



**CITY OF MERRILL**  
**CITY PLAN COMMISSION**  
**AGENDA • TUESDAY JANUARY 2, 2018**

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**Regular Meeting**

**City Hall Council Chambers**

**5:45 PM**

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- I. Call to Order
- II. Minutes of previous meeting(s):
  1. Minutes of October 3, 2017 meeting
- III. Agenda items for consideration:
  1. Consider extraterritorial Certified Survey Map (CSM) in the Town of Merrill for Stacy Pettit.
  2. Consider extraterritorial Certified Survey Map (CSM) in the Town of Scott for Ron and Lloyd Schneider.
- IV. Public Hearing (will begin at 6:00 P.M.):
  1. Public Hearing on request from C and D Excavating, LLC to rezone, from R-3 to Industrial, three parcels in the 600 block of S. Alexander Street.
- V. Public Comment Period
- VI. Establish date, time and location of next meeting
- VII. Adjournment



CITY OF MERRILL  
CITY PLAN COMMISSION  
MINUTES • TUESDAY OCTOBER 3, 2017

Regular Meeting City Hall Council Chambers 5:45 PM

I. Call to Order

Mayor Bialecki called the meeting to order at 5:45 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		Absent	
Melissa Schroeder		Present	
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, Alderwoman Kandy Peterson and City Clerk Bill Heideman.

II. Minutes of previous meeting(s):

1. Minutes of September 5, 2017 meeting

Motion (Willman/Meehean) to approve.

**RESULT: APPROVED**

III. Agenda items for consideration:

1. Petition for Direct Annexation from Lincoln County for right-of-way on County Road "G". At a meeting on September 27<sup>th</sup>, 2017, the Board of Public Works recommended approval.

Motion (Meehean/Schroeder) to approve.

**RESULT: APPROVED & SENT TO COUNCIL** Next: 10/10/2017 7:00 PM

2. Petition for Direct Annexation from Max Peterson and Grant Peterson, for land they own in the Town of Merrill. At a meeting on September 27<sup>th</sup>, 2017, the Board of Public Works recommended approval.

Public Works Director/City Engineer Akey noted that the proposed annexation should include Lot #2 of Certified Survey Map #2257.

Motion (Meehean/Willman) to approve, including the amendment by Public Works Director/City Engineer Akey.

Attachment: 2017-10-03 City Plan Commission Minutes (3010 : Minutes of October 3, 2017 meeting)

<b>RESULT:</b>	<b>APPROVED &amp; SENT TO COUNCIL</b>	<b>Next: 10/10/2017 7:00 PM</b>
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3. Certified Survey Map for the City of Merrill for three lots on East Main Street (State Highway 64).

Motion (Schroeder/Meehean) to approve.

<b>RESULT:</b>	<b>APPROVED AND SENT TO COUNCIL</b>	<b>Next: 10/10/2017 7:00 PM</b>
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4. Certified Survey Map for the City of Merrill for two lots on Kyes Street and Logan Avenue (former Anson-Gilkey site).

Motion (Meehean/Schroeder) to approve.

<b>RESULT:</b>	<b>APPROVED AND SENT TO COUNCIL</b>	<b>Next: 10/10/2017 7:00 PM</b>
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#### IV. Recess

At 5:50 P.M., Mayor Bialecki announced a recess until 6:00 P.M., the time scheduled for the public hearing.

At 6:00 P.M., Mayor Bialecki called the meeting back to order.

#### V. Public Hearing(s):

1. Public Hearing on City of Merrill request for rezoning, from R-3 Residential to Industrial, the Weinbrenner Shoe Company parking lot (108 S. Polk Street).

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

Nobody spoke for or against the rezoning.

Motion (Schroeder/Willman) to close the public hearing.

Building Inspector/Zoning Administrator Pagel provided verbal details on the potential rezoning.

Motion (Meehean/Schroeder) to approve.

<b>RESULT:</b>	<b>APPROVED &amp; SENT TO COUNCIL</b>	<b>Next: 10/10/2017 7:00 PM</b>
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#### VI. Public Comment Period

None.

#### VII. Establish date, time and location of next meeting

Tuesday, November 7<sup>th</sup>, 2017 in the City Hall Common Council Chambers. The time of the meeting is dependent on whether public hearing(s) will be on the agenda. Based on that, the meeting time is to be announced.

### VIII. Adjournment

Motion (Willman/Meehean) to adjourn. Carried. Adjourned at 6:01 P.M.



