CITY OF MERRILL

CITY PLAN COMMISSION

AGENDA ● TUESDAY JUNE 7, 2016

Regular Meeting | **City Hall Council Chambers** | **5:00 PM**

I. Call to Order

II. Minutes of previous meeting(s):

1. Minutes of May 3, 2016 meeting

III. Public Comment Period

IV. Agenda items for consideration:

1. Site Plan for expansion at Pine Crest Nursing Home, 2100 East Sixth Street.
2. Site Plan for Northcentral Technical College (NTC) range on Champagne Street.

V. Establish date, time and location of next meeting

VI. Adjournment

CITY OF MERRILL

CITY PLAN COMMISSION

MINUTES ● TUESDAY MAY 3, 2016

Regular Meeting | **City Hall Council Chambers** | **5:15 PM**

I. Call to Order

Mayor Bialecki called the meeting to order at 5:15 P.M.

Attendee Name	Title	Status	Arrived
Tim Meehean	Alderperson - Eighth District	Present	
Bill Bialecki	Mayor	Present	
Mike Willman	Chairman - Park & Rec	Present	
Ralph Sturm		Excused	
Melissa Schroeder		Excused	
Ken Maule		Present	
Robert Reimann		Excused	

Also in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Alderman Ryan Schwartzman, Alderwoman Kandy Peterson, Dennis Lawrence, Brad Sippel and City Clerk Bill Heideman. A representative from the Cable Access Channel was present to videotape the meeting.

Public hearing attendees included: Jody Lokemoen, Carl Hantke, Hilde Hantke, Kathy Seubert, Ned Seubert, Larry Peeters and Gary Dietrich.

II. Minutes of previous meeting(s):

1. Minutes of April 4, 2016 meeting

Motion (Maule/Willman) to approve.

RESULT: **APPROVED**

III. Public Comment Period

None.

IV. Agenda items related to update of City Comprehensive Plan:

1. Community Survey Update

Brad Sippel (North Central Wisconsin Regional Planning Commission) provided details related to the ongoing citizen survey. The survey is online and available to anyone who accesses the City's website.

As of the morning of May 3rd, 151 surveys has been completed and received. The goal is to receive approximately 300 surveys. The responses to date have been generally positive.

2. Review of Transportation Chapter

Attachment: 2016-05-03 City Plan Commission Minutes (1742 : Minutes of May 3, 2016 meeting)

Brad Sippel provided information on the Transportation chapter of the plan update, including background, inventory, trends, goals, objectives and policies. He also answered questions and accepted input from commission members.

3. Review of Land Use Chapter

Dennis Lawrence (North Central Wisconsin Regional Planning Commission) provided information on the Land Use chapter of the plan update, including background, inventory, trends, goals, objectives and policies. He also distributed larger maps related to land use, answered questions and accepted input from commission members.

V. Other agenda items for consideration:

1. Consider Site Plan from Lincoln County for shed at East Sixth Street and Memorial Drive.

Building Inspector/Zoning Administrator Pagel reported that Lincoln County is planning to erect a shed for use to store materials to be used in a community garden. He has no concerns with the site plan as submitted.

Motion (Maule/Willman) to approve.

RESULT:	**APPROVED & SENT TO COUNCIL**	**Next: 5/10/2016 7:00 PM**

2. Resolution authorizing the vacation of an alley located in Lot Two, Block Four of the original plat of Jenny (near the former Lincoln House site) At a meeting on April 27th, 2016, the Board of Public Works recommended approval.

If the City Plan recommends approval, the resolution will be considered at the July 12th, 2016 Common Council meeting, after compliance with all publishing and notification requirements.

Motion (Willman/Meehean) to approve.

RESULT:	**APPROVED AND SENT TO COUNCIL**	**Next: 7/12/2016 7:00 PM**

3. Resolution authorizing the vacation of a part of Meadow Lane At a meeting on April 27th, 2016, the Board of Public Works recommended approval.

If the City Plan recommends approval, the resolution will be considered at the July 12th, 2016 Common Council meeting, after compliance with all publishing and notification requirements.

Motion (Meehean/Willman) to approve.

