



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. Certified Survey Map for land in Town of Scott (extraterritorial zone) submitted by Riverside Land Surveying LLC.
 4. 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

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:

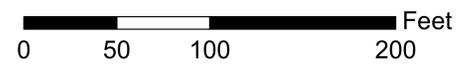
Review of CSM for Lincoln Storage

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

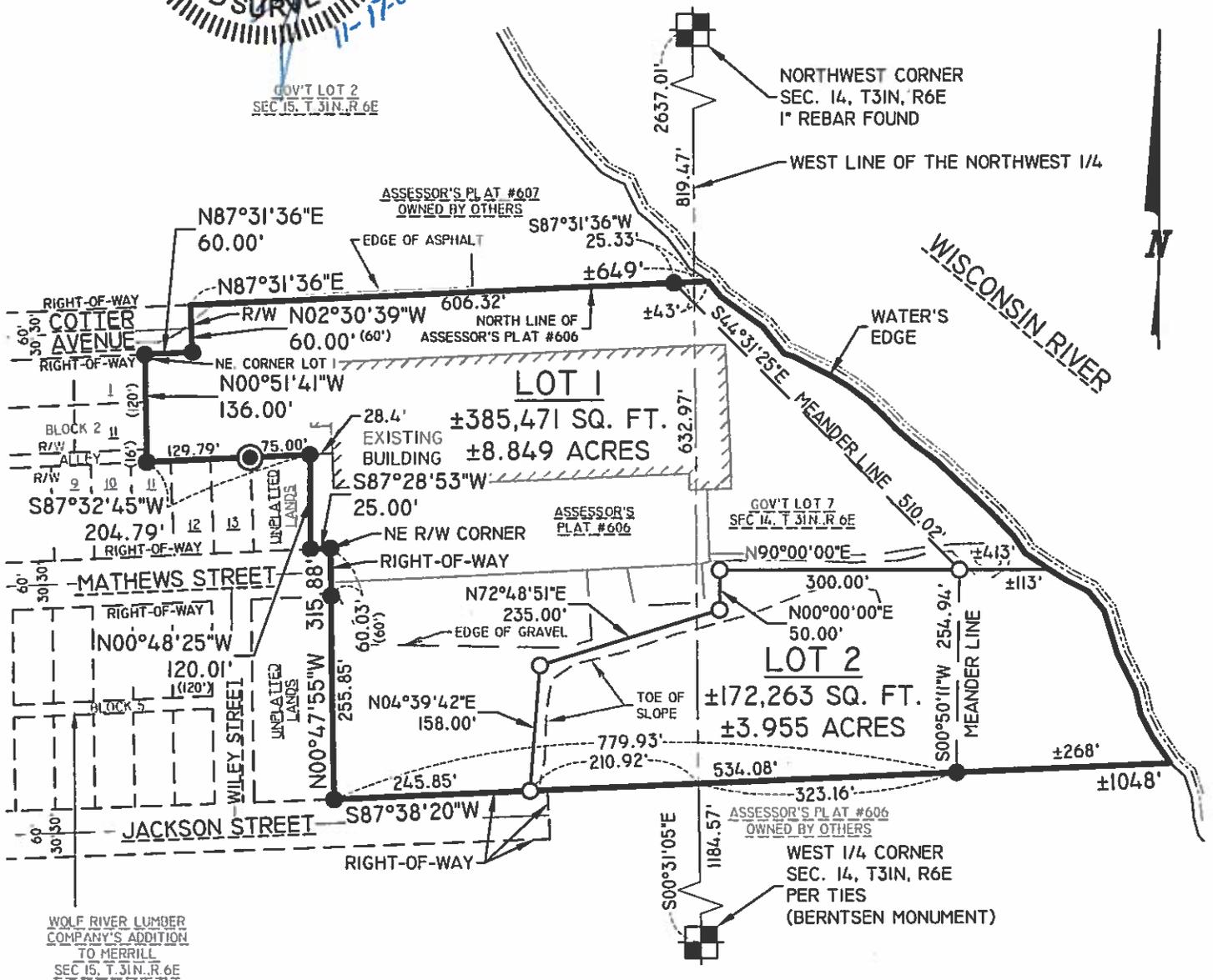
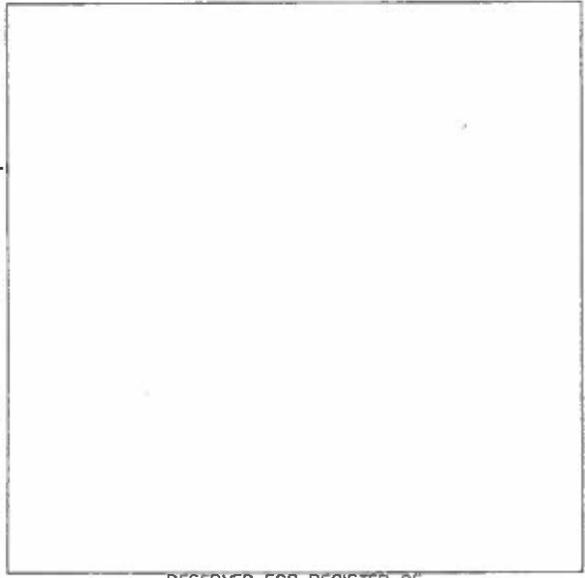
R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
LINCOLN CO. CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

