

## NOTICE

The City of Merrill Zoning Board of Appeals will meet on **Tuesday, April 4, 2017 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, David Sukow and Alderman John Burgener

### AGENDA

- 1.) Call to order
- 2.) Roll call
- 3.) Public Comment
- 4.) Approval of the minutes December 12, 2016.
- 5.) Gary Schwartz, AmericInn Lodge and Suites, 3300 E Main Street is requesting a variance to Merrill Municipal Code Section 113-317 in regards to setbacks for an accessory building in a commercial zone. Legally described as Pine Ridge of Merrill Condominium Unit 1, City of Merrill, Lincoln County, Wisconsin. Parcel #34.0196.010.012.01.00
- 6.) Other Business
- 7.) Next meeting date
- 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**  
December 12, 2016, 6:00 p.m.

PRESENT: Bill Schneider, Chairman, Ron Burrows, Dave Sukow, Jim Koebe, Dean Haas, Adam Rekau, Zoning Administrator Darin Pagel.  
Absent: Alderman John Burgener

**Motion to approve October 4, 2016 minutes Mr. Koebe, second Mr. Haas, carried.**

Chairman Schneider read the meeting notice and explained procedure.

**Motion to open hearing Mr. Sukow, second Mr. Koebe, carried.**

John Kaufman, Owner, spoke in favor of the variance said that they have made many improvements to the property and the deck added value to the house. He said he knew they needed permits but were very busy with the purchase and transition and forgot to get them. Kim Kaufman, Owner, also spoke in favor stating it beautified the neighborhood and added value and has had many people comment how nice it is. Mike Caylor, 409 Scott, spoke in favor on how the property has improved since it had previously been a rental. Ryan Schwartzman, 401 E. 3<sup>rd</sup>, spoke in favor of how the deck has improved the property. Jeremy Ratliff, 106 E 4<sup>th</sup>, spoke in favor stating if the City would force the deck to be removed it would be opposite of what the City is promoting with improving properties. Dave Johnson, City Administrator, asked the ZA about the construction code compliance and whether the ZBA had denied variances in the past of this type. The ZA said he could not comment on construction code compliance but stated, yes, this type of variance has been denied in the past.

**Motion to close hearing Mr. Sukow, second Mr. Burrow, carried.**

The ZA explained the criteria for granting variances. Mr. Sukow stated per the ordinance that increased value is not a basis for variance. The Board also discussed the issue of self-imposed hardship due to the lack of a permit prior to construction and the need to comply with ordinances.

**Motion to deny the variance Mr. Sukow, second Mr. Koebe, during discussion the ZA requested a date be included in the motion for removal if denied. Mr. Sukow amended the motion to include removal of the deck no later than April 30, 2017, second Mr. Koebe, carried with 4 in favor, 1 opposed.**

**With no other business or public comment, Motion to adjourn Mr. Sukow, second Mr. Burrow, carried.**

Meeting adjourned 6:25pm

Darin Pagel, Recording Secretary.

**CITY OF MERRILL**  
1004 EAST FIRST STREET  
MERRILL, WI 54452

**NOTICE OF PUBLIC HEARING**

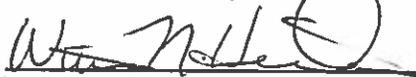
All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the Zoning Board of Appeals of the City of Merrill, Wisconsin, commencing at 6:00 p.m., on Tuesday, April 4, 2017, in the City Hall Basement Conference Room, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1. Gary Schwartz, AmericInn Lodge and Suites, 3300 E Main Street is requesting a variance to Merrill Municipal Code Section 113-317 in regards to setbacks for an accessory building in a commercial zone. Legally described as Pine Ridge of Merrill Condominium Unit 1, City of Merrill, Lincoln County, Wisconsin. Parcel #34.0196.010.012.01.00

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

Dated: March 14, 2017

CITY OF MERRILL, WISCONSIN

By:   
William N. Heideman  
City Clerk

Darin Pagel  
Zoning Administrator  
Merrill Wisconsin

Darin, I am in the early planning stages of a major addition to our AmericInn Lodge and Suites at 3300 East Main Street. The addition will include an elevator, twenty rooms, a fitness center, and various internal use areas for House Keeping.