Attachment: 2016-05-03 City Plan Commission Minutes (1742 : Minutes of May 3, 2016 meeting)

RESULT:	APPROVED AND SENT TO COUNCIL	Next: 7/12/2016 7:00 PM

VI. Public Hearing(s) to begin at 6:00 P.M.:

1. Public hearing on City of Merrill request to rezone property located at 1501 Hwy 107 from Rural Development to Planned Unit Development and to rezone the following parcels from Rural Development to R-1 Single Family Residential: 1340 Grand Ave, 801 Edgewater, 803 Edgewater, 901 Edgewater, 1401 Highland, 1403 Highland, 1404 Highland, 1405 Highland, 1407 Highland, 1411 Highland, 1413 Highland, 1501 Highland.

City Attorney Hayden read the public hearing notice.

Motion (Willman/Meehean) to open the public hearing. Carried.

Jody Lokemoen raised the question of whether property taxes would change if the rezoning is approved.

Carl Hantke also asked what impact rezoning would have on property taxes. He then questioned the reasoning behind the City being in the real estate business, stating that this should be handled between property sellers and buyers.

City Administrator Johnson responded that development in that area is not happening on its own. He added that the City is not in the real estate business, but is in the development business.

Motion (Willman/Meehean) to close the public hearing. Carried. The public hearing was closed at 6:12 P.M.

Building Inspector/Zoning Administrator Pagel distributed a Certified Survey Map of the area.

Motion (Maule/Meehean) to approve the rezoning, the Certified Survey Map distributed by Building Inspector/Zoning Administrator Pagel, and the Planned Unit Development.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 5/10/2016 7:00 PM

VII. Establish date, time and location of next meeting

Tuesday, June 7th, 2016 at 5:00 P.M., in the City Hall Common Council Chambers.

VIII. Adjournment

Motion (Meehean/Maule) to adjourn. Carried. Adjourned at 6:14 P.M.

Attachment: 2016-05-03 City Plan Commission Minutes (1742 : Minutes of May 3, 2016 meeting)

DEEPER REGRADE SURFACE DRAINAGE

SPECIAL CARE BUILDING AREA: 13,400 gsf

POTENTIAL FIBER OPTIC LINE ISSUES

EXPANDED PARKING: 20±

REGRADE & REPAVE

SEMI BACK IN

24x24 GARAGE

ANY KNOWN EASEMENTS?

