NOTICE

The City of **Merrill Zoning Board of Appeals** will meet on **Tuesday, April 5, 2016 at 6:00P.M.** in the City Hall Basement Conference Room on the following:

Voting members: Bill Schneider, James Koebe, Dean Haas, Ron Burrow, Adam Rekau and David Sukow

AGENDA

1.) Call to order

2.) Roll call

3.) Approval of the minutes March 1, 2016.

4.) Theodore Rudolph requesting a variance to Merrill Municipal Code Section 113-317 (g) (1) Lot Area and Height. Legally described Plat of Fairview Acres Lots 1 & 2, Block 3 in Southeast ¼ and Northwest ¼, City of Merrill, Merrill, Wisconsin. Address is 2405 E. 8th Street, parcel #34..0138.004.100.00.00

5.) Other Business

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
March 1, 2016, 6:00 p.m.

PRESENT: Zoning Administrator Pagel, Dean Haas, Dave Sukow, Chairman Bill Schneider, and Jim Koebe

Absent: Ron Burrow, Adam Rekau

Also present: City Attorney Tom Hayden, City Administrator Dave Johnson, Kurt and Joyce Helmstaetter

Chairman Schneider called the meeting to order at 6:00 pm in the Basement Conference Room.

Motion to approve February 9, 2016 minutes Mr. Sukow, second Mr. Koebe carried.

Chairman Schneider read the meeting notice.

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

ZA Pagel briefed the Board on the request stating the reason for the variance request and giving a brief history of the previous garage variance in 2002. Lonnie Woller, appellant, spoke in favor of the variance and stated he would remove the existing container if granted a variance. ZA Pagel explained the container was a previous case and should not be a condition for granting a variance. Dave Johnson spoke in opposition of the variance since it did not meet the statutory requirements as explained by the ZA for granting a variance.

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

After deliberation by the Board Members, Motion to deny the variance by Mr. Sukow, motion fails for lack of a second.

After further deliberation, Motion to approve the variance by Chairman Schneider, second Mr. Haas, A roll call vote requested by Mr. Sukow, Mr. Koebe, Mr. Schneider, Mr. Haas in favor, Mr. Sukow opposed. Variance approved.

Under public comment, Chairman Schneider asked Attorney Hayden the status case involving the removal of the container at Mr. Woller's property. He said he could not comment pending possible litigation.

Motion to adjourn Mr. Koebe, second Mr. Haas, carried.

Meeting adjourned 6:25pm Darin Pagel, Recording Secretary.

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 Zoning Board of Appeals of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Tuesday, April 5, 2016, in the City Hall Basement Conference Room**, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1. Theodore Rudolph requesting a variance to Merrill Municipal Code Section 113-317 (g) (1) Lot Area and Height. Legally described Plat of Fairview Acres Lots 1 & 2, Block 3 in Southeast ¼ and Northwest ¼, City of Merrill, Merrill, Wisconsin. Address is 2405 E. 8th Street, parcel #34..0138.004.100.00.00

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

Dated: March 03, 2016

CITY OF MERRILL, WISCONSIN

By: _____
William N. Heideman
City Clerk

APPLICATION FOR ZONING VARIANCE
CITY OF MERRILL

NAME: Ted Rudolph STREET ADDRESS: ~~740~~ 1112 Forest st Wausau, WI

PROPERTY ADDRESS: 2405 E 8th St. TAX ROLL#: 34.0138.004.100.00.00

LEGAL DESCRIPTION: _____

_____

EXISTING USE: _____ PROPOSED USE: _____

REASONS FOR REQUESTING A VARIANCE: _____

_____

_____

_____

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.

_____ 01/1/16

Signature of Applicant Date

City of Merrill, Wi
Zoning Dept

1-31-2016

Attn: Darin Pagel

Per our phone conversation, this letter confirms my request for a zoning variance at 2405 E. 8th Street for an 8 unit garage to compliment the 8 unit apartment at that site. I will be out of town until the 11th of March. If approved, I would like to start construction early spring.

Based on my experience, the building needs to be 48' x 48' plus the extra required for a brick exterior. The garage doors will be 10' wide x 8' 6" high. The roof would be a hip style with the ridge running no. & so. to match the Apartment building and not block the sun to the 1st floor apartment bedrooms. A 3 or 4 pitch should present a low profile. There would be 4 garages facing east and 4 garages facing west. The interior walls will be fire proof steel insulated panels with a 5/8" fire code drywall ceiling.

