



CITY OF MERRILL

CITY PLAN COMMISSION

AGENDA • TUESDAY NOVEMBER 1, 2016

Regular Meeting

City Hall Council Chambers

5:00 PM

- I. Call to Order
- II. Minutes of previous meeting(s):
 1. Minutes of October 4th, 2016 meeting
- III. Agenda items for consideration:
 1. Extraterritorial Certified Survey Map (Town of Scott) for Steve Schulz on Heldt Street.
 2. Site Plan for Northwoods Veteran's Support Center. at the corner of East Sixth Street and Johnson Street.
- IV. Public Hearings (will begin at 6:00 P.M.):
 1. Public Hearing on request from City of Merrill to re-zone, from R-2 to Industrial, a property located on South Alexander Street.
 2. Public Hearing on request from Church Mutual Insurance Company to re-zone, from Rural Development to Public, a newly-created 4.3 acre parcel on the northeast Corner of Johnson Street and East Sixth Street, to allow development of Northwoods Veteran's Support Center.
 3. Public Hearing on request from City of Merrill to re-zone, from Thoroughfare Commercial (TC) to Planned Unit Development (PUD), a parcel at 1905 East 14th Street, for the purpose of constructing a multifamily housing development.
- V. Public Comment Period
- VI. Establish date, time and location of next meeting
- VII. Adjournment



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • TUESDAY OCTOBER 4, 2016

Regular Meeting City Hall Council Chambers 5:00 PM

I. Call to Order

Mayor Bialecki called the meeting to order at 5:00 P.M.

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

Also in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Building Inspector/Zoning Administrator Darin Pagel, Alderman Paul Russell, Alderwoman Kandy Peterson, Dennis Lawrence, Dave Sukow, Jeremy Ratliff and City Clerk Bill Heideman. A representative from the Cable Access Channel was present to videotape the meeting.

Public Hearing attendees included: Public Works Director/City Engineer Rod Akey, Alderman John Burgener, Dawn Pilecky, Jolene Weix, Ryan Martinovici, Steve Schenck, Tom Krembs DDS, Carol Michalowski, Ellen Marlowe, Robert Marlowe, Vickie Yelle, Joseph Yelle, Beatrice Lebal, Patricia Burg, Karleen Bebel, Gene Bebel, Gail Abegglen, Marv Anderson, Noreen Salzman, Evelyn Lee, Kay Landolt, Mark Weix Sr. and Betty Weix.

II. Minutes of previous meeting(s):

- 1. Minutes of July 5, 2016 meeting

Motion (Schwartzman/Meehean) to approve.

RESULT: APPROVED

III. Agenda items for consideration:

- 1. Certified Survey Map (CSM) prepared for Church Mutual Insurance Company for land that it owns at the corner of East Sixth Street and Johnson Street.

Building Inspector/Zoning Administrator Pagel reported that he has no issues with the map.

Motion (Meehean/Schroeder) to approve.

RESULT: APPROVED & SENT TO COUNTY Next: 10/11/2016 7:00 PM

- 2. Review draft version of City Comprehensive Plan.

Attachment: 2016-10-04 City Plan Commission Minutes (2072 : Minutes of October 4 Meeting)

Representing North Central Wisconsin Regional Planning Commission, Dennis Lawrence provided a review of the draft document. He noted that there were a few minor edits to be made.

3. Consider resolution to recommend adoption of City Comprehensive Plan.

Motion (Meehean/Maule) to approve.

RESULT:	APPROVED AND SENT TO COUNCIL	Next: 10/11/2016 7:00 PM
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IV. Public Hearings (will begin at 6:00 P.M.)

1. Public hearing on a request from the Merrill Historical Society to rezone a parcel of land at 103 East Fourth Street, from R-3 Residential to Public Zone.

At 5:17 P.M., Mayor Bialecki announced that a recess would be held until 6:00 P.M., the time scheduled for the public hearings. At 6:00 P.M., Mayor Bialecki called the meeting back to order.

City Attorney Hayden read the public notice for the first public hearing.

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

Dawn Pilecky, 106 East Fourth Street, expressed concerns related to increased traffic and noise if the rezoning is approved.

Motion (Willman/Sturm) to close the public hearing. Carried.

Motion (Meehean/Schroeder) to approve the rezoning and authorize drafting of a related ordinance, to be considered at the October 11th, 2016 Common Council meeting.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 10/11/2016 7:00 PM
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2. Public hearing on Home Occupation Conditional Use Permit application from Noreen Salzman, for a counseling office at 607 Cedar Street.

City Attorney Hayden read the hearing notice for the second public hearing.

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

Steve Schenck has concerns with the possibility of a drug/alcohol abuse center in his neighborhood. In his opinion, this may reduce the selling value of his property. He is opposed to the Conditional Use Permit.

Noreen Salzman the applicant, spoke in favor. She stated that she intends to live at the house. Most necessary renovations to the home are already completed. In the neighborhoods in which she already has centers, there has been no increase in crime or violence.

Thomas Krembs, DDS, spoke in opposition. He stated that this a well-established, historic area of the City. He would not like to see such a facility alter this area. He also appealed to Alderman Paul Russell, a member of the Historic Preservation Committee, to vote "No" on the application.

Ryan Martinovici said that the neighbors have been discussing the application. He questioned why a business would be considered in the middle of a residential area. He understands their needs for counseling facilities, but suggested there are better locations for this business. He is opposed, and added that approval would force him to reconsider his plans to stay in the community.

Evelyn Lee, who works at another location for Noreen Salzman, spoke in favor. She stated that she has seen no problems at other locations or this type of center, and added that the home will retain the appearance of a home.

Carol Michaelowski admires the work that this type of facility does, but does not want this type of facility in a historic residential district when there are commercial sites available. In her opinion, this facility would be detrimental to the neighborhood.

Ellen Marlowe spoke in opposition. She has concerns that the driveway will resemble a parking lot. She also expressed concerns related to lower property values and safety.

John Burgener spoke in favor. He stated that there is a similar facility in his neighborhood, and there have been no problems.

Joseph Yelle stated that, even though the Bebels have been good neighbors, he and his wife Vickie are opposed. He noted that this is a historic, residential neighborhood.

Jolene Weix spoke against putting a business in historic residential area.

Robert Marlowe stated that this is a difficult hearing. He stated that the Bebels have been good neighbors, but he is opposed.

Noreen Salzman stated that the driveway would not look like a parking lot. Her home in Wausau is going on the market, and she will be moving to Merrill. She cited the percentage of people that have drug/alcohol issues. She shared the concerns of the neighbors, but recognizes the need for this type of counseling service.

Ryan Martinovici stated that appears all the neighbors are against the Conditional Use Permit. He again suggested there are better commercial locations.

Kay Landolt stated that, while she enjoys the friendship of the Bebels, she walks frequently and therefore has safety concerns. She is opposed.

Carol Michaelowski also enjoys the Bebels, but does not want a commercial business in this neighborhood.

Gene Bebel, the current property owner, stated that the neighbors have been aware that he has been trying to sell his property. Selling to a counseling center may not have been their first choice either, but they find it necessary to relocate to a residence with only one floor. He is in favor of the Conditional Use Permit.

Mark Weix Sr. expressed safety concerns. He considers the Bebels as friends, but is opposed.

Thomas Krembs DDS mentioned changes occurring, including Housing and Urban Development regulations.

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

Building Inspector/Zoning Administrator Pagel explained the concept of a Home Occupation Conditional Use Permit. He added that this does involves only a Conditional Use Permit, not a rezoning.

Mayor Bialecki stated that he appreciated all who spoke during the public hearing. He can understand the concerns of the neighbors to the site, given the fact that the area is a historic neighborhood. He also understands the fact that the Bebel family wants to sell the property.

Motion (Meehean/Schroeder) to refer to the Common Council with a recommendation to consider approval. Motion was defeated.

Motion (Sturm) to disapprove. Motion failed due to lack of a second.

Motion (Willman/Meehean) to approve the Conditional Use Permit and authorize drafting of a related resolution, to be considered at the October 11th, 2016 Common Council meeting.

Willman requested a roll call vote. Roll call vote was as follows: Ayes - Meehean, Schroder, Willman. No - Sturm.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 10/11/2016 7:00 PM
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V. Public Comment Period

None.