RETAINING WALL ANTICIPATED

PATIO

REVERSE DOOR SWING

CHANGE TO OPPOSING SWING DOORS

WC

REMOVE DOORS

ACTIVITIES COURTYARD

BUILDING AREA: 13,347 gsf

TOTAL AREA with link: 14,705 gsf

PARKING: 25 AS SHOWN

EXISTING SIGN

ADJUST DRIVE WIDTH AS NECESSARY FOR 2 VEHICLES

NORTH

0 20 40 120

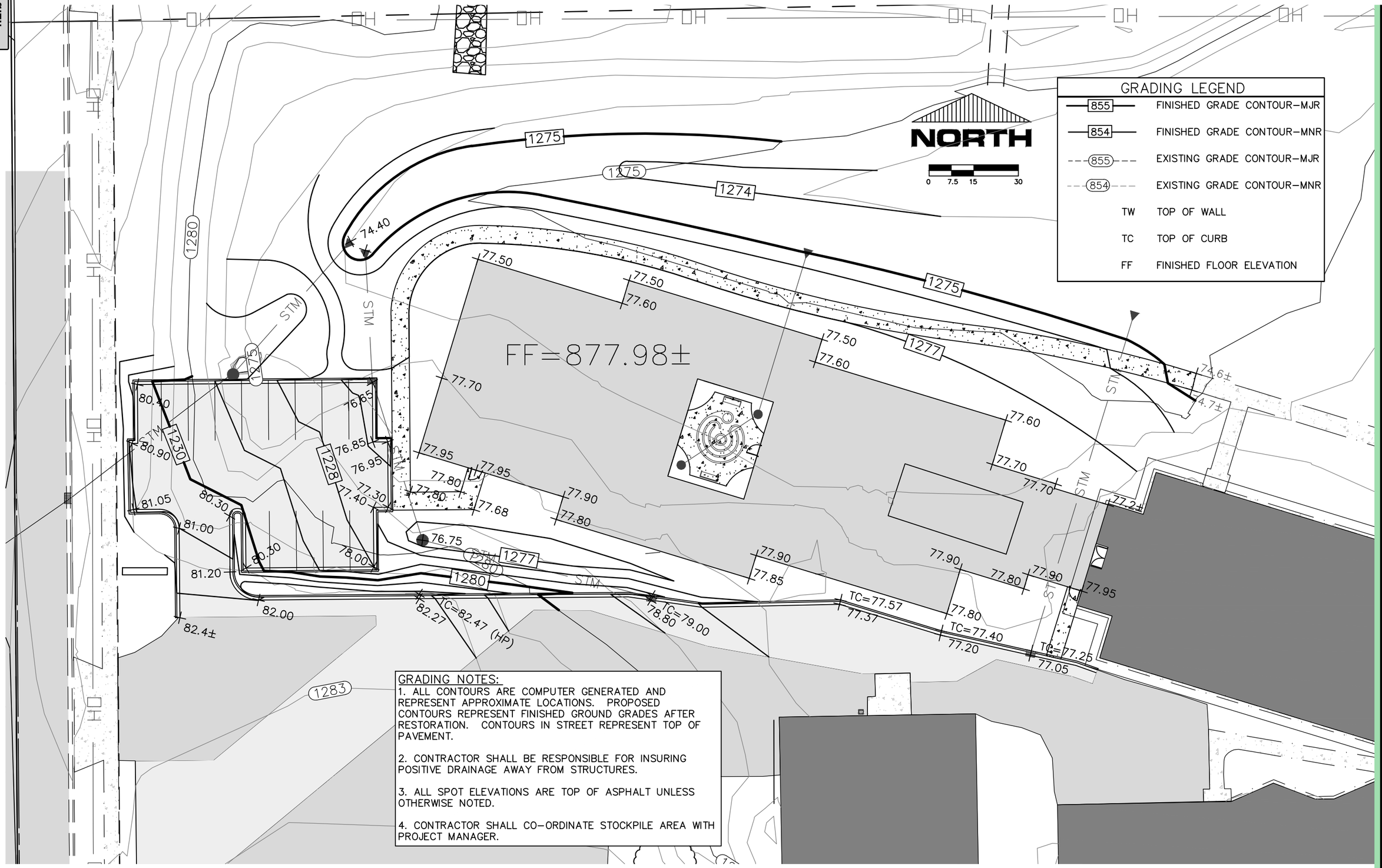
PINE CREST NURSING HOME

CAMPUS CONCEPT STUDY (Apr 5, 2016)

Merrill Wisconsin

SP.1b

Attachment: Pine Crest Site Plan Grading Plan Building A (1704 : Site Plan for Pine Crest expansion)



GRADING NOTES:

1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT TOP OF PAVEMENT.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES.

3. ALL SPOT ELEVATIONS ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.

4. CONTRACTOR SHALL CO–ORDINATE STOCKPILE AREA WITH PROJECT MANAGER.

GRADING PLAN – BUILDING A

CG.1

PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN (5.06.2016)

Attachment: Pine Crest Site Plan Grading Plan Building B (1704 : Site Plan for Pine Crest expansion)