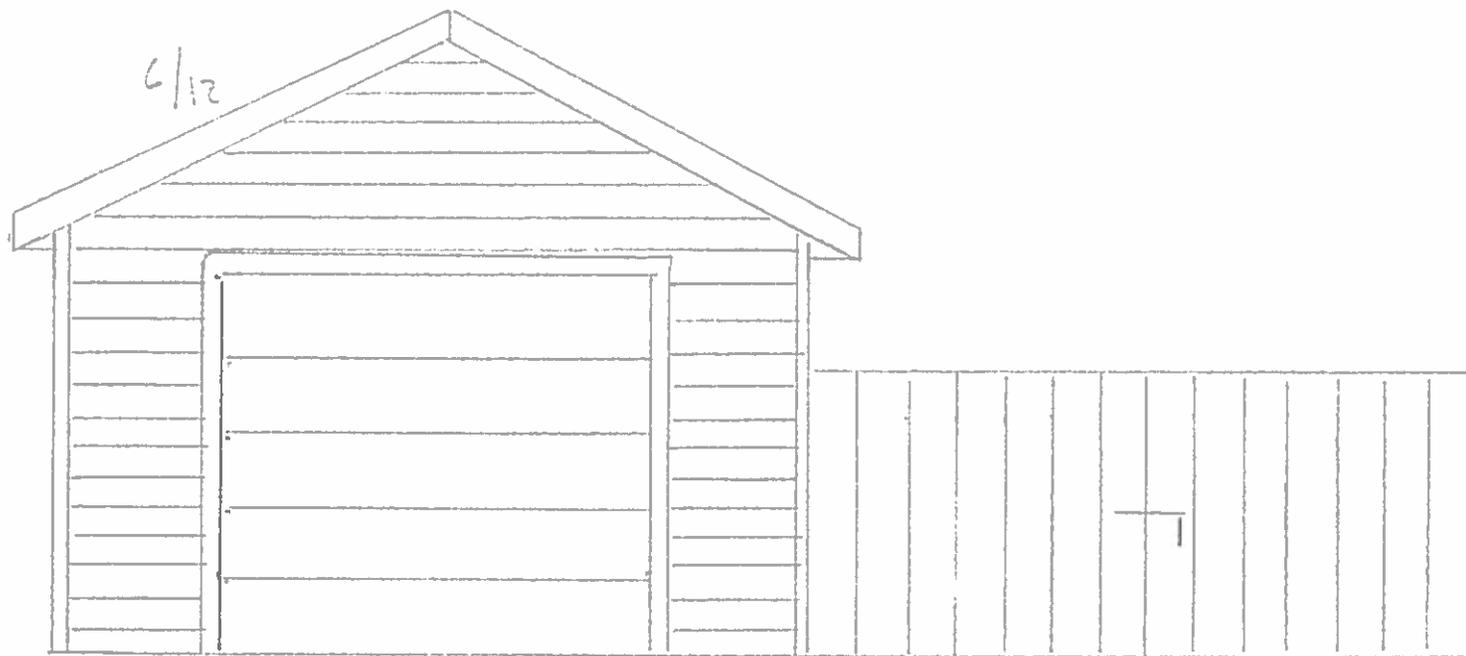
The addition will run to the east from the existing north/south forty-five room facility. It is imperative that we conserve as much of this expansion area as we can for the possibility that Merrill will need even more lodging capacity in the future. One of the impacts on this space is the requirement of AmericInn corporate that we build an appropriate garbage/cardboard area with enough storage space to cover and contain all of our outside storage needs.

In order to maximize the use of this valuable expansion space I am requesting the allowance of a Zero lot line where our property adjoins the Kwik Trip property to the east. Their only use of this area is for their garbage/cardboard storage area.