VI. Establish date, time and location of next meeting

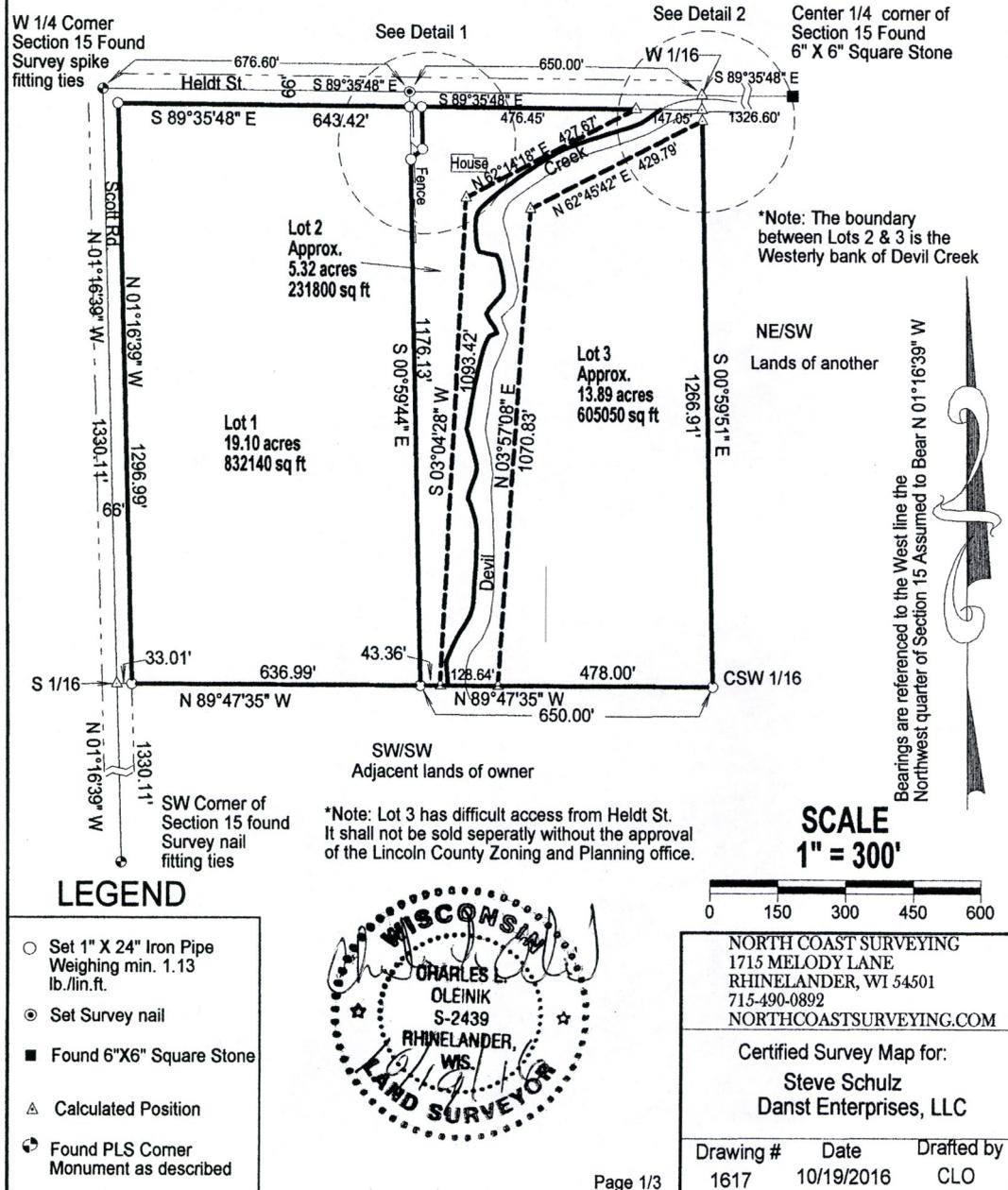
Tuesday, November 1st, 2016 at 5:00 P.M. in the City Hall Common Council Chambers. At least one public hearing (6:00 P.M.) will be on that meeting agenda.

VII. Adjournment

Motion (Meehean/Schroder) to adjourn. Carried. Adjourned at 7:08 P.M.

Lincoln County
 Certified Survey Map No. _____

Located in the NW 1/4 of the
 SW 1/4 of Section 15,
 Township 31 North,
 Range 6 East, Town of Scott,
 Lincoln County, Wisconsin

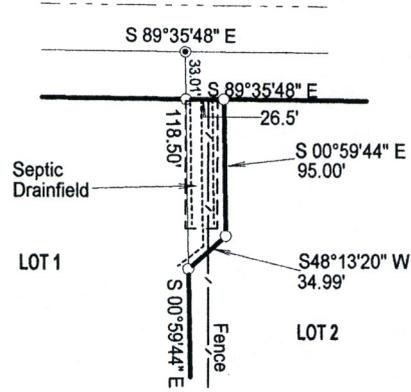


Attachment: CSM in Town of Scott (2054 : CSM in Town of Scott)

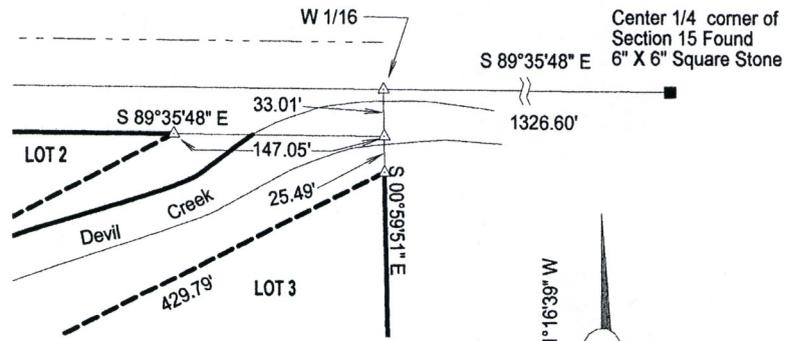
Detail Page

Detail 1

* Note: New boundary line offset from the edge of the Septic Drainfield & Pipe by 5'



Detail 2



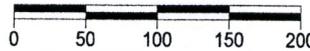
LEGEND

- Set 1" X 24" Iron Pipe Weighing min. 1.13 lb./lin.ft.
- ⊙ Set Survey nail
- Found 6"X6" Square Stone
- △ Calculated Position
- ⊕ Found PLS Corner Monument as described



Bearings are referenced to the West line the Northwest quarter of Section 15 Assumed to Bear N 01° 16' 39" W

SCALE
1" = 100'



I, Charles L. Oleinik, Professional Land Surveyor in the State of Wisconsin, hereby certify: that by the order of Steve Schulz, Representative for Danst Enterprises, LLC, I have surveyed divided and mapped the parcels shown hereon; that said survey and map are correct to the best of my knowledge and belief; that I have fully complied with the applicable requirements of Chapter 236 of Wisconsin Statutes and all County and Local ordinances in completion thereof; that the following is a correct legal description of the exterior boundary of said survey:

Located in the Northwest 1/4 of the Southwest 1/4, Section 15, Township 31 North, Range 6 East, Town of Scott, Lincoln County, Wisconsin, more particularly described as follows: Commencing at the Southwest corner of said Section 15, marked by a survey nail at the intersection of Scott Road and Joe Snow Road; thence along the West line of said Section 15, N 01°16'39" W a distance of 1330.11 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4; thence along the South line of the Northwest 1/4 of the Southwest 1/4 S 89°47'35" E a distance of 33.01 feet to the Easterly right of way line of Scott road marked by a 1-inch iron pipe and the Point of Beginning; thence along said right of way line, N 01°16'39" W a distance of 1296.99 feet to the intersection of the Easterly right of way line of Scott Road and the Southerly right of way line of Heldt St. marked by a 1-inch iron pipe; thence along the Southerly right of way line of Heldt St., S 89°35'48" E a distance of 643.42 feet to a 1-inch iron pipe; thence again along said right of way line S 89°35'48" E a distance of 26.50 feet to a 1-inch iron pipe; thence again along said right of way line S 89°35'48" E a distance of 476.45 feet; thence again along said right of way line S 89°35'48" E a distance of 147.05 feet to the East line of the Northwest 1/4 of the Southwest 1/4; thence along said East line S 00°59'51" E a distance of 25.49 feet; thence again along said East line S 00°59'51" E a distance of 1266.91 feet to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 marked by a 1-inch iron pipe; thence along the South line of the Northwest 1/4 of the Southwest 1/4 a distance of 650.00 feet to a 1-inch iron pipe; thence again along said South line N 89°47'35" W a distance of 636.99 feet to the Place of Beginning.

Along with and subject to any easements, restrictions or reservations, apparent and of record.

Charles L. Oleinik 10/19/16
Charles L. Oleinik, PLS Date



Dated this _____ Day of _____, 2016
The Plat of Danst Enterprises, LLC is hereby
Approved by the City of Merrill Zoning Office.