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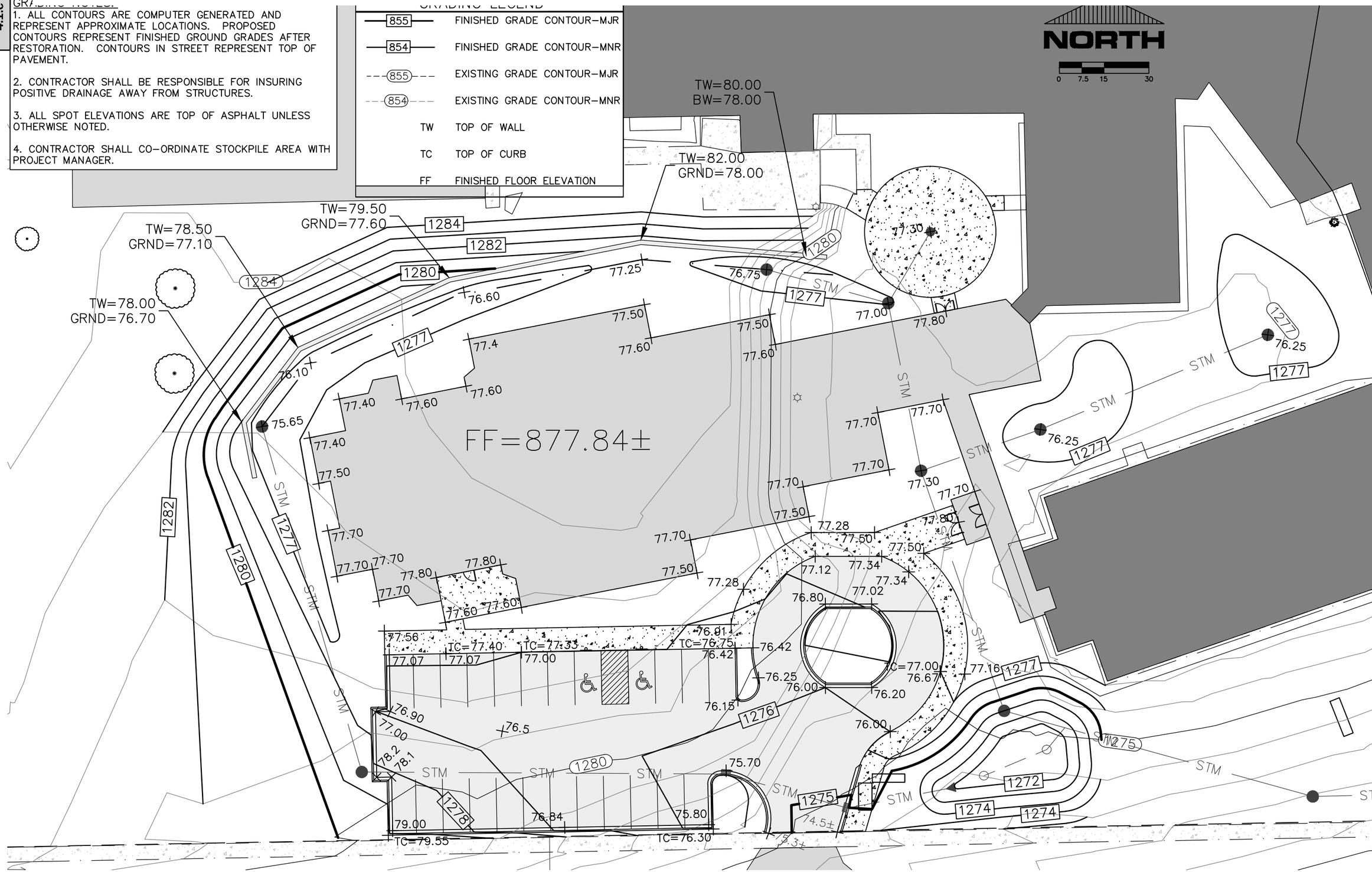
GRADING LEGEND

855	FINISHED GRADE CONTOUR-MJR
854	FINISHED GRADE CONTOUR-MNR
855	EXISTING GRADE CONTOUR-MJR
854	EXISTING GRADE CONTOUR-MNR
TW	TOP OF WALL
TC	TOP OF CURB
FF	FINISHED FLOOR ELEVATION



GRADING PLAN – BUILDING B

CG.2

PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN (5.06.2016)

Attachment: Pine Crest Site Plan Utility Plan Building A (1704 : Site Plan for Pine Crest expansion)

UTILITY NOTES:
1) MANHOLES ARE 48"ø UNLESS OTHERWISE NOTED.
2) 12" CLEARANCE WHEN WATERMAIN GOES OVER SANITARY, WATERMAIN, OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATER MAIN OR STORM SEWER.
3) STORM SEWER PIPE CAN BE RCP, HDPE, OR PVC
4) ALL WATERMAIN AND FITTINGS SHALL BE D.I.P.
5) SANITARY SEWER SERVICE SHALL BE SDR 35 UNLESS DEPTH GRTEATER THAN 20'
6) WATER SERVICE SHALL HAVE A MINIMUM BURY DEPTH OF 8'

FIBER OPTIC (2) TO BE RELOCATED AROUND BLDG
30" STORM SEWER
12" STORM SEWER
8" STORM SEWER
FF=877.98±
CONNECT TO EX WATERMAIN
PROPOSED HYDRANT
6" WATER SERVICE
12" STORM SEWER
EXISTING 30" STORM
EXISTING 6" WATER
CONNECT TO EX WATERMAIN
6" WATERMAIN
EXISTING 12" SANITARY
6" SANITARY SERVICE
PAVEMENT PATCH
3" BIT
8" BASE

