

NOTICE

The City of **Merrill Zoning Board of Appeals** will meet on **Tuesday, August 6, 2013 at 7:00P.M.** in the City Hall Basement Conference 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 May 7, 2013.
- 4.) Thomas & Michele Malone, W6911 Georges Road, Merrill, WI requesting a variance for property located at 819 N. State Street. Per Merrill Municipal Code Section 105-248 it is a blighting influence on the neighborhood and has been ordered to be removed by August 18, 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 34.00004.000.230.00.00; South 50' of North 146' of West 103.9' AP 418 No 3.
- 5.) Next meeting date
- 6.) Public Comment
- 7.) 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
May 7, 2013, 6:00 p.m.

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

Absent: Mark Peterson

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

Motion to approve the January 24, 2013 minutes as printed with the correction of Mr. Burrows voting no on the Kleinhans variance, Motion by Mr. Schneider, seconded by Mr. Koebe, and carried.

Zoning Administrator Pagel explained the request for variance for 1001 Pine Bluff Ave..

Eric Dayton, owner, spoke in favor of the variance and explained the height and location of the building and that he is removing the barn on the property. The average height will be 19'. 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 Mr. Haas, seconded Mr. Schneider , and carried.

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

Meeting Adjourned 6:15 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 **7:00 p.m., on Tuesday, August 6, 2013**, in the City Hall Basement Conference Room, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1. Thomas & Michele Malone, W6911 Georges Road, Merrill, WI requesting a variance for property located at 819 N. State Street. Per Merrill Municipal Code Section 105-248 it is a blighting influence on the neighborhood and has been ordered to be removed by August 18, 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 34.00004.000.230.00.00; South 50' of North 146' of West 103.9' AP 418 No 3.

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

Dated: July 22, 2013

CITY OF MERRILL, WISCONSIN

By: 

William N. Heideman
City Clerk

APPLICATION FOR ZONING VARIANCE
CITY OF MERRILL

NAME: Thomas + Michele Mabro STREET ADDRESS: W 6911 Georges Rd
PROPERTY ADDRESS: 819 N. State TAX ROLL#: 34.0004.000.230.00.00
LEGAL DESCRIPTION: S 50' OF N 146' OF W 103.9' AP 418
NO 3

EXISTING USE: _____ PROPOSED USE: _____

REASONS FOR REQUESTING A VARIANCE: See Attached Letter

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.

Thomas C Mabro 7.19.13
Signature of Applicant Date

Robert + Nancy Klimek 821 State St.
Robert Mute owns 813 State His address is
404 W. 10th St.
Merrill WI

Dear Mr. Pagel and Zoning Board of Appeals,

I'm in receipt of your letter dated 6/18/13 and wanted to appeal your decision. This house at 819 State Street was bought in June of 2007 and at that time it was on the tax rolls for roughly \$ 69,900, which is the price that I sold it for to Mark and Rebecca Becker on terms. I bought this house for just over \$32,000, which is why the house is on the tax rolls for a lower amount, but I sold it on the day that I bought it for \$69,900, which is also the amount that the house was appraised for. The family that has been living there has not done anything to keep the house up during the last 6 years. I realize that! The neighbors have complained because they were messy people and they failed to keep up with cutting the grass. The Becker's had medical issues and both of the adults have been on disability for back issues, or neck and arm issues for the last couple of years. The Becker's are surrendering the property to me and they have most of their belongings out of the house. They should not be property owners.

I have had five contractors inspect the foundation and have received two quotations back thus far. One has been for \$ 4,000 and a second for \$ 6,500. I should have the remaining quotes next week if they follow through and complete the quotes as agreed, and I plan on awarding the bid to one of the contractors on 7/31/13. I am currently going through a divorce and plan to move into this residence after the foundation is repaired, so that I can start addressing the other issues of the property. I also want to speak to the appropriate individuals to request an ordinance be put in place to prevent homeowners or tenants from having so many pets. The Becker's had 9 cats and 1 dog living in this property, and after discussing the situation with City Hall on Friday, July 12, 2013, I discovered that Merrill property owners can have up to 4 dogs and an unlimited number of cats, as long as they are not running wild or being a nuisance and killing domestic animals. Due to selling this house on terms, I had not been inside the home for the past six years, and I was shocked to learn that they had had so many pets.

In summary, my goal is to have the foundation repaired as quickly as possible. My plan is to award the bid to a contractor on 7/31/13 to get the foundation taken care of. I will then be moving into the premises shortly afterwards and will focus on other issues such as the weed and flower overgrowth, painting, siding and more. I want to make this home one of the nicer homes in the neighborhood and I'm willing to put in the sweat equity to make that happen. Please confirm that you have received this letter and let me know if you have any questions as well. I can be reached at 715-574-0108.

Thank you,

Tom Malone