Darin Pagel, Zoning Administrator

Dated this _____ Day of _____, 2016
The Plat of Danst Enterprises, LLC is hereby
Approved by the Lincoln County Planning and Zoning Office.

Matthew Bremer, Lincoln County Land Services Administrator

REVIEW PLANS FOR: NORTHWOODS VETERAN'S SUPPORT CENTER

CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN

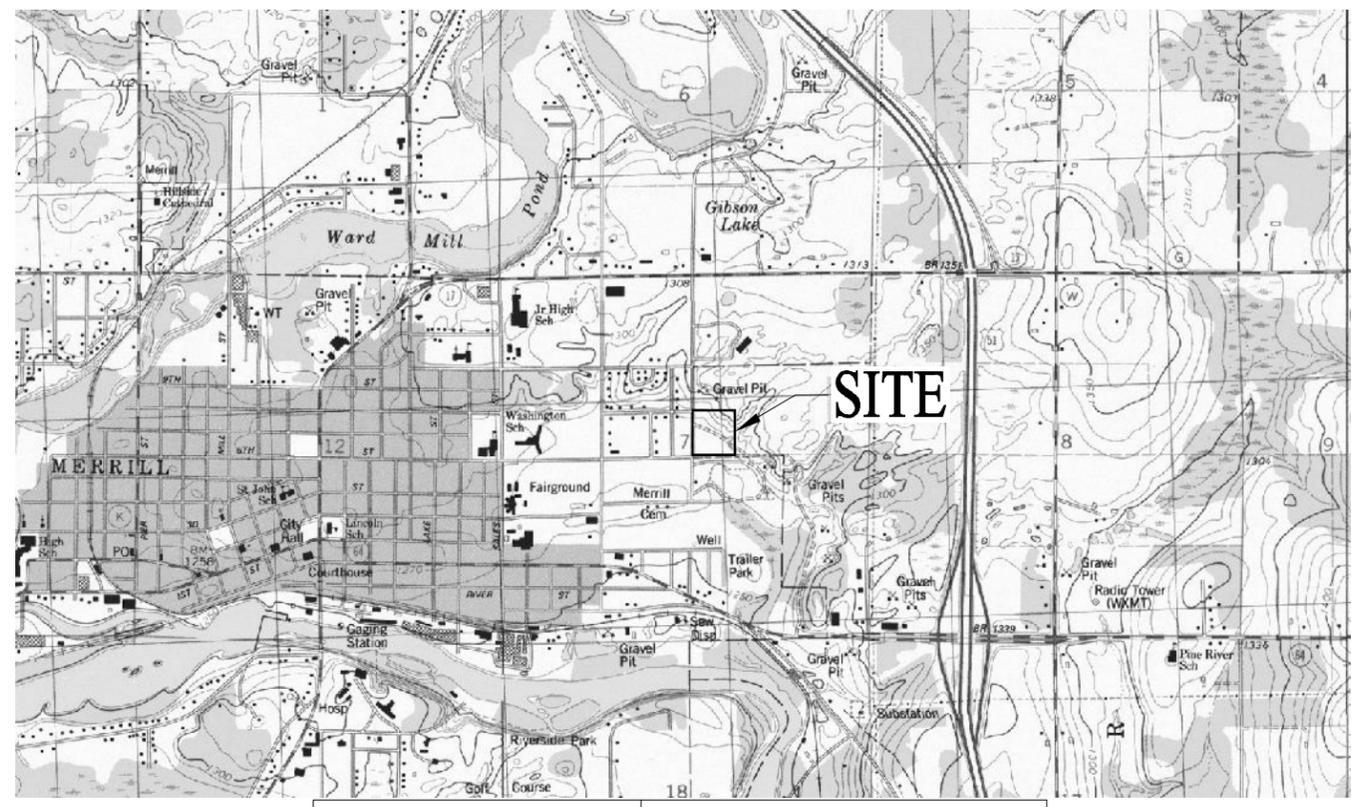
INDEX OF SHEETS

SHEET NO. T1	TITLE SHEET
SHEET NO. CO	EXISTING SITE CONDITIONS
SHEET NO. C1	SITE PLAN
SHEET NO. C2	GRADING & EROSION CONTROL PLAN
SHEET NO. C3	UTILITY PLAN
SHEET NO. SP	SITE SPECIFICATIONS

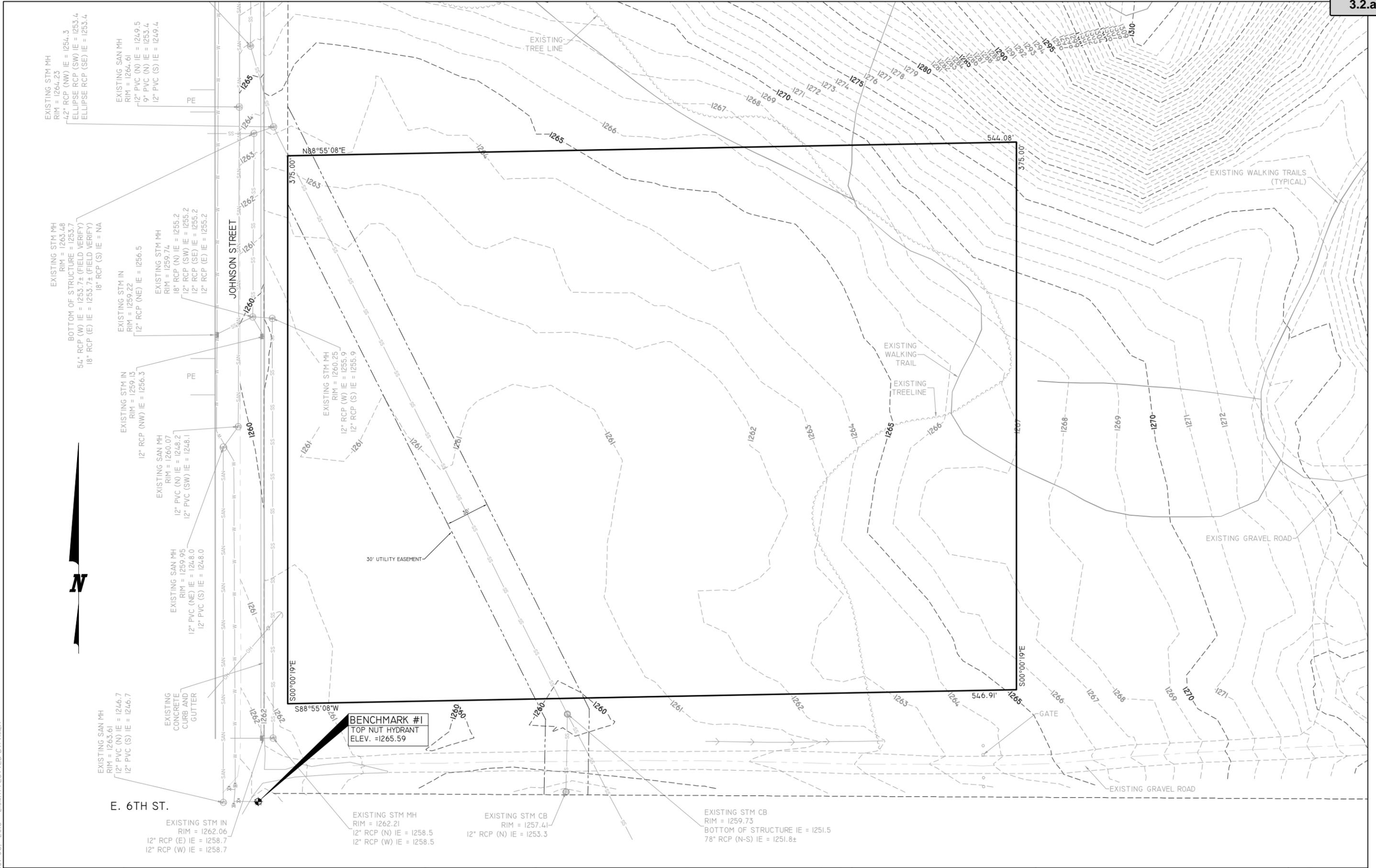
TOTAL SHEETS = 6

LIST OF STANDARD ABBREVIATIONS

&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMBC	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST



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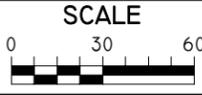


Attachment: Site Plan for Veterans Support Center (2055 : Site Plan for Veteran's Center)

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



REI CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING



DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM	CHECKED BY: JJB
SURVEYED BY:	APPROVED BY: MEM
DRAWN BY: NAP	DATE: 10/05/16

