



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY JANUARY 5, 2016

Regular Meeting

City Hall Council Chambers

5:30 PM

- I. Call to Order
- II. Minutes of previous meeting(s):
 1. Minutes of October 6, 2015 meeting
- III. Agenda items for consideration:
 1. Review and recommendation(s) related to Site Plan for Merrill Festival Grounds Multipurpose Building.
 2. Consider Certified Survey Map from Lincoln Storage for land located at the east end of Mathews Street in the City of Merrill.
 3. Public Hearing (6:00 P.M.) on City of Merrill request for rezoning of property at 120 South Mill Street (former Lincoln House site) from Business District to Planned Unit Development (PUD) for residential/commercial development.
- IV. Public Comment Period
- V. Establish date, time and location of next meeting
- VI. Adjournment



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • TUESDAY OCTOBER 6, 2015

Regular Meeting City Hall Council Chambers 5:00 PM

I. Call to Order

Attendee Name	Title	Status	Arrived
Pete Lokemoen	Aldersperson - Second District	Present	
Bill Bialecki	Mayor	Present	
Mike Willman	Chairman - Park & Rec	Present	
Ralph Sturm		Present	
Melissa Schroeder		Present	
Ken Maule		Present	
Robert Reimann		Present	

Also in attendance: City Administrator Dave Johnson, Building Inspector/Zoning Administrator Darin Pagel, Alderman Dave Sukow, Coleman Peiffer, Chad Besaw, Lynn Simon, Patrick Gierl, Paul Russell, Duane Pfister and City Clerk Bill Heideman.

II. Minutes of previous meeting(s):

1. Minutes of September 1, 2015 meeting

The minutes were in the meeting packet.

Motion (Willman/Reimann) to approve the minutes.

RESULT: APPROVED

III. Agenda items for consideration:

1. Certified Survey Map (extraterritorial) from Steigerwaldt Land Surveying, LLC for parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 33, Town 32 North, Range 6 East, Town of Merrill.

Building Inspector/Zoning Administrator Pagel reported that the map is subject to City Plan Commission and Common Council consideration because the land is within the City extraterritorial area. He has no issues with the map as submitted.

Motion (Lokemoen/Schroeder) to approve the certified survey map.

Note: If approved, the Common Council will consider this by resolution.

RESULT: APPROVED & SENT TO COUNCIL Next: 10/13/2015 7:00 PM

2. Site Plan from Lincoln County for proposed new maintenance building on East Tenth Street, near the Lincoln County Service Center.

Information was in the meeting packet.

Attachment: 2015-10-06 minutes (1444 : Minutes of October 6, 2015 meeting)

Building Inspector/Zoning Administrator Pagel reported that Lincoln County is planning the construction of a new maintenance building on East Tenth Street, near the Lincoln County Service Center. The proposed location is in a public zone. Lincoln County Maintenance Director Patrick Gierl was in attendance to answer any questions.

Motion (Lokemoen/Maule) to approve the site plan.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 10/13/2015 7:00 PM
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3. Comprehensive Plan Presentation and Discussion on:

Coleman Peiffer, North Central Wisconsin Regional Planning Commission, gave a presentation on the City Comprehensive Plan, specifically on the aspects of natural resources and economic development.

Economic development discussion centered on the goals and objectives of future economic development.

If anyone has questions or comments, they are to contact Coleman Peiffer at North Center Wisconsin Regional Planning Commission.

This discussion was part of an ongoing review of subjects related to the Comprehensive Plan and potential amendments to it. The next discussion is scheduled to occur at the December meeting.

IV. Public Comment Period

There was no public comment.

V. Establish date, time and location of next meeting

Tuesday, November 3rd, 2015 in the City Hall Common Council Chambers. The time of the meeting is to be announced.

VI. Adjournment

Motion (Sturm/Lokemoen) to adjourn. Carried. Adjourned at 5:43 P.M.

From: [Pagel, Darin](#)
To: [Heideman, Bill](#)
Subject: City Plan Agenda
Date: Wednesday, December 30, 2015 9:22:20 AM

Bill, I need 2 items added to the January City Plan Agenda:

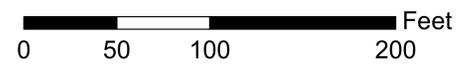
Review of CSM for Lincoln Storage

Review of Site Plan for Merrill Festival Grounds Multipurpose Building.

Thanks, Darin.