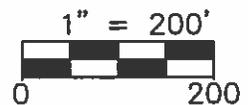
PREPARED FOR: LINCOLN STORAGE INC.

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 1, 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



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

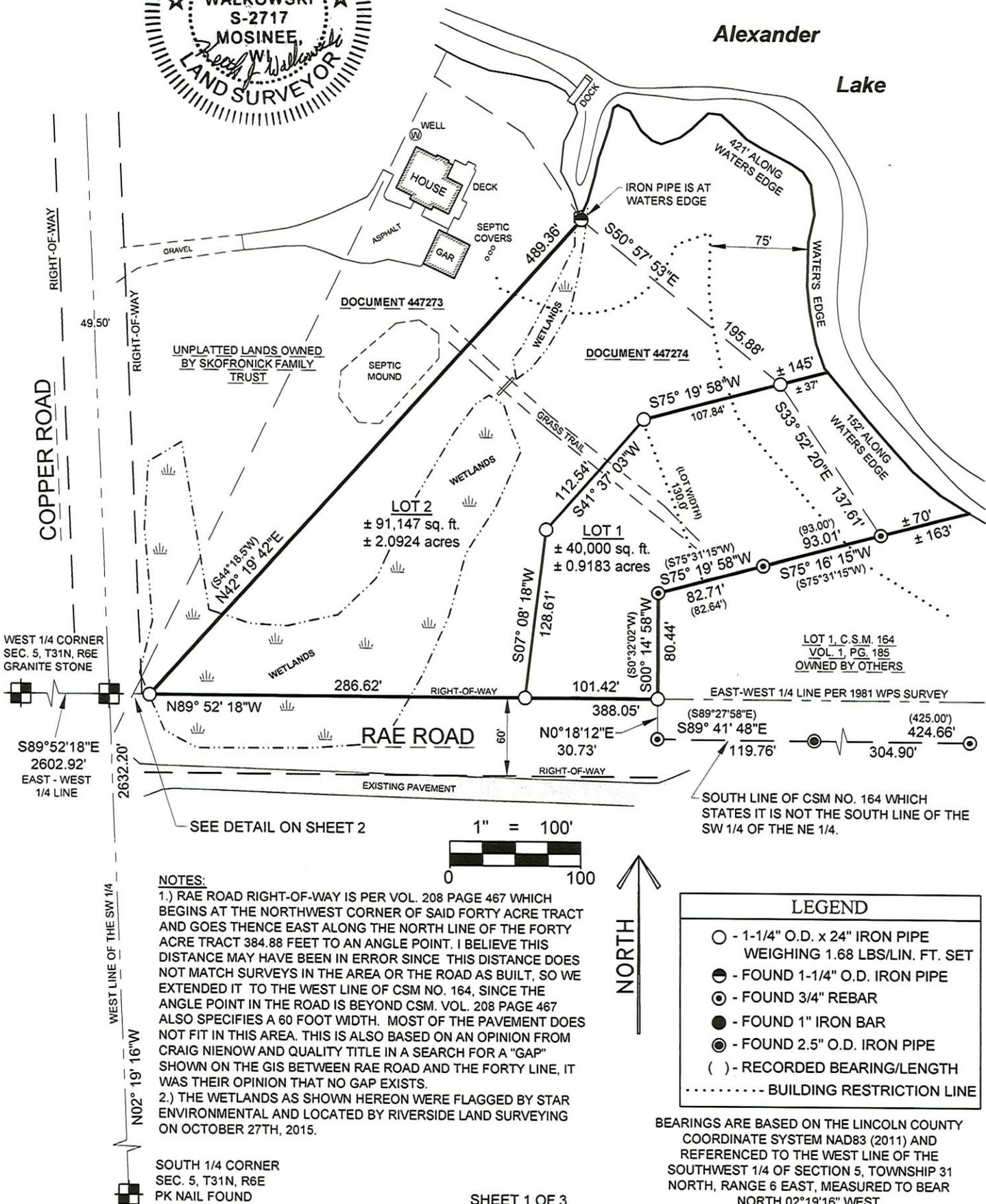
DRAWING FILE: P:\7100-7199\7161- Wtro Mfg\dwg\Survey\7161 CSM.dwg

SHEET 2 OF 2

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

LINCOLN COUNTY CERTIFIED SURVEY MAP NO. _____

Of part the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31 North,
Range 6 East, Town of Scott, Lincoln County, Wisconsin.