EXISTING SITE CONDITIONS
 NORTHWOODS VETERAN'S SUPPORT CENTER
 MERRILL, WI

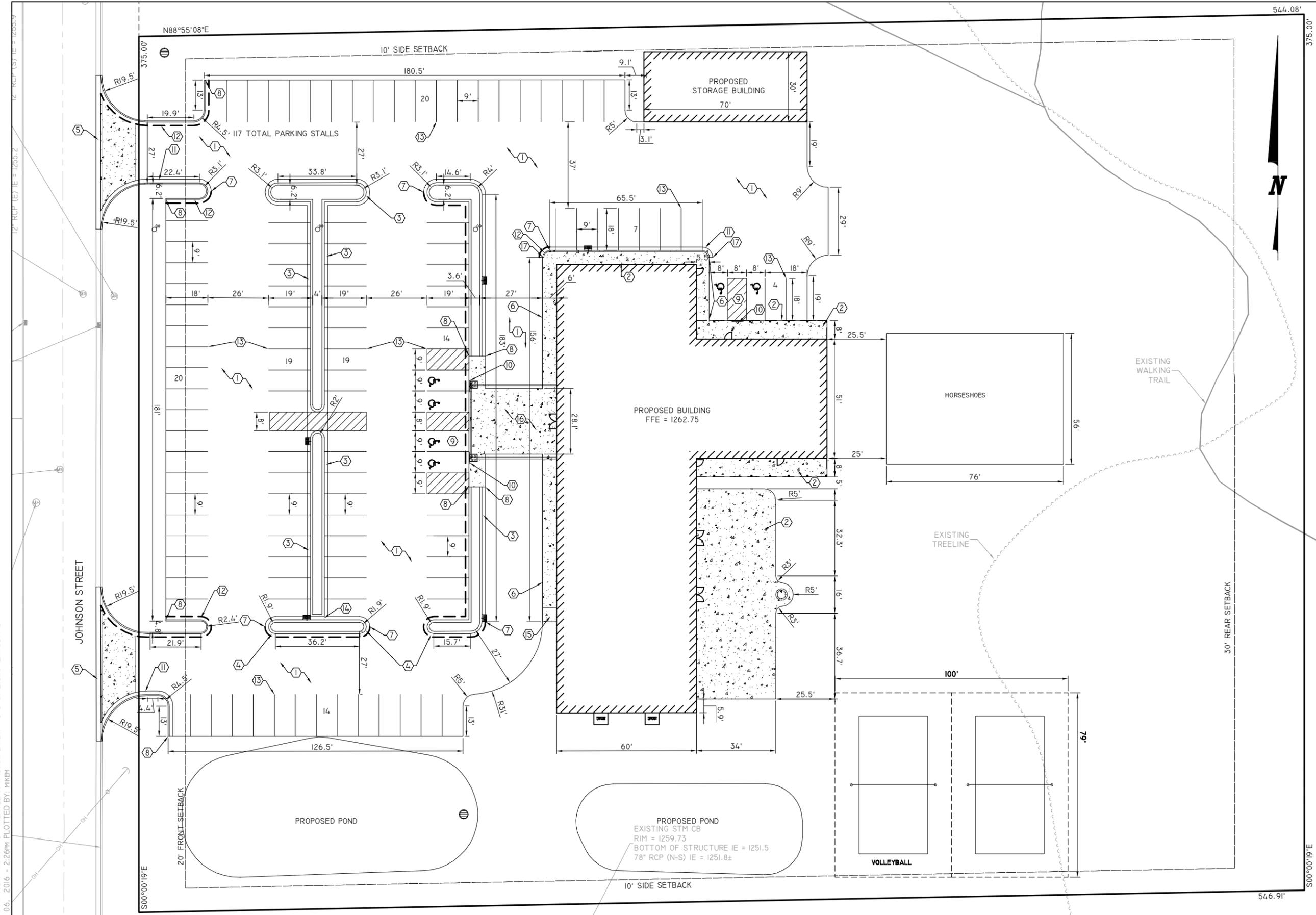
REI
 REI No. 7445

KEYED NOTES

- 1. ASPHALT PAVEMENT.
- 2. 4" CONCRETE SIDEWALK.
- 3. 24" MOUNTABLE CURB AND GUTTER.
- 4. 24" MOUNTABLE REJECT CURB AND GUTTER.
- 5. CONCRETE DRIVEWAY ENTRANCE.
- 6. SIDEWALK WITH INTEGRAL CURB.
- 7. TRANSITION CURB & GUTTER.
- 8. STANDARD CURB & GUTTER TERMINATION.
- 9. HANDICAP PARKING SPACES & STRIPING.
- 10. VAN ACCESSIBLE HANDICAP SIGN WITH DOUBLE ARROW.
- 11. 24" CURB AND GUTTER.
- 12. 24" REJECT CURB AND GUTTER.
- 13. PAINTED STRIPING, YELLOW. (TYPICAL)
- 14. CURB CUT.
- 15. SIDEWALK RAMP.
- 16. 6" CONCRETE PAVEMENT.
- 17. CURB TYPE CHANGE.

NOTES:

- (A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO PROPERTY LINE LABELED, S00°00'19"E, AS TAKEN FROM THE SURVEY.
- (B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.
- (C) PRIVATE UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

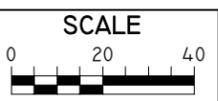


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REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



**REI CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHK'D	DESIGNED BY: MEM	CHECKED BY: JJB
				SURVEYED BY:	APPROVED BY: MEM
				DRAWN BY: NAP	DATE: 10/05/16

SITE PLAN
 NORTHWOODS VETERAN'S SUPPORT CENTER
 MERRILL, WI

REI
 REI No. 7445

KEYED NOTES

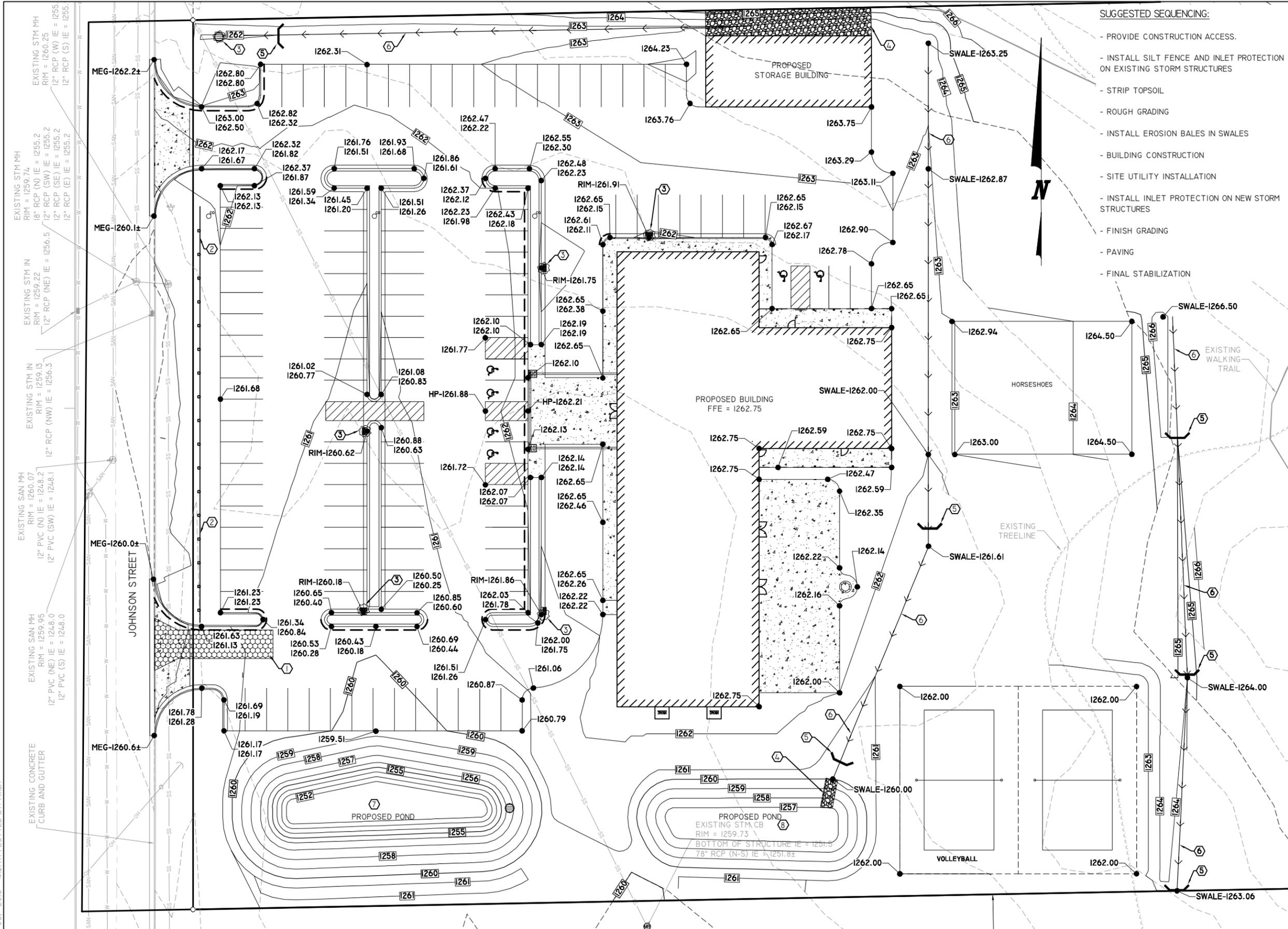
- TEMPORARY CONSTRUCTION ENTRANCE/EXIT.
- INSTALL SILT FENCE.
- PROVIDE INLET PROTECTION.
- INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC.
- INSTALL EROSION BALES @ 200' MAX SPACING.
- FORM VEGETATED SWALE.
- WET DETENTION POND STORMWATER MANAGEMENT FACILITY.
TOP ELEV. = 1261.00
SUMP ELEV. = 1251.50
10' WIDE WEIR ELEV. = 1260.00
INSTALL TYPE B LINER FROM ELEVATION 1251.50-1258.00 PER SPECIFICATIONS OF APPENDIX D OF WDNR TECHNICAL STANDARD 1001. COPY AVAILABLE ONLINE OR FROM ENGINEER.
- INFILTRATION BASIN STORMWATER MANAGEMENT FACILITY.
TOP ELEV. = 1261.00
BOTTOM ELEV. = 1256.50
10' WIDE WEIR ELEV. = 1260.00