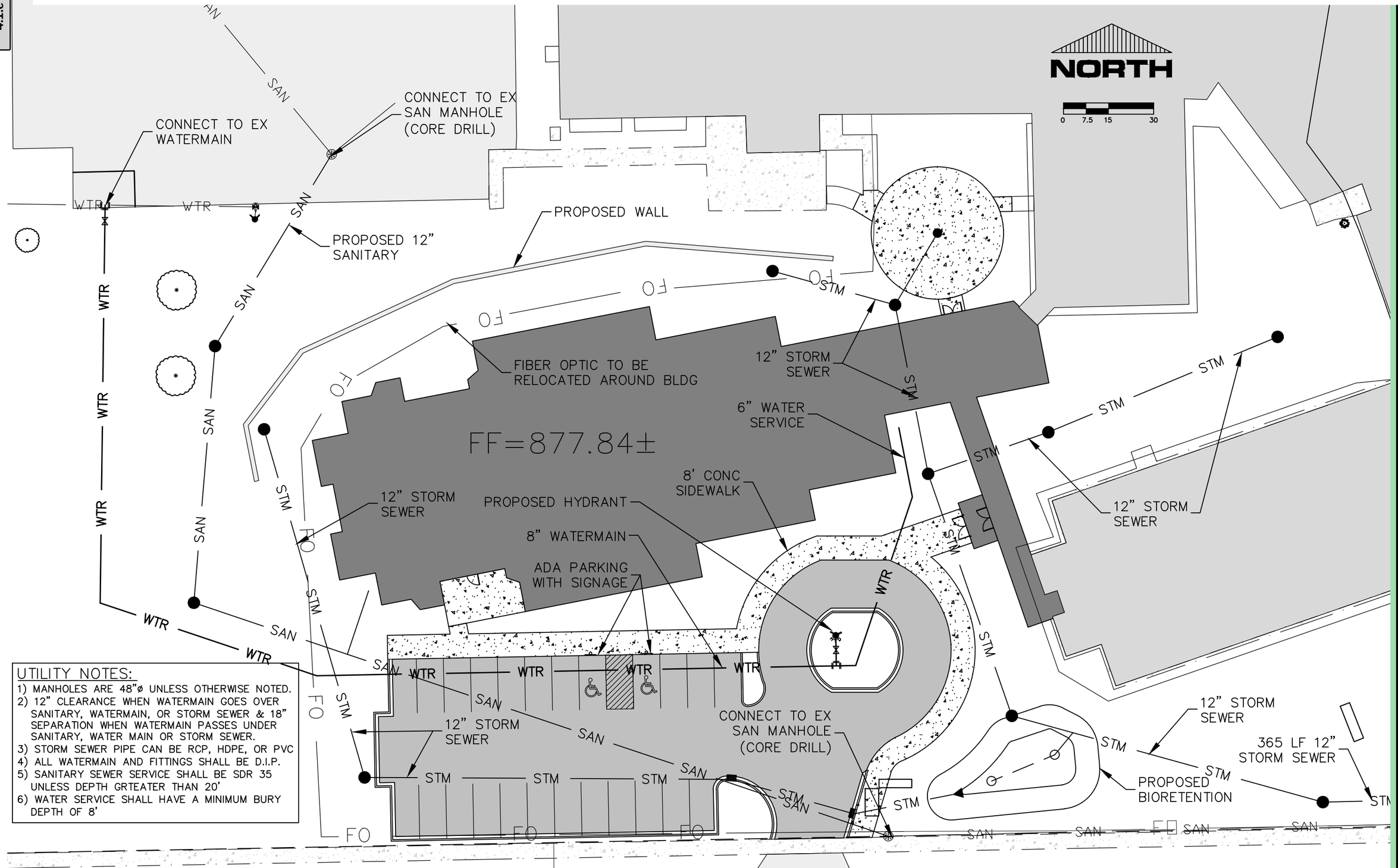
NORTH
0 7.5 15 30

UTILITY PLAN – BUILDING A

CU.1

PINE CREST NURSING HOME ADDITION AND REMODEL
SCHEMATIC DESIGN (5.06.2016)

Attachment: Pine Crest Site Plan Utility Plan Building B (1704 : Site Plan for Pine Crest expansion)



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UTILITY PLAN – BUILDING B

CU.2

PINE CREST NURSING HOME ADDITION AND REMODEL
SCHEMATIC DESIGN (5.06.2016)