Attachment: Site Plan for Fairgrounds (1441 : Site Plan for Merrill Festival Grounds Multipurpose Building)



Fairgrounds

Legend

- ◆ Hydrant
- Water Main
- Sewer Main
- ⊗ Gate Valve
- Sewer Manhole
- 2ft Con



LETTER OF TRANSMITTAL

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

4080 N. 20th Ave / Wausau, WI 54401
Tel: 715.675.9784 / Fax. 715.675.4060
E-MAIL: mail@REIEngineering.com

TO: City of Merrill
1004 East 1st Street
Merrill, Wisconsin 54452

DATE: 11-17-2015
PROJECT: 7161
LOCATION: City of Merrill, Wisconsin
RE: Certified Survey Map

ATTENTION: Darin Pagel (zoning)

- We are sending you: [] Herewith [] Delivered by Hand [] Under Separate Cover
Via [] Plans [] Specifications [] Shop Drawings [] Samples
[] Subcontract [] Change Order []

Table with 3 columns: Copies, Date or No., Description. Row 1: 1, Certified Survey Map - Client - Copy. Row 2: 1, Certified Survey Map - City - Original.

These are transmitted as indicated below:

- [X] For Your Use [] Approved as Noted [] Return Signed Documents
[] For Approval [] Approved for Construction [] Submit Copies for
[] For Bids Due [] Return for Corrections [] Resubmit Copies for
[] As Requested [] For Signature & Return

Remarks: Darin,
Here is a Certified Survey Map needing your approval. Please contact me if you have any questions. Thanks.

Lincoln Storage Inc.
cc: James Dupke
1000 Mathews Street
Merrill, Wisconsin 54452

IF ENCLOSURES ARE NOT AS INDICATED, PLEASE NOTIFY US AT ONCE.

SIGNED: Joshua W. Preptice PLS/Project Manager
PRINT NAME

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

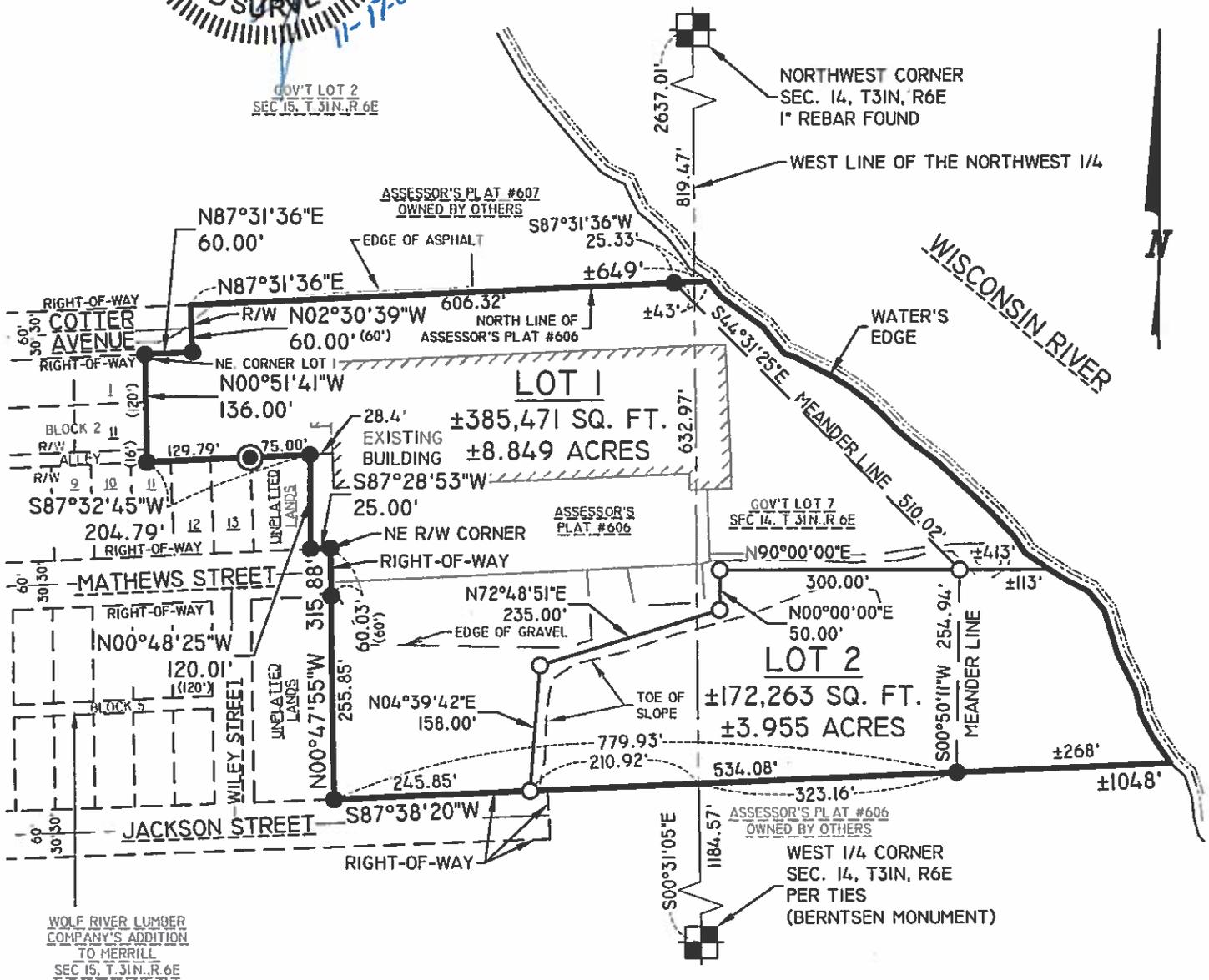
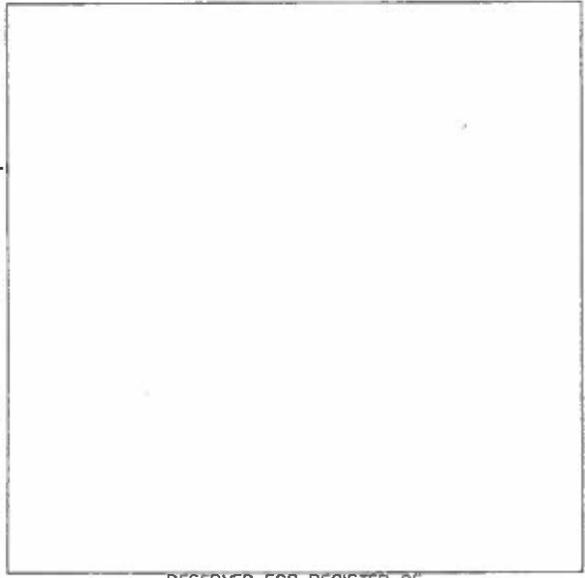
LINCOLN CO. CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