SUGGESTED SEQUENCING:

- PROVIDE CONSTRUCTION ACCESS.
- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- STRIP TOPSOIL
- ROUGH GRADING
- INSTALL EROSION BALES IN SWALES
- BUILDING CONSTRUCTION
- SITE UTILITY INSTALLATION
- INSTALL INLET PROTECTION ON NEW STORM STRUCTURES
- FINISH GRADING
- PAVING
- FINAL STABILIZATION

NOTES:

- (A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (D) ADJUST ALL MANHOLES, INLETS, AND VALVE BOXES TO FINISH GRADE.
- (E) INSTALL EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN DIVERSION SWALE BOTTOM (IF APPLICABLE).
- (F) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
- (G) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.
- (H) IN AREAS WHERE THE PARKING LOT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN ASPHALT 1" ABOVE GRASS.
- (I) SPOT ELEVATIONS SHOWN ALONG CURBLINE DENOTE FLOWLINE UNLESS SPECIFIED. REFER TO LAYOUT PLAN FOR CURB TYPES.

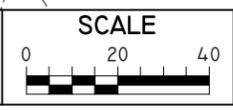


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 PLOTTED: OCT 06, 2016 - 4:37PM PLOTTED BY: MKRM

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WALSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING



DATE	REVISION	BY	CHK'D	DESIGNED BY: MEM	CHECKED BY: JJB
				SURVEYED BY:	APPROVED BY: MEM
				DRAWN BY: NAP	DATE: 10/05/16

GRADING & EROSION CONTROL PLAN
 NORTHWOODS VETERAN'S SUPPORT CENTER
 MERRILL, WI

REI
 REI No. 7445

Attachment: Site Plan for Veterans Support Center (2055 : Site Plan for Veteran's Center)

KEYED NOTES

1. INSTALL STORM INLET & GRATE.
2. INSTALL STORM AREA DRAIN.
3. INSTALL INSULATION OVER WATER PIPE AT CROSSING.
4. SANITARY SEWER & WATER SERVICE TRENCH.
5. INSTALL 6" SANITARY CLEANOUT.
6. INSTALL 266 LF OF 2" WATER SERVICE LATERAL.
7. INSTALL 241 LF OF 6" SANITARY SERVICE LATERAL @ 2.00% SLOPE.
8. CONNECT TO EXISTING WATERMAIN. FIELD VERIFY LOCATION & ELEVATION.
9. CONNECT TO EXISTING 12" SANITARY MAIN. IE = 1248.8± @ CONNECTION POINT.
10. WATER SHUT OFF.

NOTES:

(A) CONTRACTOR RESPONSIBLE FOR MAINTAINING A MIN. COVER OF 7.5' GRADE OVER PROPOSED WATER LINE.

(B) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

(C) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

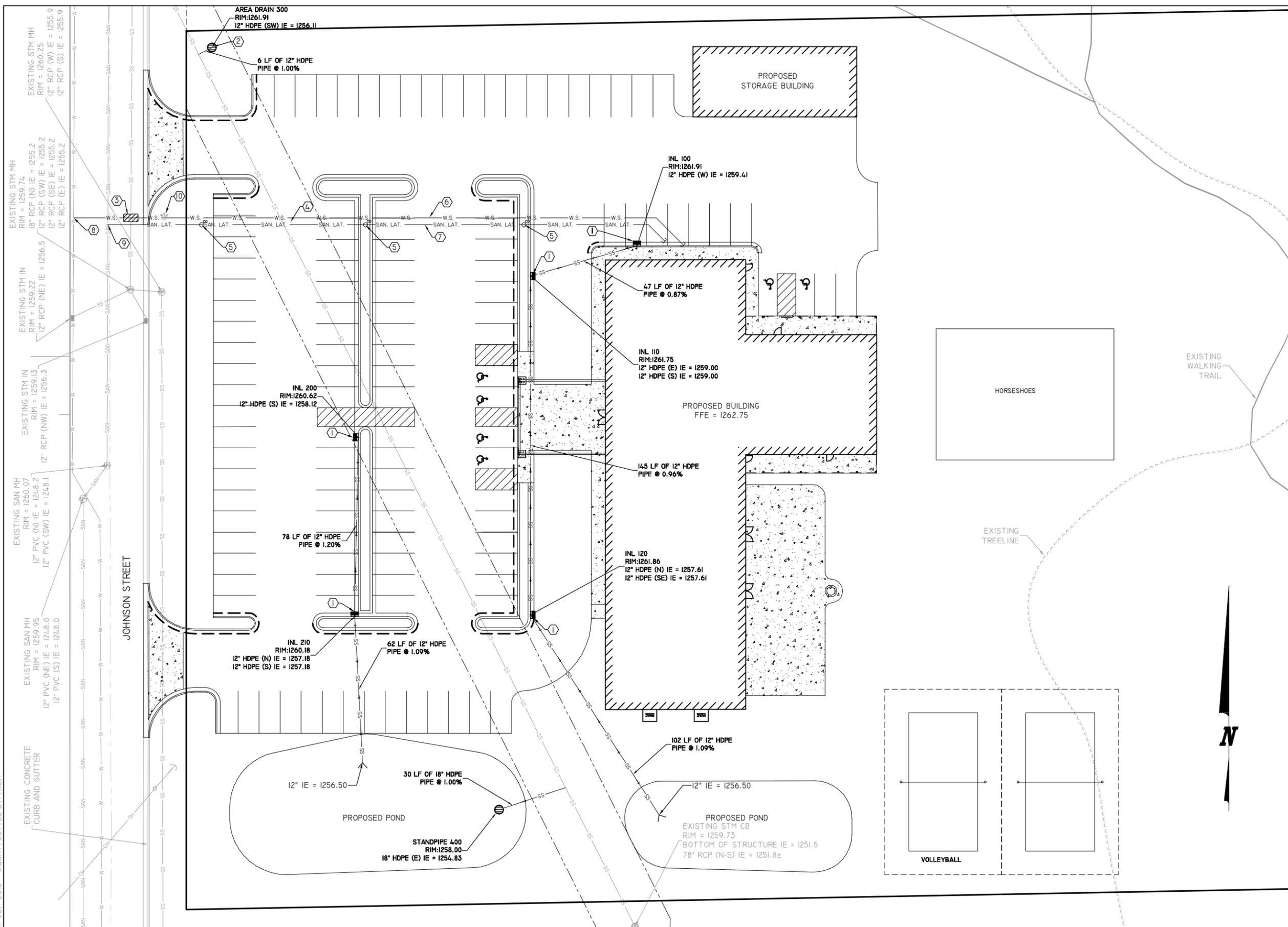
(D) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A MINIMUM HORIZONTAL CLEARANCE OF 3' BETWEEN SEWER AND WATER LINES MEASURED CENTER TO CENTER. WATER CROSSING OVER SEWER SHALL HAVE 12" MINIMUM VERTICAL CLEARANCE AND WATER CROSSING BENEATH SEWER SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 18". SEE DETAIL F/C3.1. VERTICAL CLEARANCES ARE MEASURED FROM OUTSIDE PIPE DIAMETER.

