



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY AUGUST 4, 2015

Regular Meeting

City Hall Council Chambers

5:45 PM

- I. Call to Order
- II. Minutes of previous meeting(s)
 1. Minutes of July 7, 2015 Meeting
- III. Public Comment Period
- IV. Agenda items for consideration:
 1. Consider site plan for former fairgrounds property
- V. Public Hearings (6:00 P.M.):
 1. Public Hearing on Conditional Use Permit application from TowerCo 2013 LLC and AT & T Mobility for a telecommunications tower and facility at 401 South Kyes Street. The parcel number is 34-0001-009-00-00.
 2. Public Hearing on rezoning application from Our Saviour's Lutheran Church, 300 Logan Street, to rezone the north 70 feet of VR Williard's Add'n Lots 6 & 7, Block 9 (the former parsonage at 312 Logan Street) from Public to Residential-3 (R-3). The parcel number is 34-0130-003-899-00-00.
- VI. Establish date, time and location of next meeting
- VII. Adjournment



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • TUESDAY JULY 7, 2015

Regular Meeting

City Hall Council Chambers

5:30 PM

I. Call to Order

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

| Attendee Name | Organization | Title | Status | Arrived | Departed |
|-------------------|-----------------|--------------------------------|---------|---------|----------|
| Pete Lokemoen | City of Merrill | Aldersperson - Second District | Excused | | |
| Bill Bialecki | City of Merrill | Mayor | Present | | |
| Mike Willman | City of Merrill | Chairman | Excused | | |
| Ralph Sturm | City of Merrill | | Present | | 6:07 PM |
| Melissa Schroeder | City of Merrill | | Present | | |
| Ken Maule | City of Merrill | | Present | | 5:58 PM |
| Robert Reimann | City of Merrill | | Present | | |

Also in attendance: City Administrator Dave Johnson, Building Inspector/Zoning Administrator Darin Pagel, Alderman Dave Sukow, Alderwoman Kandy Peterson, Coleman Peiffer (North Central Wisconsin Regional Planning Commission), Mary Rajek (Redevelopment Resources) and City Clerk Bill Heideman. An MP3 student was also present to videotape the meeting.

II. Public Comment Period

There was no public comment.

III. Minutes of previous meeting(s):

1. Minutes of June 2, 2015 meeting

Ken Maule requested that the minutes be amended in one place in which he was referred to as Alderman Maule. Mr. Maule is not an alderman. Without objection, it was so ordered.

Motion (Maule/Schroeder) to approve, as amended.

| | |
|----------------|----------------|
| RESULT: | CARRIED |
|----------------|----------------|

IV. Agenda items related to update of City Comprehensive Plan:

1. Consider Public Participation Plan for amending City Comprehensive Plan.

A copy of the Public Participation Plan was in the meeting packet.

Attachment: 2015-07-07 Plan Commission minutes (1201 : Minutes of July 7, 2015 Meeting)

Motion (Maule/Sturm) to approve the Public Participation Plan.

| | | |
|----------------|---------------------------------------|--------------------------------|
| RESULT: | APPROVED & SENT TO COUNCIL | Next: 7/14/2015 7:00 PM |
|----------------|---------------------------------------|--------------------------------|

2. Review draft of Comprehensive Plan Chapter 1: Demographics

Coleman Peiffer led discussion on the demographic data included in the meeting packet. He referred to several of the tables to highlight important data.

3. Presentation and discussion of housing data

Housing information related to the City and surrounding areas was distributed. Coleman Peiffer led discussion on the housing data.

Building Inspector/Zoning Administrator Pagel departed at 5:50 P.M. Alderman Sukow and Alderwoman Peterson departed at 5:55 P.M.

V. Establish date, time and location of next meeting

Tuesday, August 4th, 2015 at 5:00 P.M., in the City Hall Common Council Chambers.

VI. Adjournment

Motion (Schroeder/Reimann) to adjourn. Carried. Adjourned at 6:16 P.M.