LINCOLN COUNTY CERTIFIED SURVEY MAP

I, Charley G. Brinkmeier, Professional Land Surveyor, hereby certify:

That I have surveyed, and mapped by the order of Stacy Pettit, land being part of the Southwest ¼ of the Southeast ¼ of Section 4, Township 31 North, Range 6 East, Town of Merrill, Lincoln County, Wisconsin more particularly described as follows:

Beginning at the South ¼ corner of Section 4 thence N60° 23' 56"E, 53.64 feet; thence N89° 38' 57"E, 630.25 along the North Right of Way line of Forest Drive; thence N7° 40' 06"W, 76.94 feet; thence S89° 08' 39"W, 276.21 feet; thence N9° 40' 39"W, 165.10 feet to a pipe which lies S9° 40' 39"E, 22 feet more or less from the water's edge of Lake Alexander; thence N70° 10' 31"E, 535.11 feet along a meander line of Lake Alexander to a pipe which lies S1° 24' 45"E, 82 feet more or less from the water's edge of Lake Alexander; thence S1° 24' 45"E, 432.07 feet; thence S89° 02' 07"W, 876.86 feet along the South line of the Southeast 1/4 of Section 4 to the point of beginning of the parcel herein described.

Said parcel contains 189,300 Square Feet or 4.34 Acres more or less to the water's edge of Lake Alexander.

Subject to all roadways and easements of record.

That this map is a true and correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes

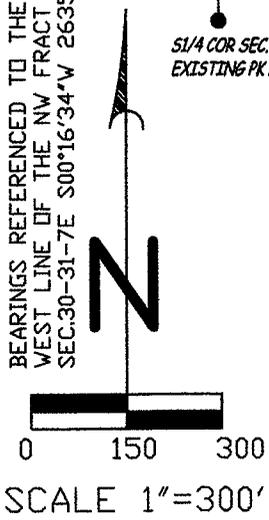
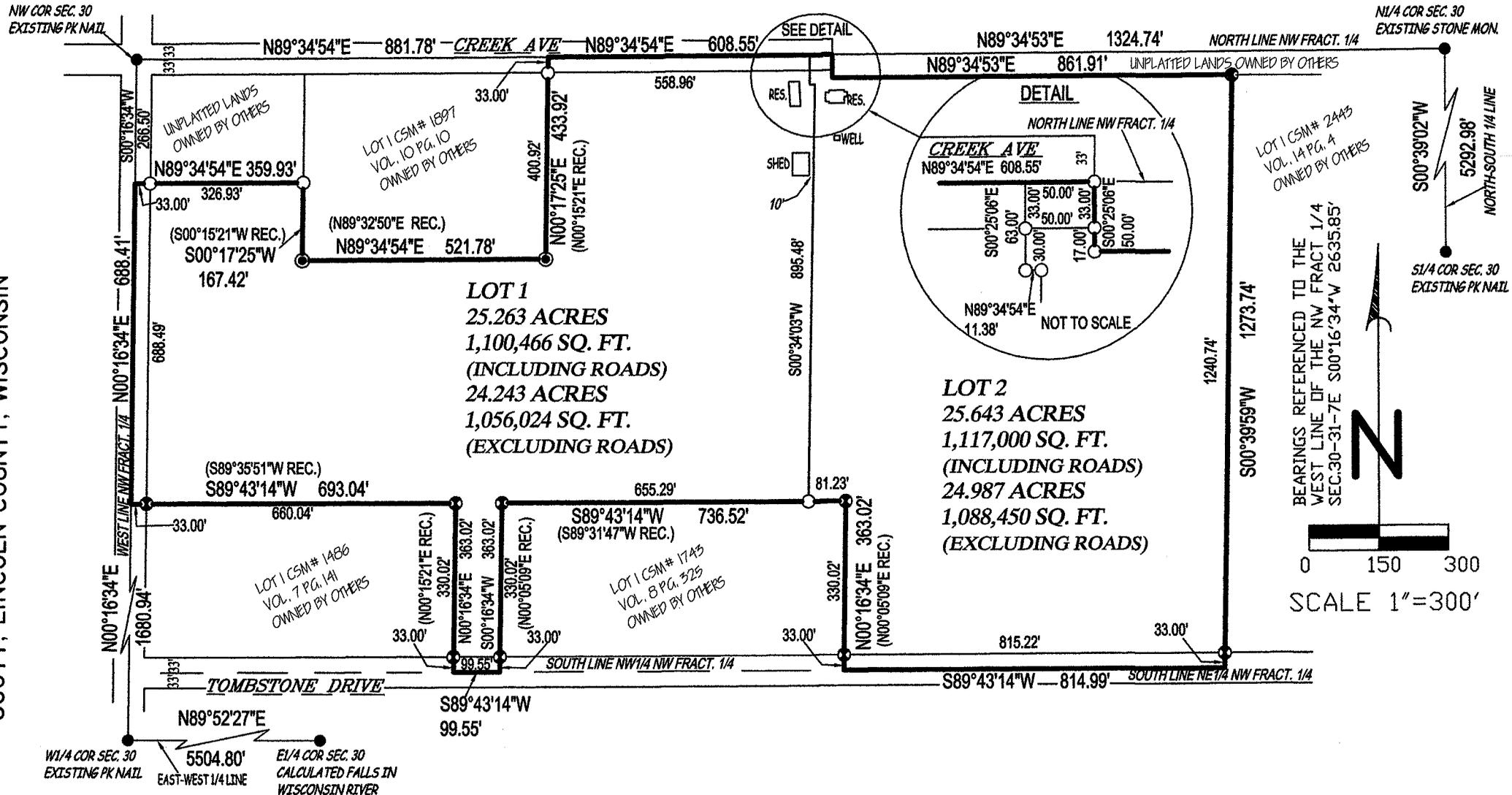
Dated this 7<sup>th</sup> day of December, 2017.