(E) THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF SITE UTILITIES SHALL PROVIDE A TEMPORARY CAP OR PLUG AT BUILDING TERMINATION. REFER TO PLUMBING PLANS FOR CONTINUATION OF WORK INSIDE THE BUILDING.

(F) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

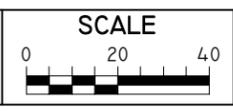
(G) CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MEANS TO LOCATE NON-METALLIC WATER AND SEWER (SANITARY AND STORM) PER SPS 382.

(H) PRIOR TO INSTALLATION OF SANITARY AND WATER SERVICES, CONFIRM SIZE AND LOCATION WITH GENERAL CONTRACTOR.



DRAWING FILE: P:\17400-7499\7445 - MERRILL VFW DWG\PLANS\7445-C3-UTILITIES.DWG LAYOUT: C3
 PLOTTED: OCT 06, 2016 - 4:34PM PLOTTED BY: MREM

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WALSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



DATE	REVISION	BY	CHK'D	DESIGNED BY: MEM	CHECKED BY: JJB
				SURVEYED BY: <td>APPROVED BY: MEM</td>	APPROVED BY: MEM
				DRAWN BY: NAP	DATE: 10/05/16

UTILITY PLAN
 NORTHWOODS VETERAN'S SUPPORT CENTER
 MERRILL, WI

REI
 REI No. 7445
 Packet Pg. 13

Attachment: Site Plan for Veterans Support Center (2055 : Site Plan for Veteran's Center)

GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH HIS/HER EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.
2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER'S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER'S PROPERTY.
4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.
5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.
6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.
7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.
8. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.
9. ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, WATER VALVES, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO THE SITE GRADING PLAN SHEET.
10. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.
11. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.
14. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.
15. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND DOCUMENTATION OF THE EROSION CONTROL DEVICES AS REQUIRED BY THE WPDES PERMIT. IF CHANGES TO THE EROSION CONTROL PLAN ARE REQUIRED, THE CONTRACTOR SHALL RECORD THOSE CHANGES ON THE PLAN. UPON COMPLETION OF WORK AND PRIOR TO LEAVING THE SITE, THE CONTRACTOR AND OWNER'S DESIGNEE SHALL COORDINATE ONGOING RESPONSIBILITY UNTIL THE SITE'S WPDES PERMIT IS TERMINATED BY THE WDNR.
16. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML)
17. CONFIRM THAT ALL TOPSOIL HAS BEEN STRIPPED FROM AREAS TO RECEIVE EMBANKMENT BEFORE PLACING EMBANKMENT MATERIAL.
18. EMBANKMENT MATERIAL SHALL BE EXCAVATED SITE MATERIAL AND/OR IMPORTED MATERIAL DEEMED SUITABLE BY THE OWNER AND/OR HIS/HER REPRESENTATIVE, AND CONFORM TO THE REQUIREMENTS OF SUB-SECTION 207.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL MODIFY WATER CONTENT OF THE MATERIAL AS NECESSARY TO OBTAIN SPECIFIED COMPACTION FOR ALL EMBANKMENT MATERIAL.
19. CONSTRUCT ALL EMBANKMENT THAT WILL SUPPORT ROADWAYS OR ASPHALT PARKING IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE.
20. CONSTRUCT UTILITY TRENCHES IN EMBANKMENT AREAS AFTER CONSTRUCTION OF EMBANKMENT.
21. BORROW MATERIAL SHALL BE IMPORTED MATERIAL MEETING THE ABOVE REQUIREMENTS FOR EMBANKMENT. THE CONTRACTOR SHALL IDENTIFY ITS BORROW SOURCES TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF HAULING MATERIAL TO THE PROJECT SITE SO THE OWNER'S CONSTRUCTION REPRESENTATIVE CAN OBTAIN SAMPLES AND PERFORM THE DESIRED TESTING.
22. STRUCTURAL FILL IS REQUIRED IN ALL AREAS THAT WILL SUPPORT PRESENT OR FUTURE BUILDING STRUCTURES, AND WITHIN AREAS EXTENDING DOWNWARD AND OUTWARD FROM THE BUILDING LIMITS AT FINISHED GRADE ON A I-TO-I (HORIZONTAL TO VERTICAL) SLOPE TO THE BOTTOM OF THE FILL. CONFIRM THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL BEFORE PLACING MATERIAL. SUB GRADES MAY NOT RECEIVE STRUCTURAL FILL IF FROZEN, AND FROZEN STRUCTURAL FILL IS NOT ACCEPTABLE FOR USE. PROVIDE ADEQUATE ADVANCED NOTIFICATION, ACCESS, EQUIPMENT, AND OPERATOR TO PERMIT TESTING AGENCY TO OBSERVE COMPACTION OF SUB GRADE PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL. PROVIDE ADEQUATE ADVANCE NOTIFICATION, ACCESS AND COOPERATION TO TESTING AGENCY TO PERFORM DENSITY TESTING ON EACH LIFT OF FILL PLACED, PRIOR TO PLACING FILL ABOVE THE LIFT. THE TESTING FREQUENCY WILL BE DETERMINED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE. CONSTRUCT ALL STRUCTURAL FILL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; ALL LIFTS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557; MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE; THE LIMIT OF STRUCTURAL FILL FOR PURPOSES OF COMPACTION REQUIREMENTS IS DEFINED AS THE AREA ENCOMPASSED BY PLANS EXTENDING DOWNWARD AND OUTWARD FROM THE EDGES OF THE STRUCTURE OR CONCRETE SLAB AT 45-DEGREE ANGLES RELATIVE TO HORIZONTAL (I.E. 1:1 SLOPES).
23. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SEC. 211 OF THE WISDOT STANDARD SPECS.
24. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
25. HOT MIX ASPHALT PAVEMENT SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 460 OF THE WISDOT STANDARD SPECIFICATIONS FOR PAVEMENT, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
26. CONCRETE PAVEMENT AND CURBING SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 501 OF THE WISDOT STANDARD SPECS, TYPE A OR A-FA.
27. HDPE STORM SEWER SHALL BE CORRUGATED EXTERIOR WITH SMOOTH INTERIOR AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M 294 TYPE S, ASTM F667, ASTM F405. END SECTIONS FOR CULVERTS SHALL BE OF THE SAME MATERIAL TYPE AS THE PIPE TO WHICH THE APRON END WALL WILL BE CONNECTED, EXCEPT STEEL END SECTIONS MAY BE USED FOR HDPE PIPE. INSTALL HDPE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 607 OF THE WISDOT STANDARD SPECIFICATIONS.
28. NON-PRESSURE POLYVINYL CHLORIDE PIPE SHALL BE SDR 35 OR SCHEDULE 40 PVC PIPE. ALL BENDS OR OTHER FITTINGS SHALL BE SCHEDULE 40.
29. WATER TUBING SHALL BE OF MATERIALS SPECIFIED IN 8.24.1 OF THE LATEST EDITION OF THE WISCONSIN SEWER & WATER SPECIFICATIONS AND ALL CURRENT SUPPLEMENTAL SPECIFICATIONS AND ADDENDA.
30. PIPE INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE LATEST EDITION OF THE WISCONSIN SEWER & WATER SPECIFICATIONS AND ALL CURRENT SUPPLEMENTAL SPECIFICATIONS AND ADDENDA.
31. PIPE INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.30(II)(C)2 AS REQUIRED BY SPS 382.30(II), SPS 382.36(7) & SPS 382.40(8).
32. RIPRAP AND FABRIC SHALL CONFORM TO THE REQUIREMENTS OF SECTION 606 OF THE WISDOT STANDARD SPECS, WITH THE GRADE BEING SPECIFIED ON THE PLANS.
33. PAVEMENT MARKING PAINT SHALL BE PRE-MIXED WATERBORNE EMULSION APPLIED TO A CLEAN SURFACE AT MANUFACTURER'S RATES TO PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILLIMETERS. CONFIRM COLOR WITH OWNER PRIOR TO APPLICATION.
34. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED SUCH THAT THE BOTTOM OF ANY STORM WATER FACILITY IS AT PLAN ELEVATION. SEDIMENT SHALL BE DISPOSED OF LEGALLY OFFSITE.
35. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION.
36. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.

