive, in the fairgrounds block. A copy of the site plan was in the meeting packet.

Building Inspector/Zoning Administrator Pagel explained that the site plan, as submitted meets all City code requirements. However, the City Plan Commission could make modifications that they deem necessary. Some minor modifications have already been made since the building plan was last discussed by the City Plan Commission.

Discussion was held on the impact that the new building would have on the fairgrounds race track. It was noted that it would be impossible to position the building in a manner that would not impact the track. If a decision were to be made to reconfigure the track after the new building is in place, the track would have to be shortened and moved further west.

City Administrator Johnson recommends approving the site plan as submitted.

Steve Hass noted that, because the site plan is conforming as submitted, the City Plan Commission cannot dictate major changes to the plan.

1410161

Motion (Hass/Schroeder) to approve the site plan, as submitted by the Lincoln County Humane Society, for a new building at 200 North Memorial Drive. Carried.

Recess

At 5:41 P.M., Mayor Bialecki announced that a recess would be held until 6:00 P.M., the time scheduled for the public hearing. At 6:00 P.M., Mayor Bialecki called the meeting back to order.

Hearing – Rezoning request from Merrill Fed. Savings & Loan - 1205 N. Cedar

The current owner of the property at 1205 Cedar Street, Merrill Federal Savings and Loan, is requesting that the property be rezoned from Residential 2 (R-2) to Thoroughfare Commercial (T.C.).

Mayor Bialecki read the public hearing notice.

Building Inspector/Zoning Administrator Pagel explained that Merrill Federal Savings and Loan is requesting this rezoning because they have been discussing the potential sale of the property to the owner of the new Pine Ridge Restaurant. If that purchase takes place, the owner of the restaurant is at this time planning to let the house remain, but to use a portion of the property for a restaurant parking lot. If the property is rezoned to Thoroughfare Commercial, both a house and/or a parking lot could exist on the property.

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

Representing Merrill Federal Savings and Loan, Pete Koblitz echoed Mr. Pagel's comments. He also stated that the purpose of the rezoning request was to allow for a parking lot on the property, should the sale of the property to the restaurant owner take place.

Cecil Ballou, 1300 Cedar Street, stated that he was also speaking on behalf of George Henrich. Mr. Ballou asked why it is necessary to rezone the property if the house is going to remain. Mr. Ballou also has concerns that, because the area has historically had some drainage issues, there is an increased chance of flooding in the area if a parking lot is added.

Richard Plautz, 1200 Cedar Street, stated that the previous owner lost the property via a foreclosure, and Mr. Plautz has no idea why that happened.

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

Building Inspector/Zoning Administrator Pagel reported that, if a parking lot were to be added to the property, City zoning code requires screening between the parking lot and the adjacent residential area. Mr. Pagel added that the restaurant owner has already had a business plan prepared that includes addressing any flooding/drainage issues associated with the property.

Motion (Maule/Hass) to approve, as submitted, the application from Merrill Federal Savings and Loan to rezone the property located at 1205 North Cedar Street from Residential 2 (R-2) to Thoroughfare Commercial (T.C.). Carried.

An ordinance on the rezoning will be on the October 14th, 2014 Common Council meeting agenda.

Next meeting

Monday, November 3rd, 2014. The time of the meeting was tentatively set for 5:30 P.M., possibly subject to change.

Public Comment

Sue Kunkel stated her noise concerns related to dogs barking at the Humane Society shelter. Based on these concerns, she expressed her opinion that a different location for the new shelter should be considered.

Adjournment

Motion (Hass/Schroeder) to adjourn. Carried. Adjourned at 6:17 P.M.

Minutes submitted by:

William N. Heideman, CMC, WCMC
City Clerk

CITY OF MERRILL
1004 EAST FIRST STREET
MERRILL, WI 54452

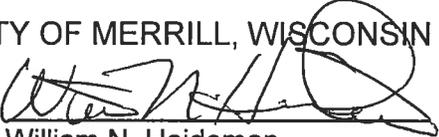
NOTICE OF PUBLIC HEARING

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 Monday, November 3, 2014**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matters, to wit;

1. Journey Church is requesting re-zoning of a property located at 1212 S. Center Ave. from Thoroughfare Commercial (T.C.) district to Public District. The property legally described the South 924 feet of the Southwest ¼, Southwest ¼ of US Hwy 51 as described in Volume 308, Page 693, the North 150.7 feet, City of Merrill, Lincoln County, Wisconsin.

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

Dated: October 13, 2014

CITY OF MERRILL, WISCONSIN
By: 
William N. Heideman
City Clerk

APPLICATION FOR ZONING AMENDMENT
CITY OF MERRILL

NAME: BRAD MAIN STREET ADDRESS: 806 EAST Riversick Ave
Merrill, WI

PROPERTY ADDRESS: 1212 CENTER AVE
MERRILL WI TAX ROLL#: 251-3106-133-9997

LEGAL DESCRIPTION: SEC 13-31-06 THS 924' OF TH SW 1/4 SW 1/4

LYG WLY OF US HWY 51 AS DES IN V308 P693 LCD EX TH N
150.7' THRE * 120MC AKA ST-13-11C
EXISTING USE: TAVERN PROPOSED USE: CHURCH

REASONS FOR REQUESTING A ZONE CHANGE: _____

We believe that another church in our city
will be a blessing to our city! As a church we
won't be running a tavern - so rezoning seems appropriate

ADDITIONAL REQUIREMENTS

Brad Main

- 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.

Brad Main

Signature of Applicant

9 12 2014
Date

CITY OF MERRILL
1004 EAST FIRST STREET
MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

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

Dated: October 15, 2014

CITY OF MERRILL, WISCONSIN

By: 
William N. Heideman, CMC, WCMC
City Clerk

**APPLICATION FOR ZONING AMENDMENT
CITY OF MERRILL**

NAME: City of Merrill STREET ADDRESS: 1004 E. 1st St.
PROPERTY ADDRESS: 1110 E. 10th St. TAX ROLL#: 34.0007.000.362.00.C
LEGAL DESCRIPTION: _____

EXISTING USE: Public (P) PROPOSED USE: (T.C.) Thoroughfare Commercial

REASONS FOR REQUESTING A ZONE CHANGE: _____
For commercial develop of the property

ADDITIONAL REQUIREMENTS

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


Signature of Applicant 10/15/14
Date