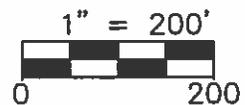
PREPARED FOR: LINCOLN STORAGE INC.

LAND OWNER: LINCOLN STORAGE INC.

OF PART OF ASSESSOR'S PLAT NUMBER 606, LOCATED IN GOVERNMENT LOT 2 OF SECTION 15 AND GOVERNMENT LOT 7 OF SECTION 14, ALL IN TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.



- NOTES:
1. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 00°31'05" EAST.
 2. FIELD WORK WAS COMPLETED ON 11-12-2015.
 3. RIGHT-OF-WAY IS BASED ON MONUMENTS FOUND IN FIELD.
 4. THE CURRENT PIN FOR THE PARCEL IS 25131061520021.
 5. THE CURRENT ADDRESS FOR THE SUBJECT PARCEL IS 1000 MATHEWS STREET.
 5. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION I, OF THE STATE CONSTITUTION.
 6. THE APPROXIMATE STREAM LOCATION AS SHOWN ON THE MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE APPROXIMATE STREAM LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.



LEGEND	
⊙	- 1 1/4 IN. REBAR FOUND
●	- 1-1/4 IN. O.D. IRON PIPE FOUND UNLESS NOTED
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126')	- RECORDED BEARING/LENGTH
(126.00')	- MEASURED BEARING/LENGTH

Attachment: Lincoln Storage CSM Page 2 (1453 : CSM for Lincoln Storage)

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

LINCOLN CO. CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: LINCOLN STORAGE INC.

LAND OWNER: LINCOLN STORAGE INC.