DRAWING FILE: P:\7400-7499\7445 - MERRILL_VFW.DWG\PLANS\7445-SPECS.DWG LAYOUT: SPECS PLOTTED: OCT 06, 2016 - 2:05PM PLOTTED BY: MIKEM

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM	CHECKED BY: JJB
SURVEYED BY:	APPROVED BY: MEM
DRAWN BY: NAP	DATE: 10/05/16

SITE SPECIFICATIONS
 NORTHWOODS VETERAN'S SUPPORT CENTER
 MERRILL, WI

REI
 REI No. 7445

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 public hearings to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Tuesday, November 1, 2016**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matters, to wit;

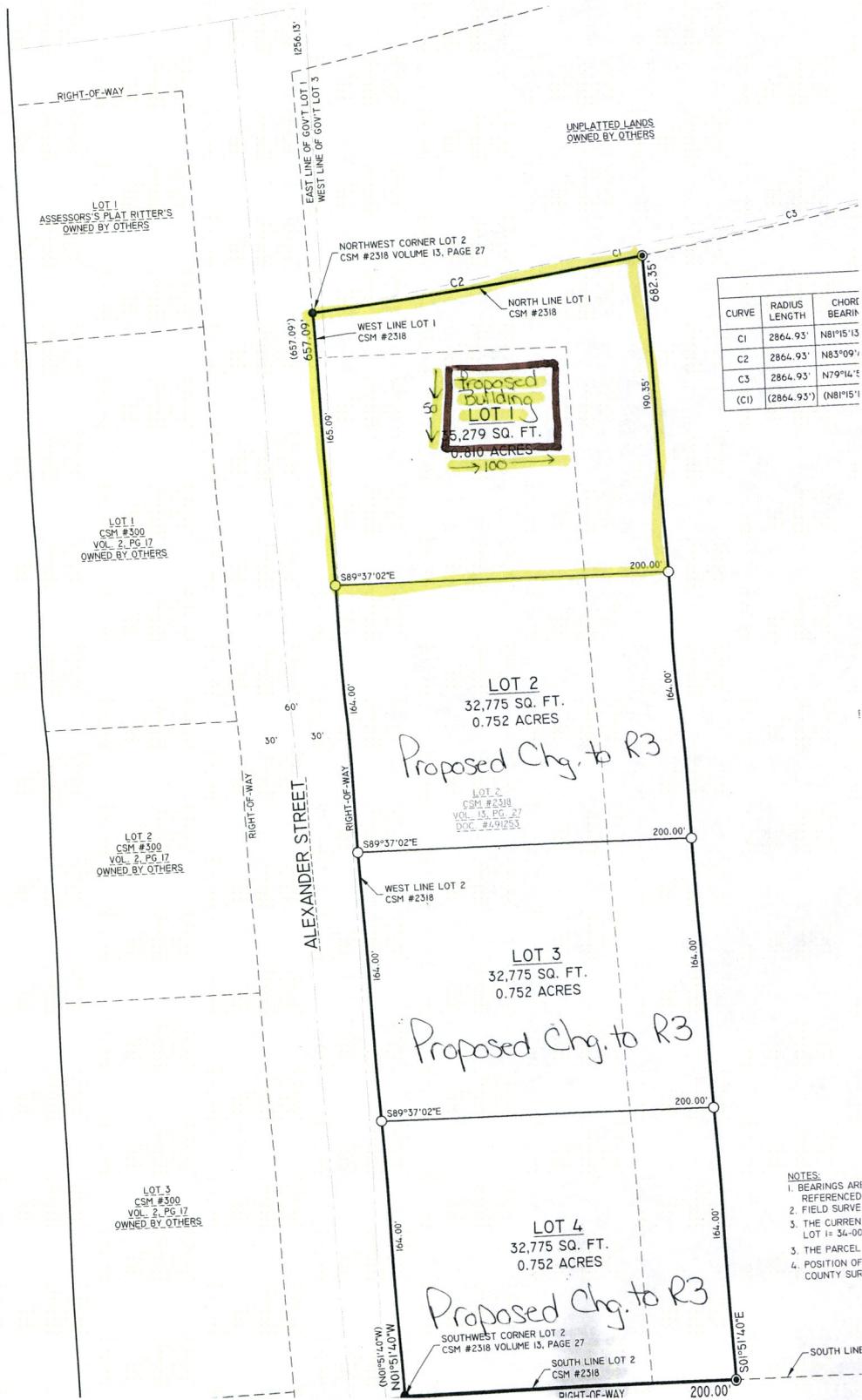
1. City of Merrill requesting re-zoning of a property located on S Alexander Street. Wittman Heights Subdivision, Lot 1 from R-2 to Industrial, Lots 2,3,4 from R-2 to R-3, Legally described in CSM 2318, City of Merrill, Lincoln County, Wisconsin. Parcel #34.0006.000.310.02.00.
2. Church Mutual requesting rezoning of a newly created 4.3 acre parcel on the northeast corner of Johnson and 6th Street. Request from Rural Development to Public to allow development of a Veteran's Center. Legally described as CSM #2568, Vol 14, Page 303, City of Merrill, Lincoln County, Wisconsin. Main Parcel #34.0001.000.080.02.00.

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

Dated: October 12, 2016

CITY OF MERRILL, WISCONSIN

By: _____
 William N. Heideman
 City Clerk



Attachment: Alexander Street Lot (2069 : Public Hearing on City request for rezoning on Alexander Street)

CITY OF MERRILL
 1004 EAST FIRST STREET
 MERRILL, WI 54452

NOTICE OF PUBLIC HEARINGS

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Dated: October 12, 2016

CITY OF MERRILL, WISCONSIN

By: _____
 William N. Heideman
 City Clerk

R.E.L. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
LINCOLN CO. CERTIFIED SURVEY MAP
MAP NO. 2568 VOLUME 14 PAGE 303

PREPARED FOR: CHURCH MUTUAL INSURANCE COMPANY
LAND OWNER: CHURCH MUTUAL INSURANCE COMPANY

OF PART LOT 1 OF CERTIFIED SURVEY MAP NUMBER 1755,
RECORDED IN VOLUME 9, ON PAGE 10, AS DOCUMENT NUMBER
430764, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS
OFFICE, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 7 EAST, CITY
OF MERRILL, LINCOLN COUNTY, WISCONSIN.