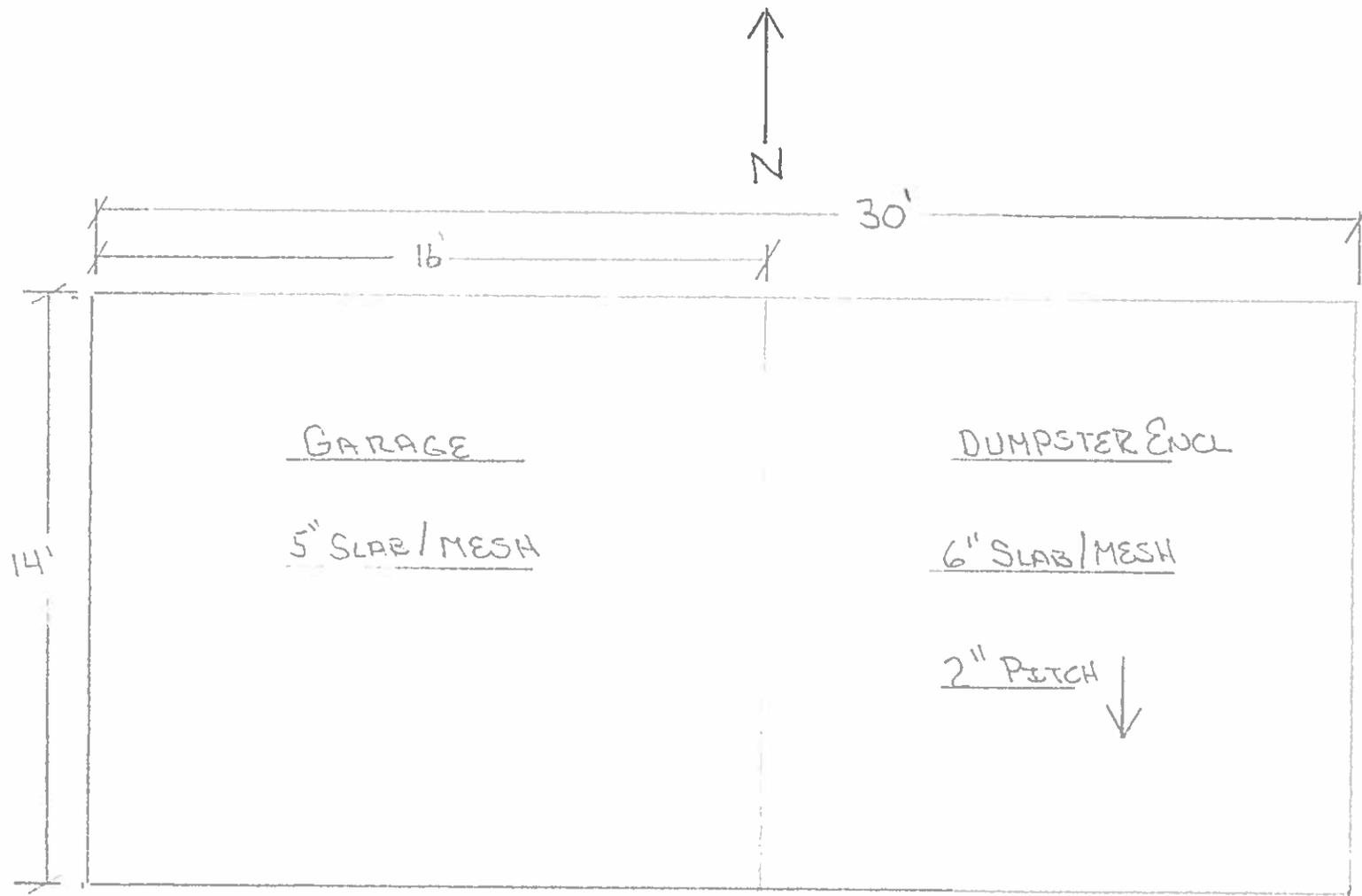
I have attached a drawing of our proposed garbage/cardboard facility and a small storage building for your review.;



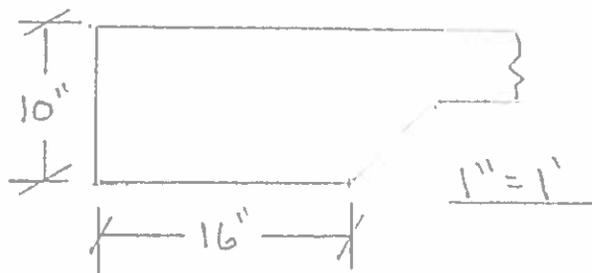
Gary Schwartz  
AmericInn Lodge & Suites



SOUTH ELEVATION  
SCALE 1/4" = 1'