OF PART OF ASSESSOR'S PLAT NUMBER 606, LOCATED IN GOVERNMENT LOT 2 OF SECTION 15 AND GOVERNMENT LOT 7 OF SECTION 14, ALL IN TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED PART OF ASSESSOR'S PLAT NUMBER 606, LOCATED IN GOVERNMENT LOT 2 OF SECTION 15 AND GOVERNMENT LOT 7 OF SECTION 14, ALL IN TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 00°31'05" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 14, 819.47 FEET TO THE NORTH LINE OF SAID ASSESSOR'S PLAT NUMBER 606; THENCE SOUTH 87°31'36" WEST, COINCIDENT WITH SAID NORTH LINE OF ASSESSOR'S PLAT NUMBER 606, 25.33 FEET TO THE BEGINNING OF A MEANDER LINE ON THE WESTERLY SHORELINE OF THE WISCONSIN RIVER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 44°31'25" EAST, COINCIDENT WITH SAID MEANDER LINE, 510.02 FEET; THENCE SOUTH 00°50'11" WEST, COINCIDENT WITH SAID MEANDER LINE, 254.94 FEET TO THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET AND THE END OF SAID MEANDER LINE; THENCE SOUTH 87°38'20" WEST, COINCIDENT WITH SAID EASTERLY EXTENSION AND SAID NORTH RIGHT-OF-WAY LINE OF JACKSON STREET, 779.93 FEET; THENCE NORTH 00°47'55" WEST, COINCIDENT WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF MATHEWS STREET AND SAID EAST RIGHT-OF-WAY LINE OF MATHEWS STREET, 315.88 FEET TO THE NORTHEAST CORNER OF THE RIGHT-OF-WAY OF SAID MATHEWS STREET; THENCE SOUTH 87°28'53" WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MATHEWS STREET, 25.00 FEET; THENCE NORTH 00°48'25" WEST, 120.01 FEET TO THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY IN BLOCK 2 OF THE WOLF RIVER LUMBER COMPANY'S ADDITION TO MERRILL; THENCE SOUTH 87°32'45" WEST, COINCIDENT WITH SAID EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY IN BLOCK 2, 204.79 FEET TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF SAID ALLEY IN BLOCK 2, SAID CORNER BEING ON THE SOUTHERLY EXTENSION OF THE EAST LINES OF LOT I AND LOT II OF SAID BLOCK 2 OF THE WOLF RIVER LUMBER COMPANY'S ADDITION TO MERRILL; THENCE NORTH 00°51'41" WEST, COINCIDENT WITH SAID EASTERLY EXTENSION OF THE EAST LINES OF LOT I AND LOT II AND SAID EAST LINES OF LOT I AND LOT II, 136.00 FEET TO THE NORTHEAST CORNER OF SAID LOT I OF BLOCK 2 AND THE SOUTH RIGHT-OF-WAY LINE OF COTTER AVENUE; THENCE NORTH 87°31'36" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF COTTER AVENUE, 60.00 FEET TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF SAID COTTER AVENUE; THENCE NORTH 02°30'39" WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID COTTER AVENUE, 60.00 FEET TO SAID NORTH LINE OF ASSESSOR'S PLAT NUMBER 606; THENCE NORTH 87°31'36" EAST, COINCIDENT WITH SAID NORTH LINE OF ASSESSOR'S PLAT NUMBER 606, 606.32 FEET TO SAID MEANDER LINE OF THE WESTERLY SHORE OF THE WISCONSIN RIVER AND THE POINT OF BEGINNING.

INCLUDING THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE OF THE WISCONSIN RIVER, THE WATER'S EDGE OF SAID WISCONSIN RIVER AND THE NORTH AND SOUTH LINES OF SAID PARCEL EXTENDING TO SAID WATER'S EDGE OF THE WISCONSIN RIVER.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 557,734 SQ. FT, 12.804 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF LINCOLN STORAGE INC., OWNER OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MERRILL.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 17TH DAY OF NOVEMBER 2015

RE: JOSHUA W. PRENTICE WI P.L.S. S-2852

[Handwritten signature]



I, _____ (CITY CLERK) BEING DULY APPOINTED BY THE CITY OF MERRILL, HEREBY CERTIFY THAT THE ABOVE CERTIFIED SURVEY WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN AT ITS REGULAR MEETING ON _____ BY _____ RESOLUTION NO. _____

CITY CLERK _____ DATE _____

I, _____ (CITY CLERK) CERTIFY THERE ARE NO DELINQUENT TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LANDS INCLUDED ON THIS CERTIFIED SURVEY MAP.

CITY CLERK _____ DATE _____

DRAWING FILE: P:\7100-7199\7161- Wtro Mfg\dwg\Survey\7161 CSM.dwg

SHEET 2 OF 2

Attachment: Lincoln Storage CSM Page 3 (1453 : CSM for Lincoln Storage)

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 Tuesday, January 5, 2016**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1. City of Merrill requesting re-zoning of a property located at 120 South Mill Street (former Lincoln House site) from Business District to Planned Unit Development(PUD) for the purposes of residential/commercial development. The property legally described, Original Plat of Jenny, Lot 1 & East 45' of Lot 2, Block 4, City of Merrill, Lincoln County, Wisconsin. Parcel #34.0036.000.796.00.00

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

Dated: December 8 , 2015

CITY OF MERRILL, WISCONSIN

By: _____
William N. Heideman
City Clerk