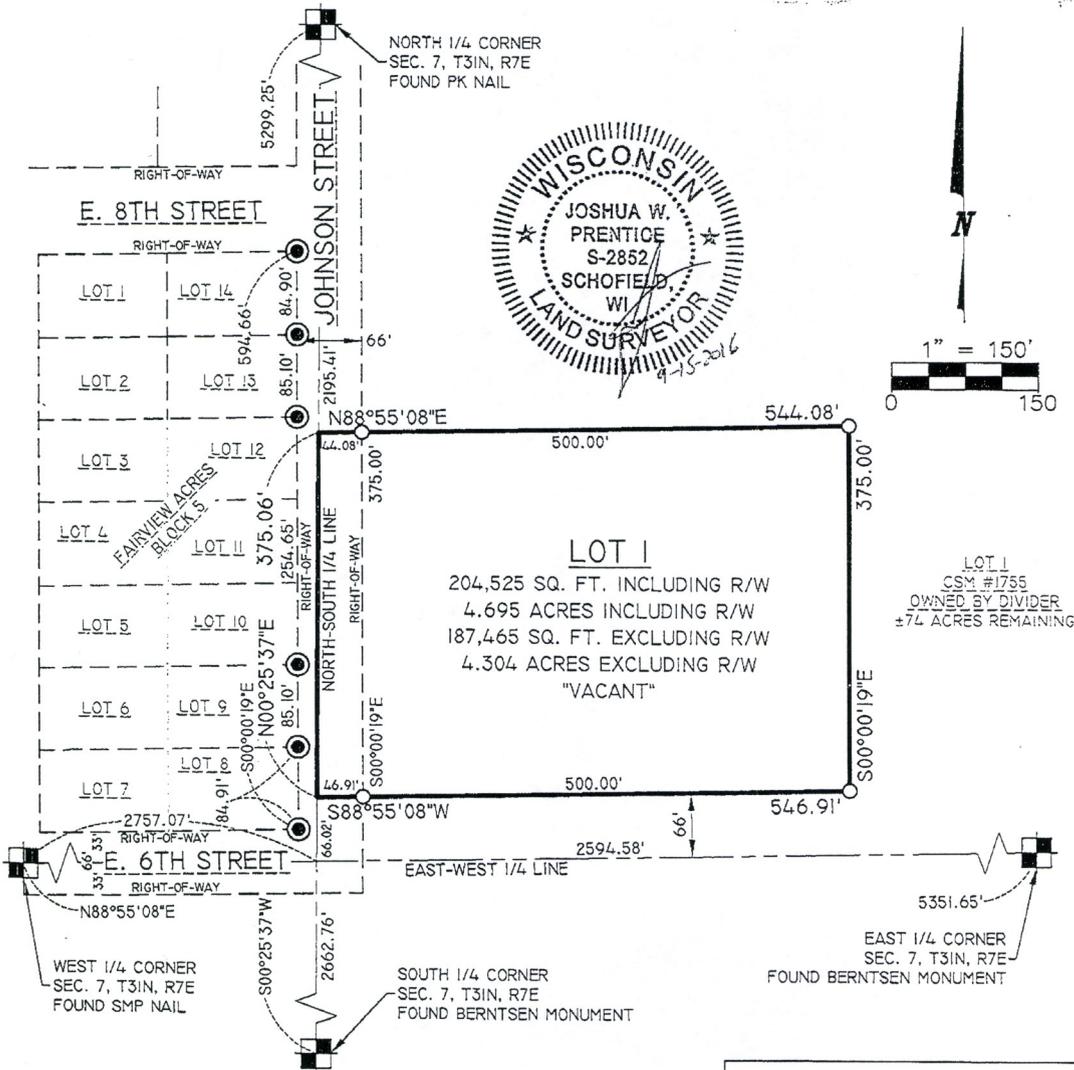
521122

SARAH L. KOSS
LINCOLN COUNTY, WI
REGISTER OF DEEDS

10/12/2016 01:58:42PM

RECORDING FEE: 30.00
PAGES: 2

RESERVED FOR REGISTER OF DEEDS



LOT 1
204,525 SQ. FT. INCLUDING R/W
4.695 ACRES INCLUDING R/W
187,465 SQ. FT. EXCLUDING R/W
4.304 ACRES EXCLUDING R/W
"VACANT"

LOT 1
CSM #1755
OWNED BY DIVIDER
±74 ACRES REMAINING

- NOTES:
1. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH-SOUTH 1/4 LINE OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°25'37" WEST.
 2. FIELD WORK WAS COMPLETED ON 9-15-2016.
 3. RIGHT-OF-WAY IS BASED ON MONUMENTS FOUND IN FIELD.
 4. THE CURRENT PIN FOR THE PARCEL IS 25131070710003.
 5. THE PARCEL IS CURRENTLY VACANT AND DOES NOT HAVE AN ADDRESS.

LEGEND	
●	- 5/8 IN. REBAR 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
26.00"	- MEASURED BEARING/LENGTH

DRAWING FILE: P:\7000-7488\7488 - 11.dwg

303

SHEET 1 OF 2

Attachment: Vets Center Lot (2070 : Public Hearing on rezoning request from Church Mutual)

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, November 1, 2016**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter to wit;

1. Request by the City of Merrill to rezone a parcel of land at 1905 East 14th Street from Thoroughfare Commercial (TC) to Planned Unit Development (PUD) for the purposes of constructing a multifamily housing development. Legally described as: Part of AP 193 in the NE ¼ of the NE ¼ known as lots 1 and 2 of CSM 426. Parcel #34.0001.000.079.01.00.

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

Dated: October 13, 2016

CITY OF MERRILL, WISCONSIN

By: _____
 William N. Heideman
 City Clerk



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

**Fox Point
Townhomes**
Merrill, WI

OWNER



REVISIONS

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	AJA
PROJECT NUMBER	825
ISSUED FOR	Not For Construction
DATE	10.26.2016

SHEET

SITE PLAN

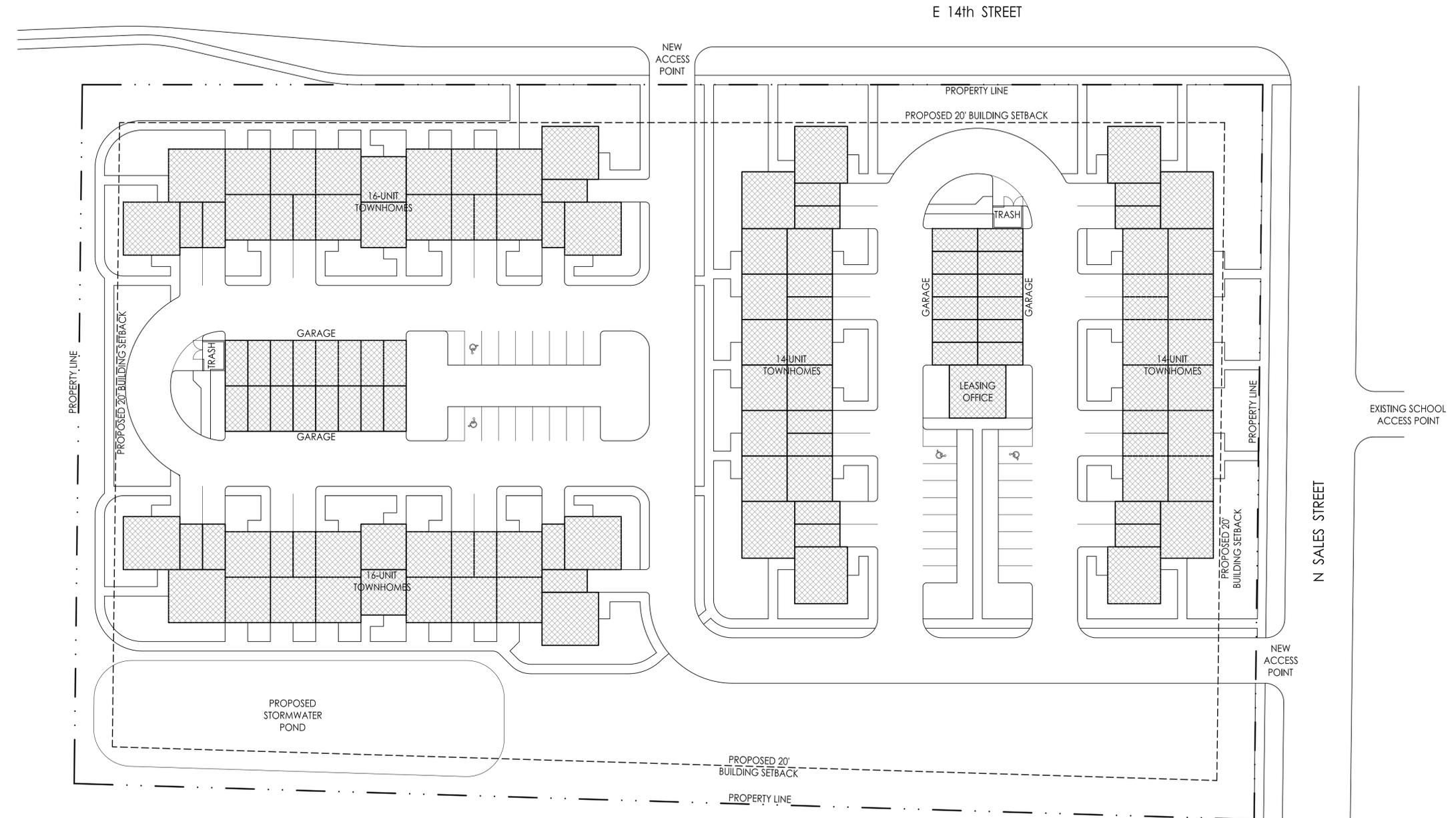
SP1.1

SITE AREA:
- APPROX. 5.4 ACRES (+/-)

RESIDENTIAL UNITS:
- (2) 2-STORY BUILDINGS @ 16 UNITS/BLDG.
- (2) 2-STORY BUILDINGS @ 14 UNITS/BLDG.
- 60 TOTAL UNITS

UNIT MIX:
- (16) 1-BEDROOM UNITS - 27%
- (28) 2-BEDROOM UNITS - 46%
- (16) 3-BEDROOM UNITS - 27%

PARKING:
- ATTACHED GARAGE: 32 SPACES
- DETACHED GARAGE: 28 SPACES
- SURFACE PARKING: 64 SPACES (INCLUDING SPACE IN FRONT OF GARAGE)
- TOTAL PARKING: 124 SPACES (2.07 PER UNIT)



1 SITE PLAN SCALE: 1" = 30'-0"