NOTICE

The City of **Merrill Zoning Board of Appeals** will meet on **Monday, September 8, 2014 at 6:00P.M.** in the City Hall Basement Conference Room on the following:

Voting members: Steve Hass, Chairperson, Bill Schneider, James Koebe, Mark Peterson, Dean Haas, Ron Burrow and Dave Sukow

AGENDA

1.) Call to order

2.) Roll call

3.) Approval of the minutes August 11, 2014.

4.) Donald & Edith Townsend, 1905 Jackson Street are requesting a variance at location 1905 Jackson Street to Merrill Municipal Code Section 105-48 removal of a building that has deteriorated more than 50% of its value. Legally described as the West 60 feet if the East 140 feet of Lot Four (4) in Block (4) of the Plat O'Rourke Rodden Addition to the City of Merrill, Lincoln County, Wisconsin. Parcel #34.0070.002.161.02.00

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
August 11, 2014, 6:00 p.m.

PRESENT: Chairman Steve Hass, Bill Schneider, Zoning Administrator Pagel, Ron Burrow, Jim Koebe, Mark Peterson, Dean Haas, Dave Sukow

Chairman Hass called the meeting to order at 6:00 pm in the Council Chambers.

Motion to approve October 28, 2013 minutes Mr. Schneider, second Mr. Haas, carried.

Chairman Hass read the meeting notice.

First item on the agenda was a variance request by Lonnie Woller, 607 Blaine St, to retain a temporary storage container on his property at 604 Blaine St. Administrator Pagel briefed the Board on the situation.

Motion to open hearing Mr. Sukow, second Mr. Schneider, carried

Attorney Randy Frokjer, representing Mr. Woller, spoke in favor of the variance stating that at that time Alderman Helmsteader, neighbor of Mr. Woller, checked with ZA Martin and was told no permits were necessary and he could proceed. ZA Pagel stated there was no record of the building ever being registered. Mr. Helmsteader concurred with Mr. Frokjer's account of the situation. Joyce Helmsteader also spoke in favor of the variance. With no one else to speak for or against:

Motion to close hearing Mr. Sukow, second Mr. Schneider, carried.

After a short discussion revolving around the timeframe of the temporary building ordinance and consistency with removing other like structures:

Motion to deny the variance Mr. Sukow, second Mr. Peterson, vote was 4 in favor, 3 opposed, motion carried.

Second item on the agenda was a variance request by Philip Kamke, to retain a building at 1202 E River St that has been ordered to be removed. Administrator Pagel briefed the Board on the situation.

Motion to open the hearing Mr. Sukow, second Mr. Schneider, carried.

Mr. and Mrs. Kamke, owners, spoke in favor of the variance stating the building was not in bad condition and had historic and sentimental value to themselves and the community. Mr. Kamke stated it was structurally sound and was willing to do some maintenance on the exterior, but thought it looked fine. Jason and Tina Beranek, 1206 River, spoke in favor of the building because it creates a buffer

between their property and the bridge. They also stated they were willing to help with labor on the repairs. With no one else to speak for or against.

Motion to close hearing Mr. Sukow, second Mr. Peterson, carried.

Mr. Sukow asked Mr. Kamke about roof leaks and who would be doing repairs. Mr. Hass asked if Mr. Kamke was willing to do what repairs would be required. Mr. Burrow asked why there had not been more maintenance on the building. After a discussion between the Board and ZA Pagel on what needed to be fixed along with timeframes for completion:

Motion to grant the variance with the following conditions completed by August 1, 2015 by Mr. Peterson, second Mr. Sukow, motion carried, 5 in favor, 2 opposed.

1. **The roof leaks fixed and entire roof reroofed with matching roofing with straightening of uneven portions.**
2. **Missing fascia replaced along with repair of rotted rafter tails and completely painted.**
3. **Replace or remove rotted or damaged windows and paint all windows.**
4. **Exterior resided with one type of siding and completely painted.**
5. **A report from a structural engineer submitted to the building inspector regarding the structural condition of the entire building.**

With no other business and no additional public comment:

Motion to adjourn Mr. Sukow, second Mr. Schneider, carried.

Meeting adjourned 7:00 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 Monday, September 8, 2014, in the City Hall Basement Conference Room**, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1. Donald & Edith Townsend, 1905 Jackson Street are requesting a variance at location 1905 Jackson Street to Merrill Municipal Code Section 105-48 removal of a building that has deteriorated more than 50% of its value. Legally described as the West 60 feet if the East 140 feet of Lot Four (4) in Block (4) of the Plat O'Rourke Rodden Addition to the City of Merrill, Lincoln County, Wisconsin. Parcel #34.0070.002.161.02.00

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

Dated: August 25, 2014

CITY OF MERRILL, WISCONSIN

By: _____
William N. Heideman
City Clerk

APPLICATION FOR ZONING VARIANCE
CITY OF MERRILL 958-201-0089

NAME: Donald R Townsend STREET ADDRESS: 1905 Jackson St

PROPERTY ADDRESS: 1905 Jackson St TAX ROLL#: _____

LEGAL DESCRIPTION: The West 60 Feet of the East 140 feet of Lot Four (4) in Block (4) of the Flat of O'Rourke and Redden's Addition to the City of Merrill Wis

EXISTING USE: Garage PROPOSED USE: Garage

REASONS FOR REQUESTING A VARIANCE: The Building is a Solid Structure & We Have to Repair exterior & Reside it (Garage)

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.

Donald R Townsend / /
Signature of Applicant Date

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