\_\_\_\_\_ R.L.S. No. S-2517

Attachment: Description - Pettit CSM (3012 : CSM - Pettit)

LINCOLN COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_

PART OF THE NE1/4 OF THE NW FRACT. 1/4 AND PART OF THE NW1/4 OF THE NW FRACT. 1/4 ALL IN SECTION 30, TOWNSHIP 31 NORTH, RANGE 7 EAST, TOWN OF SCOTT, LINCOLN COUNTY, WISCONSIN



- LEGEND**
- 3/4" X 18" REBAR SET WEIGHING 1.50 LBS/LIN. FT.
  - EXISTING 1 1/4" O.D. IRON PIPE
  - EXISTING 3/4" REBAR

GARY R. KRUEGER PLS NO. 1619  
SURVEY COMPLETED 12/18/17

PREPARED FOR:  
  
RONALD & LLOYD SCHNEIDER  
4799 & 4795 CREEK AVE  
MERRILL, WI 54452  
  
PROJECT #: SCHNEIDERRON

 **KRUEGER SURVEYING LLC**  
220 SHERMAN ST.  
WAUSAU, WI 54401  
PHONE: 715-845-6666 CELL: 715-218-5150  
EMAIL: KREEGS1619@AOL.COM

THIS DRAWING AND ALL INFORMATION CONTAINED THEREIN IS THE PROPERTY OF KRUEGER SURVEYING LLC AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	DATE: 12/14/2017
	DRAWN BY: DRO
	SHEET 1 OF 2

Attachment: Certified Survey Map - Schneider (3013 : CSM - Schneider)

LINCOLN COUNTY CERTIFIED SURVEY MAP

NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_

PART OF THE NE1/4 OF THE NW FRACT.  
1/4 AND PART OF THE NW1/4 OF THE NW  
FRACT. 1/4 ALL IN SECTION 30, TOWNSHIP  
31 NORTH, RANGE 7 EAST, TOWN OF  
SCOTT, LINCOLN COUNTY, WISCONSIN