NOTES:

- 1.) RAE ROAD RIGHT-OF-WAY IS PER VOL. 208 PAGE 467 WHICH BEGINS AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND GOES THENCE EAST ALONG THE NORTH LINE OF THE FORTY ACRE TRACT 384.88 FEET TO AN ANGLE POINT. I BELIEVE THIS DISTANCE MAY HAVE BEEN IN ERROR SINCE THIS DISTANCE DOES NOT MATCH SURVEYS IN THE AREA OR THE ROAD AS BUILT, SO WE EXTENDED IT TO THE WEST LINE OF CSM NO. 164, SINCE THE ANGLE POINT IN THE ROAD IS BEYOND CSM NO. 164, SINCE THE ALSO SPECIFIES A 60 FOOT WIDTH. MOST OF THE PAVEMENT DOES NOT FIT IN THIS AREA. THIS IS ALSO BASED ON AN OPINION FROM CRAIG NIENOW AND QUALITY TITLE IN A SEARCH FOR A "GAP" SHOWN ON THE GIS BETWEEN RAE ROAD AND THE FORTY LINE, IT WAS THEIR OPINION THAT NO GAP EXISTS.
- 2.) THE WETLANDS AS SHOWN HEREON WERE FLAGGED BY STAR ENVIRONMENTAL AND LOCATED BY RIVERSIDE LAND SURVEYING ON OCTOBER 27TH, 2015.

SOUTH 1/4 CORNER
SEC. 5, T31N, R6E
PK NAIL FOUND

SHEET 1 OF 3

LEGEND	
○	- 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
●	- FOUND 1-1/4" O.D. IRON PIPE
⊙	- FOUND 3/4" REBAR
●	- FOUND 1" IRON BAR
⊙	- FOUND 2.5" O.D. IRON PIPE
()	- RECORDED BEARING/LENGTH
-----	- BUILDING RESTRICTION LINE

BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM NAD83 (2011) AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 31 NORTH, RANGE 6 EAST, MEASURED TO BEAR NORTH 02°19'16" WEST.