0 37.5 75 150 Feet



Fairgrounds

Legend

-  Gate Valve
-  Hydrant
-  Water Main
-  Sewer Manhole
-  Building
-  Sewer Main

Attachment: Fairgrounds Map (1196 : Consider site plan for former fairgrounds property)

CITY OF MERRILL
1004 EAST FIRST STREET
MERRILL, WI 54452

NOTICE OF PUBLIC HEARINGS

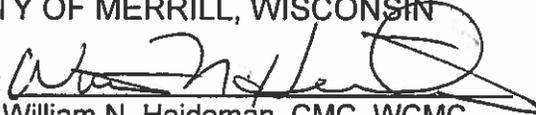
All persons interested will be given an opportunity to be heard at public hearings to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 P.M., on Tuesday, August 4, 2015**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matters, to wit;

1. Consider Conditional Use Permit application from TowerCo 2013 LLC and AT & T Mobility for a telecommunications tower and facility at 401 South Kyes Street. The parcel number is 34-0001-009-00-00.
2. Consider rezoning application from Our Saviour's Lutheran Church, 300 Logan Street, to rezone the north 70 feet of VR Williard's Add'n Lots 6 & 7, Block 9 (the former parsonage at 312 Logan Street) from Public to Residential-3 (R-3). The parcel number is 34-0130-003-899-00-00.

Anyone having any questions regarding the hearing should contact Zoning Administrator, Darin Pagel at 715-536-4880.

Dated: July 24, 2015

CITY OF MERRILL, WISCONSIN

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

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 7/13/15APPLICANT'S NAME: TowerCo 2013 LLC and AT&T Mobility (Tenants to the City of Merrill).BUSINESS NAME: TowerCoPHONE #: c/o Peter Schau, Ton 80 Realty Services, Inc.-(773) 919-5112EMAIL: pschau@ton80realtyservices.comPROPERTY ADDRESS: 401 South Kyes Street, Merrill, WI 54452PROPERTY OWNER'S NAME: City of MerrillTAX ROLL#: 34-0001-009-00-0PIN #: 251-31061820011EXISTING USE: Industrial Land SitePROPOSED USE: Mobile Service Support Structure and Mobile Service Facility
(Telecommunications Tower & Facility)

REASON FOR REQUESTING A USE PERMIT CHANGE: To allow for the removal and relocation of the existing AT&T Mobility Mobile Service Facility (Telecommunications Facility) from the water tower upon this same parcel, so that it can be razed by the City of Merrill in advance of the redevelopment of the parcel.

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.

CITY OF MERRILL
1004 EAST FIRST STREET
MERRILL, WI 54452

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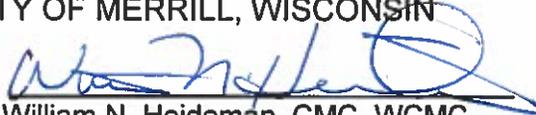
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Anyone having any questions regarding the hearing should contact Zoning Administrator, Darin Pagel at 715-536-4880.

Dated: July 24, 2015

CITY OF MERRILL, WISCONSIN

By: 

William N. Heideman, CMC, WCMC
City Clerk

PETITION FOR ZONING VARIANCE

CITY OF MERRILL

NAME: Our Saviour's Lutheran Church STREET ADDRESS: 300 Logan St. Merrill
 PROPERTY ADDRESS: 317 Logan St. TAX ROLL#: 251-3106-114-0213
 LEGAL DESCRIPTION: North 70 feet of V.R Willard's Add'n lots 6+7
Block 9 (former parsonage)
 EXISTING USE: Public PROPOSED USE: R3 Residential
 REASONS FOR REQUESTING A VARIANCE: Intend to sell the
parsonage and newly created lot.

ADDITIONAL REQUIREMENTS

1. Names and addresses of all abutting and opposite property owners within 100 feet of the property to be altered.
2. Evidence by the applicant of ownership or control of the property for which the variance is submitted.
3. Address and description of the property.
4. A site plan or survey plat, drawn to scale, showing an accurate depiction of the property, location of structures, and property lines within 100 feet of the parcel.
5. Other pertinent information that may be pertinent in considering the application.
6. FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
7. 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.

Deborah Schlap 7/16/15
 Signature of Applicant Date
 Our Saviour's Lutheran
 Church Congregation President