NOTICE

The City of **Merrill Zoning Board of Appeals** will meet on **Thursday, January 24, 2013 at 6:00P.M.** in the City Hall Council Chambers Room on the following:

Voting members: Pete Lokemoen, Chairperson, Bill Schneider, James Koebe, Mark Peterson, Dean Haas and Ron Burrow

AGENDA

1.) Call to order

2.) Roll call

3.) Approval of the minutes November 27, 2012.

4.) Gerald & Jane Kleinhans, 611 N. Prospect Street, Merrill, WI requesting a variance for property located at 108 S. Foster Street. Per Merrill Municipal Code Section 105-248 it is a blighting influence on the neighborhood and has been ordered to be removed by April 1, 2013. Also, Merrill Municipal Code Section 105-48 prohibits alteration to existing nonconforming buildings when the cost exceeds 50% of the assessed value of the property. Legally described as 34.0104.003.280.00.00.

5.) Jeffrey Heath, 2401 Jackson Street, Apt. #55, Merrill, WI requesting a variance for property located at 2707 Crescent Drive. Per Merrill Municipal Code Section 113-317 (a) Principal use to be present. An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction. Legally described as 34.0160.005.276.01.00.

6.) Next meeting date

7.) Public Comment

8.) Adjournment

Darin Pagel
Zoning Administrator

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

ZONING BOARD OF APPEALS MINUTES
November 27, 2012, 6:00 p.m.

PRESENT: Chairman Pete Lokemoen, Mark Peterson, Dean Haas, Jim Koebe, Ron Burrow, Zoning Administrator Pagel.

Guest: Ron Welnitz and Ray Krall owner of Krall Rental LLC.

Chairman Lokemoen called the meeting to order at 6:00 pm.

Motion to approve the September 4, 2012 minutes as printed, by Mr. Peterson seconded by Mr. Haas, and carried.

Zoning Administrator Pagel explained the request for variance for 620 N State St.

Ron Welnitz, representing Richard Kotecki, spoke in favor of the variance at 620 N State St. stating the owner would like to rehab the property. He foresees the roof being repaired within the next 45 days. With no one to speak against the variance.

Motion to close the hearing Mr. Koebe, second Mr. Haas, and carried.

Motion to approve the variance with the condition of the roof being corrected by April 1, 2013 by Mr. Peterson, seconded Mr. Haas, and carried.

Zoning Administrator Pagel explained the request for variance for 110 N Prospect St.

Ray Krall, owner, spoke in favor of the variance stating he was planning to add additional apartment and also retail space to the first floor. He also stated he was planning on doing a brick facade on the front of the building. Chairman Lokemoen stated he wanted the front to retain a retail appearance. Administrator Pagel confirmed the need to be compatible with the exterior façade work that is currently being done in the area. Mr. Krall agreed. With no one to speak against the variance.

Motion to close the hearing Mr. Koebe, second Mr. Haas, and carried.

Motion to approve the variance with the condition of a brick front facade Mr. Peterson, second Mr. Haas, and carried.

With no other business, Motion to adjourn Mr. Peterson, second Mr. Haas, and carried.

Meeting Adjourned 6:20 pm. Darin Pagel, Recording Secretary.

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 a public hearing to be held by and before the Zoning Board of Appeals of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Thursday, January 24, 2013**, in the City Hall Council Chambers Room, 1004 East First Street, Merrill, Wisconsin, on the following proposed matters, to wit;

1. Gerald & Jane Kleinhans, 611 N. Prospect Street, Merrill, WI requesting a variance for property located at 108 S. Foster Street. Per Merrill Municipal Code Section 105-248 it is a blighting influence on the neighborhood and has been ordered to be removed by April 1, 2013. Also, Merrill Municipal Code Section 105-48 prohibits alteration to existing nonconforming buildings when the cost exceeds 50% of the assessed value of the property. Legally described as 34.0104.003.280.00.00.

2. Jeffrey Heath, 2401 Jackson Street, Apt. #55, Merrill, WI requesting a variance for property located at 2707 Crescent Drive. Per Merrill Municipal Code Section 113-317 (a) Principal use to be present. An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction. Legally described as 34.0160.005.276.01.00.

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

Dated: January 3, 2013

CITY OF MERRILL, WISCONSIN

By: _____
William N. Heideman
City Clerk

WE AGREE WITH THE CITY OF MERRILL THAT THE PROPERTY OF 108 S FOSTER SHOULD BE REMOVED PER CODE SECTION 105-248

Cindy Schmidt Merrill, WI

- Marianne Bunge 1411 W. Main Merrill-renter
- Jennifer Beach 11533 E. Alaska Ave, Aurora Co owner of 1411 W. Main Merrill WI
- Ken Ney - 1301 - MATHEWS ST. MERRILL WI.
- [illegible] - MERRILL, WIS
- Richard + Judy Hull - Merrill, WI
- Ted Bartz 301 Eugene St. Merrill
- Milton + Janet Krause

CITY OF MERRILL

NAME: Gerald and Jane Kleinhans STREET ADDRESS: 611 N Prospect St

PROPERTY ADDRESS: 108 S Foster St TAX ROLL#: _____

LEGAL DESCRIPTION: _____

EXISTING USE: _____ PROPOSED USE: _____

REASONS FOR REQUESTING A VARIANCE: We have been working very hard to bring our properties into compliance. We have every intention of being a positive asset to this city given the opportunity. We do have the resource's to do this in a timely → over

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.

Gerald R Kleinhans 12/3/12

Signature of Applicant Date

Manner. We only wanted more time because we painted three oth properties in 2012 and thought time was running out due to the weather. however the weather has been cooperating nicely. Thank you so much for your time.

PRIOR TO PAINTING ON 11-22-2012

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APPLICATION FOR ZONING VARIANCE
CITY OF MERRILL

NAME: Jeff Heath STREET ADDRESS: 2401 Jackson, Apt. #5

PROPERTY ADDRESS: 2707 Crescent Dr. TAX ROLL#: 34.0160.005.276.01.00

LEGAL DESCRIPTION: Sec. 09-31-06 Plat of Ament's Sub-Div, Lots 7, Block 3

EXISTING USE: R2 PROPOSED USE:

REASONS FOR REQUESTING A VARIANCE: To be allowed to Keep acessory structure on vacant Lot. Was purchased as is on 12/7/2012.

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.

Jeffrey B Heath 12/27/12

Signature of Applicant Date