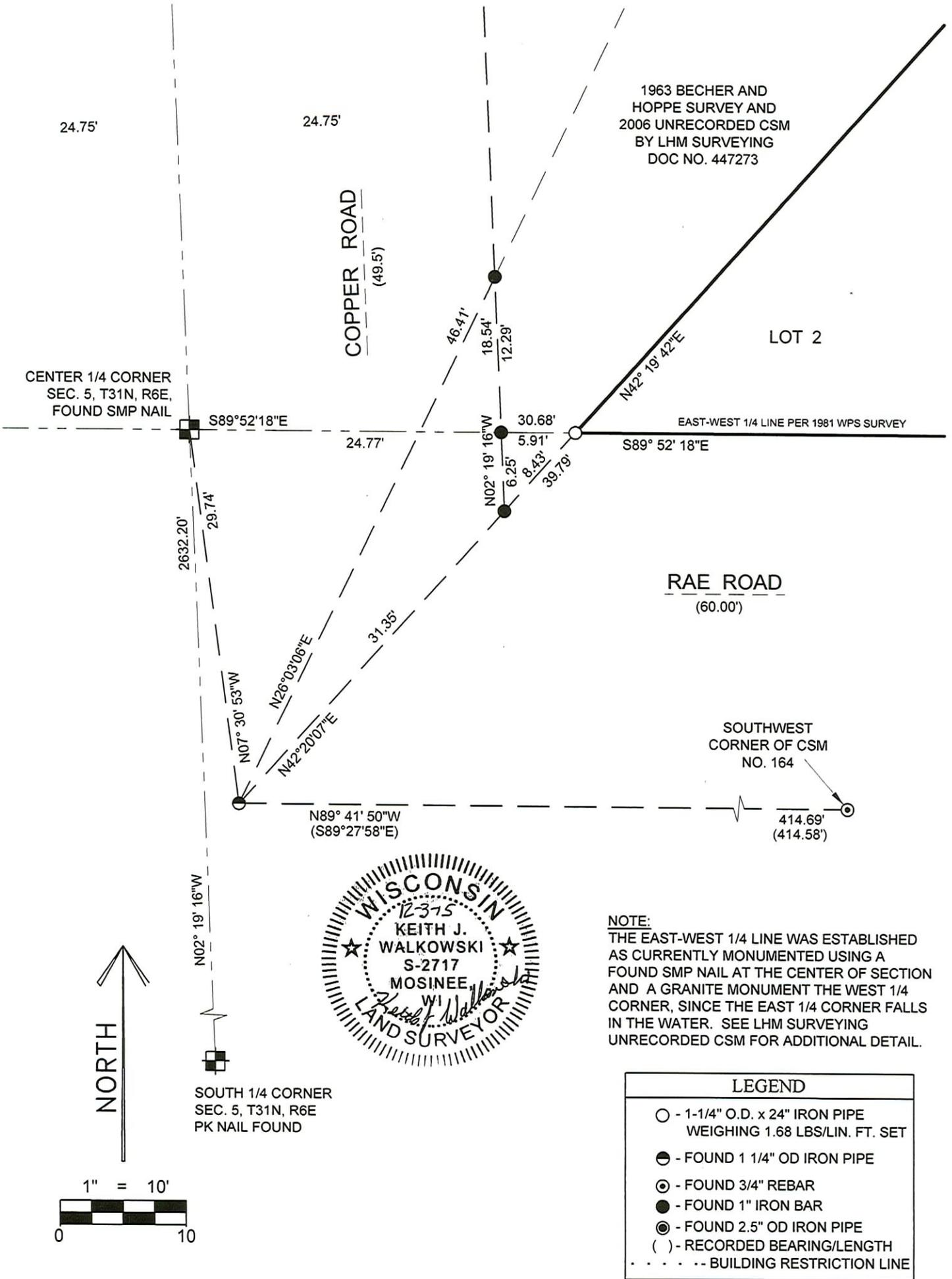


RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY K.J.W.	DATE DECEMBER 2, 2015
CHECKED BY L.H.M.	PROJECT NO. 2366
PREPARED FOR:	LISE SKOFRONICK

LINCOLN COUNTY CERTIFIED SURVEY MAP NO. _____

Of part the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31 North, Range 6 East, Town of Scott, Lincoln County, Wisconsin.



SHEET 2 OF 3

Packet Pg. 10



RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY K.J.W.	DATE DECEMBER 2, 2015
CHECKED BY L.H.M.	PROJECT NO. 2366
PREPARED FOR:	LISE SKOFRONICK

3.3.8

Attachment: Town of Scott CSM (1458 : CSM for land in Town of Scott)

LINCOLN COUNTY CERTIFIED SURVEY MAP NO. _____

Of part the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31 North, Range 6 East, Town of Scott, Lincoln County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided a part of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31 North, Range 6 East, Town of Scott, Lincoln County, Wisconsin described as follows:

Commencing at the South 1/4 corner of said Section 5; Thence North 02°19'16" West along the West line of said Southwest 1/4, 2632.20 feet to the monumented Center of Section 5; Thence South 89°52'18" East along the East-West 1/4 line, 30.68 feet to the Southeast line of a Parcel of land described in Document Number 447273 and the point of beginning; Thence North 42°19'42" East along said Southeast line of Document Number 447273, 489.36 feet to a found 1-1/4" O.D. Iron Pipe located at the water's edge of Alexander Lake and the beginning of a meander line along the South shore of Alexander Lake; Thence South 50°57'53" East along said meander line, 195.88 feet to a point located 37 feet, more or less, from the water's edge of Alexander Lake; Thence South 33°52'20" East along said meander line, 137.61 feet to a point located 70 feet, more or less, from the water's edge of Alexander Lake and the end of said meander line along the South shore of Alexander Lake and to a point on the North line of Lot 1 of Certified Survey Map Number 164 recorded in Volume 1 of Certified Survey Maps on Page 185; Thence South 75°16'15" West along said North line, 93.01 feet; Thence South 75°19'58" West along said North line, 82.71 feet to the West line of said Lot 1 of Certified Survey Map Number 164; Thence South 00°14'58" West along said West line of Certified Survey Map Number 164, 80.44 feet to said East - West 1/4 line; Thence North 89°52'18" West along said East - West 1/4 line, 388.05 feet to the point of beginning.

That the above described parcel of land contains 131,147 square feet or 3.0107 acres, more or less, including those lands lying between the above described meander line and the water's edge of Alexander Lake and the Lot lines extended to the water's edge;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Lise Skofronick Trustee of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Lincoln County and the Town of Scott in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 3RD day of DECEMBER, 2015
Keith J. Walkowski
Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717



I, _____ (City Clerk) being duly elected 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

Lincoln County Approval: The Certified Survey Map prepared for Lise Skofronick, has been reviewed and found to be in compliance with the terms of the Lincoln County Code and is hereby approved by the Lincoln County Land Services Department on this _____ day of _____, 20 ____

Land Services Administrator

SHEET 3 OF 3

Packet Pg. 11



RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY K.J.W.	DATE DECEMBER 2, 2015
CHECKED BY L.H.M.	PROJECT NO. 2366
PREPARED FOR:	LISE SKOFRONICK

3.3.8

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