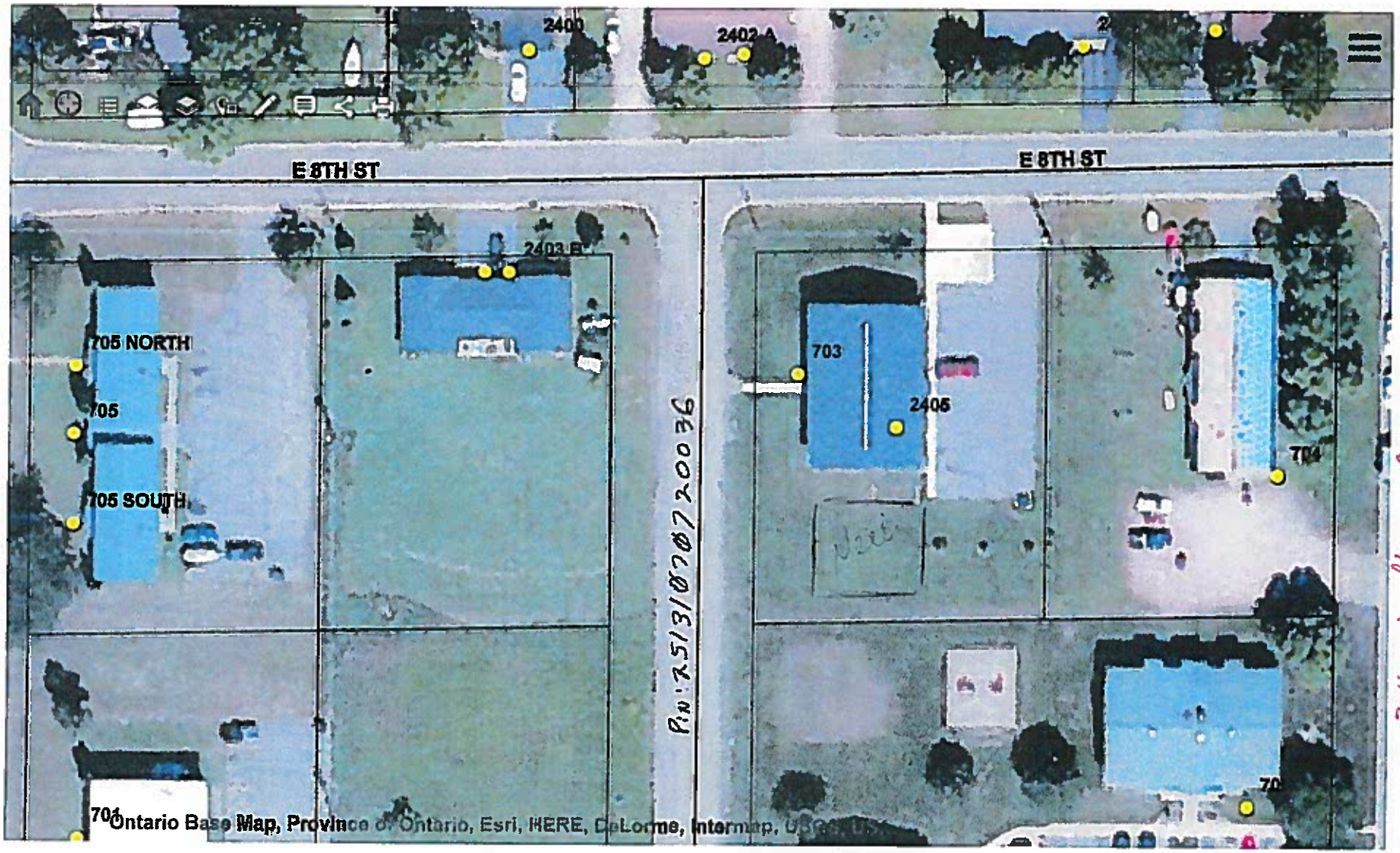
The present blacktop would be extended south past the garage part way to the lot line. Then most of the winter snow would be piled on the black top and could melt off the end and side. New blacktop would be installed on the East side to match. We would need advice on the grade so it bends with any future paving of Francis St. There will be a concrete sidewalk from this driveway to the present side walk on Francis St side of the building. This sidewalk needs to be far enough from the building so people are not looking in the windows. This is a concern of the tenants on the lower eastside units. If you can provide a grade decision, I could put the side walk where city sidewalks would normally be placed.

I would be assigning the garages so they are on the same side of the building as their apartments. This should help reduce hallway noise.

This property's former address was 703 Francis St, a well known drug house for Lincoln and Marathon counties. After my purchase, I removed many non-lease tenants as well as all the existing tenants except one. I need to provide upscale garages and a quality curb appearance to attract and keep better tenants. I can be contacted at any of these numbers: 715-845-2208; 715-218-3157; 715-218-3109.