Wicke, Shari

From: Robert Elliott <Elliottr@ntc.edu>
Sent: Wednesday, May 04, 2016 1:22 PM
To: Pagel, Darin
Cc: Wicke, Shari; weyers@ntc.edu
Subject: Re: NTC Tactical Safety Range
Attachments: 6631_Floor plan.pdf; 6631_Elevations.pdf; Taylor Site.jpg

Darin,

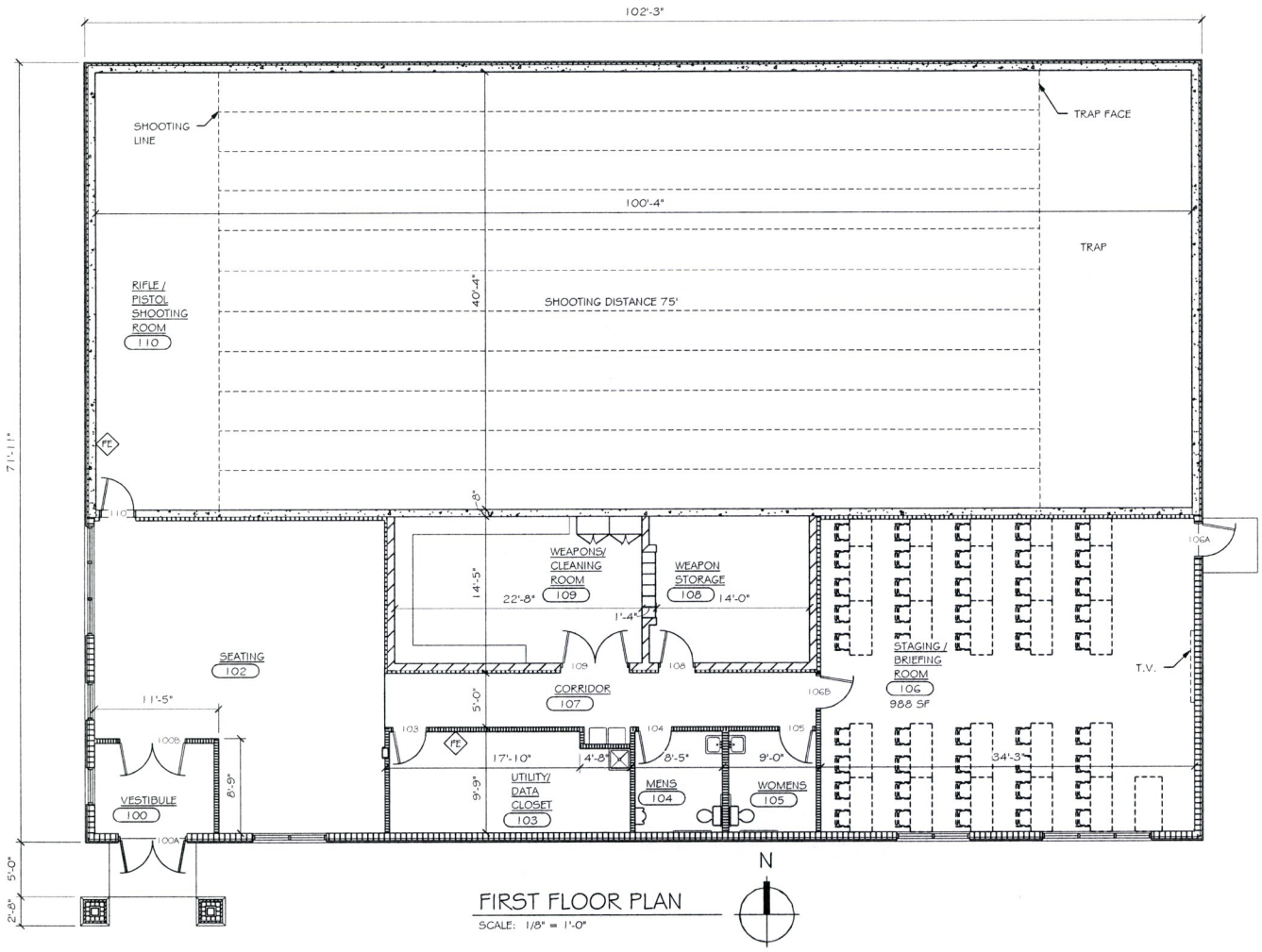
It is my understanding NTC needs to submit documentation requesting approval for our new Merrill Tactical Safety Range for the next Planning Committee meeting scheduled for April 7th. Attached is an aerial view of the old Taylor Insulation property that NTC purchased. In addition, I have also attached a floor plan of the new building and a couple elevation views for your approval. The new building will be placed in the exact location of the existing slab.