SURVEYOR CERTIFICATE

I, GARY R. KRUEGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED AT THE DIRECTION OF RONALD SCHNEIDER, PART OF THE NORTHEAST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 ALL IN SECTION 30, TOWNSHIP 31 NORTH, RANGE 7 EAST, TOWN OF SCOTT, LINCOLN COUNTY, WISCONSIN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30; THENCE N89°34'54"E, ALONG THE NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4, 881.78 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING N89°34'54"E, ALONG THE NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4, 608.55 FEET; THENCE S00°25'06"E, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4, 50.00 FEET; THENCE N89°34'53"E, PARALLEL TO THE NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4, 861.91 FEET; THENCE S00°39'59"W, ALONG THE WEST LINE OF LOT 1 CSM# 2443, VOLUME 14, PAGE 4 AND ITS EXTENSION THEREOF, 1273.74 FEET; THENCE S89°43'13"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST FRACTIONAL 1/4, 814.99 FEET; THENCE N00°16'34"E, ALONG THE EAST LINE OF LOT 1 CSM# 1743, VOLUME 8, PAGE 325 AND ITS EXTENSION THEREOF, 363.02 FEET; THENCE S89°43'14"W, ALONG THE NORTH LINE OF SAID LOT 1 CSM# 1743, 736.52 FEET; THENCE S00°16'34"W, ALONG THE WEST LINE OF SAID LOT 1 CSM# 1743, AND ITS EXTENSION THEREOF, 363.02 FEET; THENCE S89°43'14"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4, 99.55 FEET; THENCE N00°16'34"E, ALONG THE EAST LINE OF LOT 1 CSM# 1486, VOLUME 7, PAGE 141 AND ITS EXTENSION THEREOF, 363.02 FEET; THENCE S89°43'14"W, ALONG THE NORTH LINE OF SAID LOT 1 CSM# 1486 AND ITS EXTENSION THEREOF, 693.04 FEET; THENCE N00°16'34"E, ALONG THE WEST LINE OF THE NORTHWEST FRACTIONAL 1/4, 688.41 FEET; THENCE N89°34'54"E, PARALLEL TO THE NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4, 359.93 FEET; THENCE S00°17'25"W, ALONG THE WEST LINE OF LOT 1 CSM# 1897, VOLUME 10, PAGE 10, 167.42 FEET; THENCE N89°34'54"E, ALONG THE SOUTH LINE OF SAID LOT 1 CSM# 1897, 521.78 FEET; THENCE N00°17'25"E, ALONG THE EAST LINE OF SAID LOT 1 CSM# 1897 AND ITS EXTENSION THEREOF, 433.92 FEET TO THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ALL RIGHT-OF-WAYS, RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD AND IS SUBJECT TO THE PUBLIC RIGHT-OF-WAYS KNOWN AS TOMBESTONE DRIVE OVER THE SOUTH 33 FEET, LAKE ROAD OVER THE WEST 33 FEET AND CREEK AVENUE OVER THE NORTH 33 FEET AS SHOWN HEREON.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED, THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.  
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E7 OF THE WISCONSIN ADMINISTRATIVE CODE AND LAND DIVISION REGULATIONS OF THE COUNTY OF LINCOLN, THE TOWN OF SCOTT AND THE CITY OF MERRILL IN SURVEYING, DIVIDING AND MAPPING THE SAME.  
THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CITY OF MERRILL APPROVAL

I, WILLIAM N. HEIDEMAN, DULY ELECTED CITY CLERK, CITY OF MERRILL, HEREBY CERTIFY THAT THE ABOVE CERTIFIED SURVEY WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN AT IT'S REGULAR MEETING ON \_\_\_\_\_ BY RESOLUTION NO. \_\_\_\_\_

WILLIAM N. HEIDEMAN \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK

PREPARED FOR:

RONALD & LLOYD SCHNEIDER  
4799 & 4795 CREEK AVE  
MERRILL, WI 54452

GARY R. KRUEGER PLS NO. 1619  
SURVEY COMPLETED 12/18/17

PROJECT #SCHNEIDERRONDES

 KRUEGER SURVEYING LLC  
220 SHERMAN ST.  
WAUSAU, WI 54401

PHONE: 715-845-6666 CELL: 715-218-5150  
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DATE: 12/14/2017

DRAWN BY: DRO

SHEET 2 OF 2

**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 2, 2018**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) C&D Excavating LLC, requesting the rezoning of 3 parcels of land in the 600 block of S Alexander Street from R-3 to Industrial. Legally described as Lots 1,2,3 of Certified Survey Map #1196 in the City of Merrill, Lincoln County, Wisconsin. Parcel # 34.0006.000.309.00.01, 34.0006.000.309.00.02, 34.0006.000.309.00.03