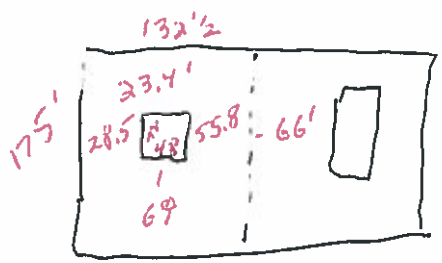
Thank You
Ted Rudolph

We would Match the brick to one of the Medium/darker colors. D



PIN: 251310720038

0 30 60ft



clicking Map shows 170'

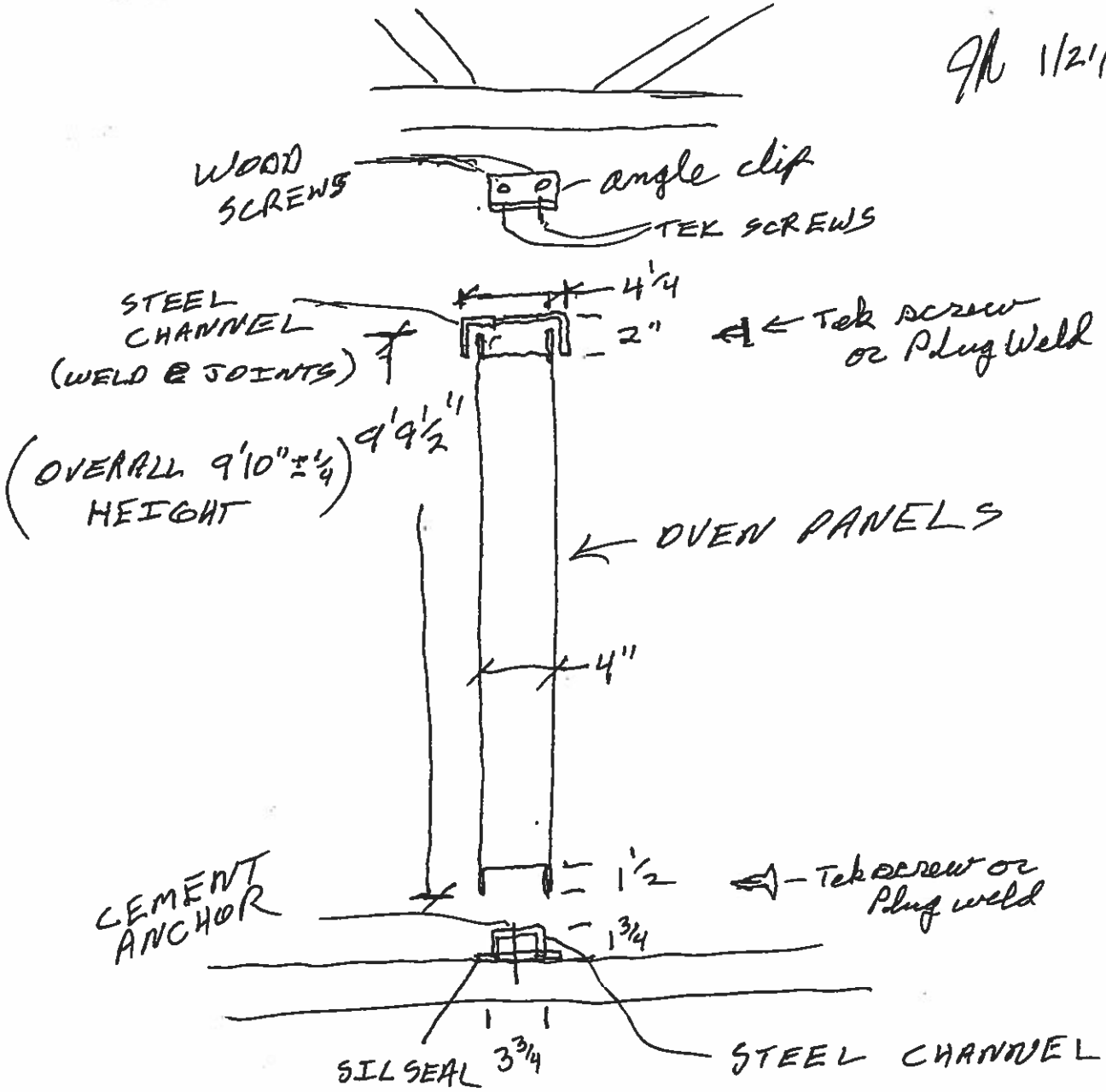
23.4
72
48
143.4

MERRILL
Equipment Company

TELEPHONE 715-536-2471
FAX 715-536-2472
MERRILL, WISCONSIN 54452

2209 Sturdevant Street

JA 1/21/16



After erecting spray paint/epoxy all exposed surfaces.