Please let me know if you need additional information and a time and location for the Plan Commission meeting.

Thanks for your help,

Robert L. Elliott Jr., M.Ed.
Northcentral Technical College
Director of Facilities
1000 W. Campus Dr.
Wausau, WI 54401
715-803-1383
715-301-2383 Fax
Elliottr@ntc.edu

Attachment: NTC Site Plan Info (1676 : Site Plan for Northcentral Technical College (NTC) range on Champagne Street)



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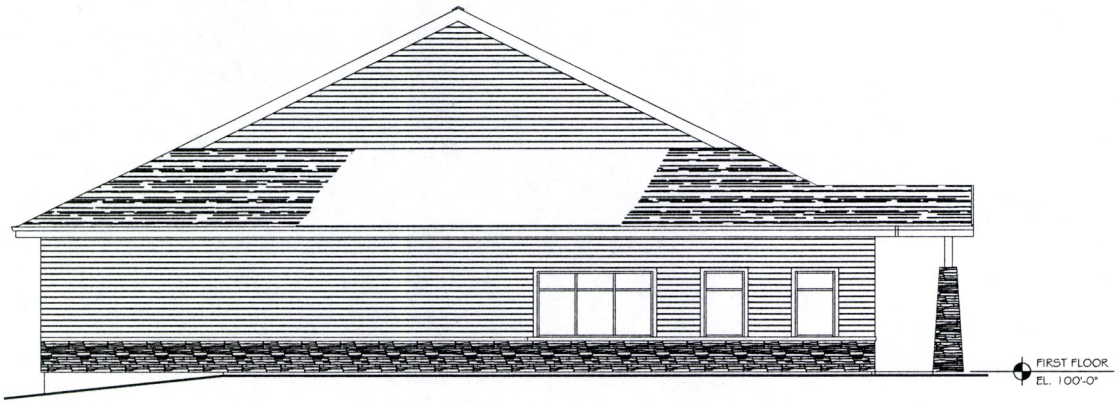
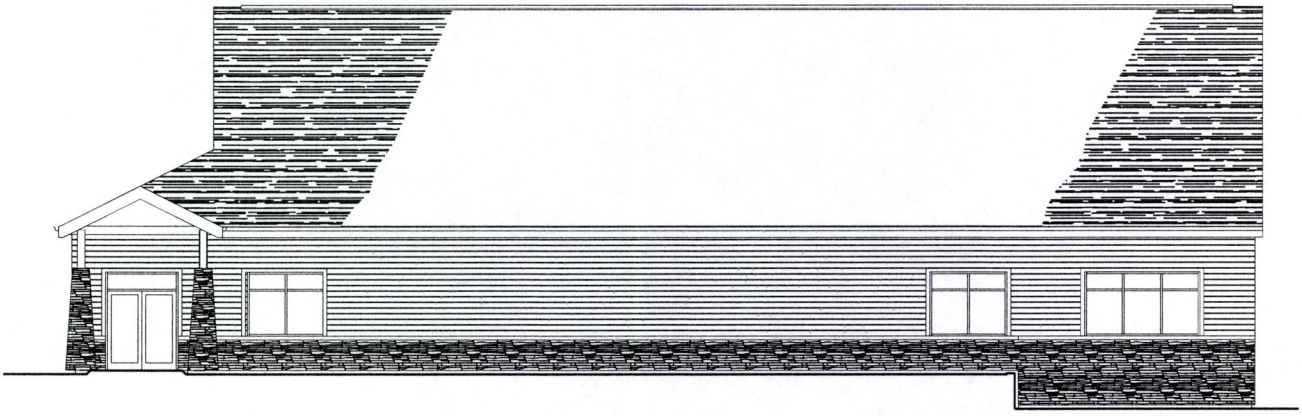


WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Attachment: NTC Site Plan Info (1676 : Site Plan for Northcentral Technical College (NTC) range on Champagne Street)

Lincoln County Public Access Land Records Viewer

Author: Public
Date Printed: 5/5/2016

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