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

Dated: December 7, 2017

CITY OF MERRILL, WISCONSIN

By: \_\_\_\_\_  
 William N. Heideman  
 City Clerk

# APPLICATION FOR ZONING AMENDMENT CITY OF MERRILL

NAME: C & D Exca LLC STREET ADDRESS: W6976 Sunset Dr

PROPERTY ADDRESS: S. Alexander TAX ROLL#: 34.0006.000.309.00.0

LEGAL DESCRIPTION: 34.0006.000.309.00.0  
34.0006.000.309.00.0

EXISTING USE: R-3 PROPOSED USE: Industrial

REASONS FOR REQUESTING A ZONE CHANGE: \_\_\_\_\_

Commercial Business Location

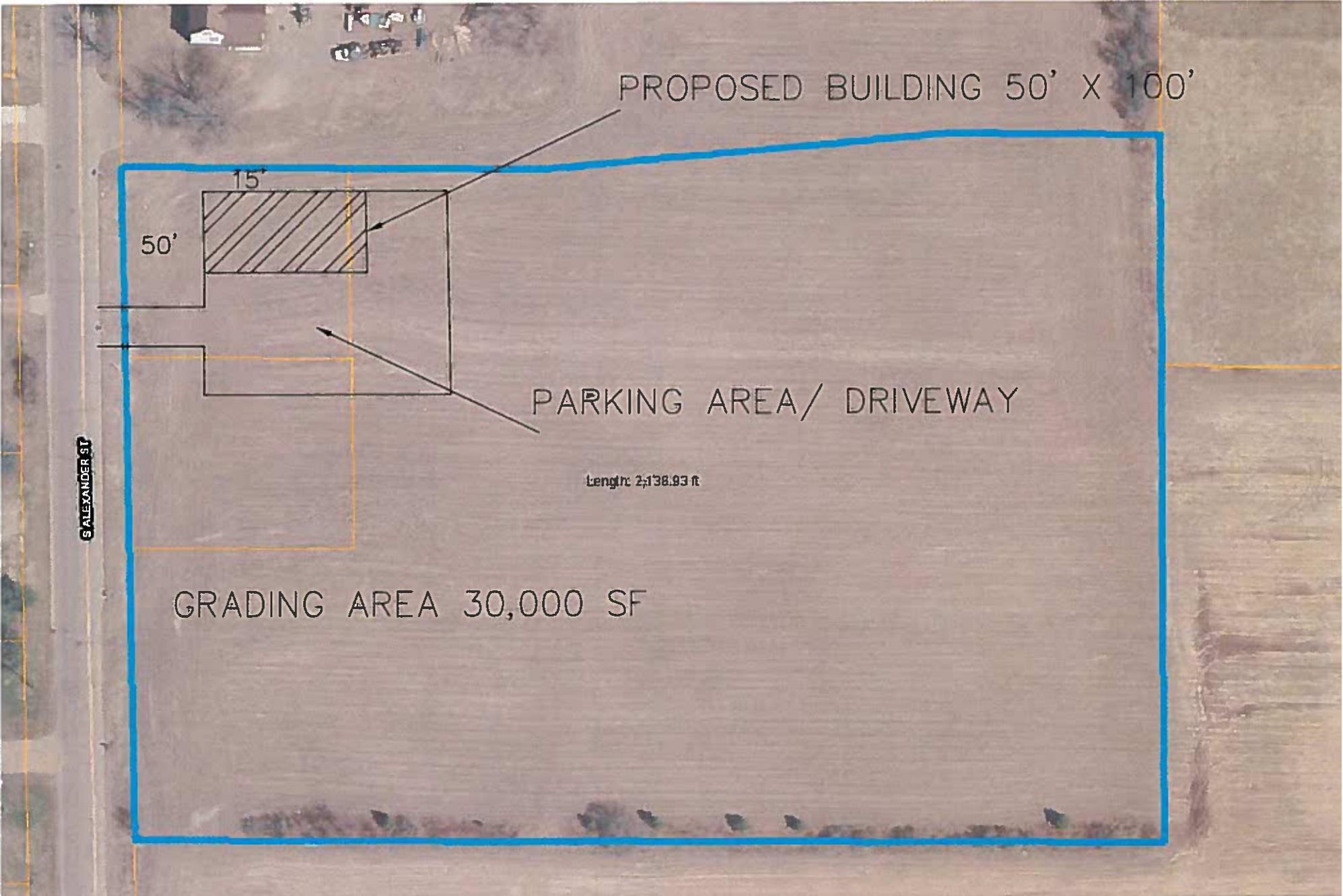
### ADDITIONAL REQUIREMENTS

- 1.) Names and addresses of all abutting and opposite property owners within 300 feet of the property to be altered.
- 2.) Principal use of all properties within 300 feet of the property to be altered.
- 3.) A plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures, and property lines within 300 feet of the parcel.
- 4.) Any further information that may be pertinent in considering the application.
- 5.) FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
- 6.) 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.

[Signature] 12.6.17  
Signature of Applicant Date

Attachment: C & D Excavating - Rezoning (3011 : Public Hearing on C and D Excavating rezoning request)



Attachment: C & D Excavating - Rezoning (3011 : Public Hearing on C and D Excavating rezoning request)