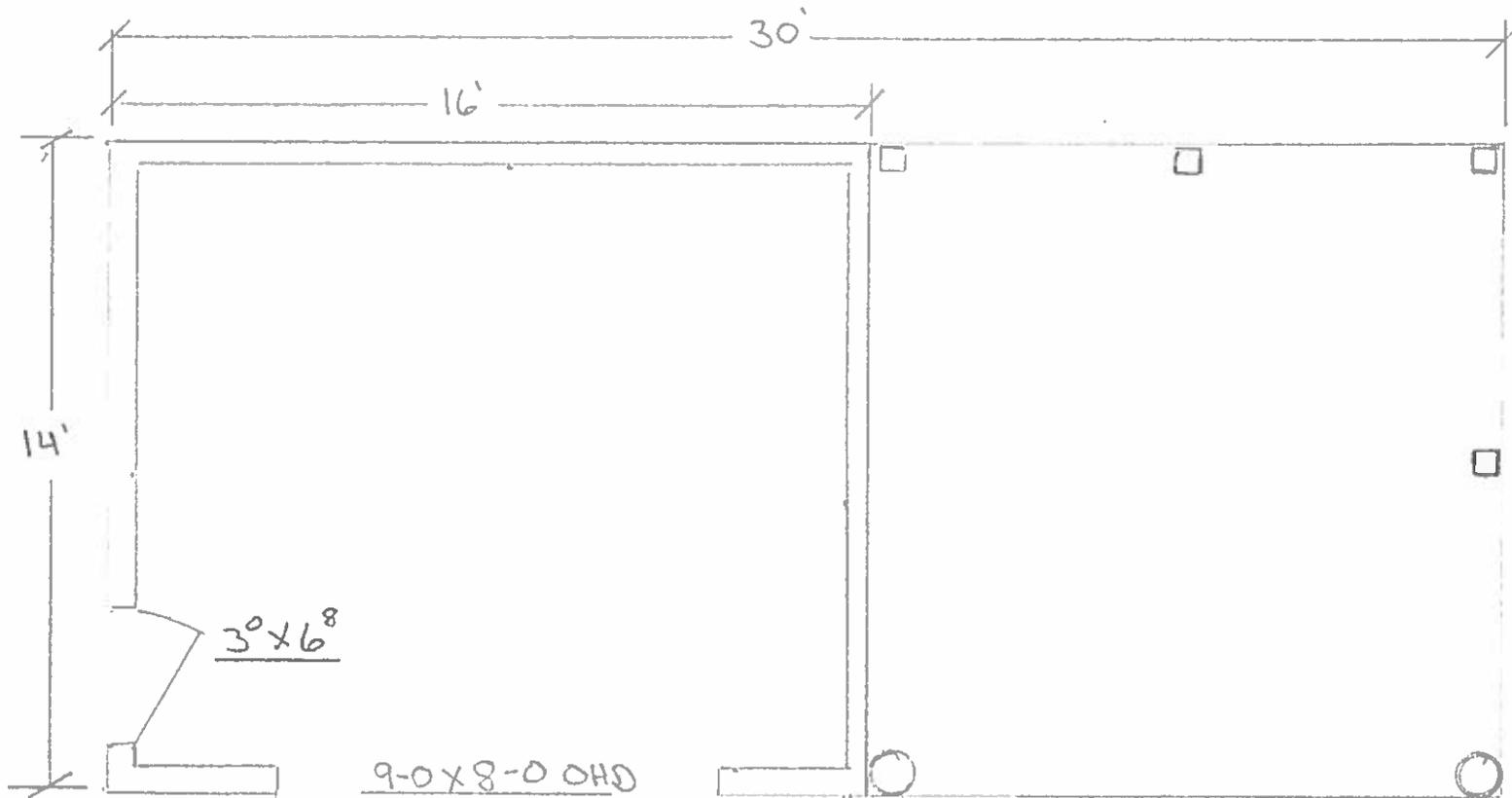


GARAGE FTG DETAIL



FOUNDATION PLAN

SCALE 1/4" = 1'



FLOOR PLAN  
SCALE 1/4" = 1'

## Gary Schwartz

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**From:** Pagel, Darin <Darin.Pagel@ci.merrill.wi.us>  
**Sent:** Wednesday, March 8, 2017 12:37 PM  
**To:** Schwartz, Gary  
**Cc:** Akey, Rod  
**Subject:** Zoning Board

**Categories:** Blue Category

Gary, Rod asked me to email you with requirements for the garage variance request.

A letter stating the basis for requesting a variance.  
A site plan showing the garage along with size and setbacks.  
A \$175.00 fee for the public hearing.

I will need this submitted by March 17, 2017 in order to be put on the April Zoning Board of Appeals agenda.

Thanks, Darin.

59' x 98' EXPANSION

14' X 30' GARAGE

0' PROPERTY SETBACK

RELOCATE SANITARY MANHOLE

City of  
Metairie

3300

T31N R7E

3340

