



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY MAY 1, 2018

Regular Meeting

City Hall Council Chambers

5:00 PM

- I. Call to Order
- II. Minutes of previous meeting(s):
 1. Minutes of April 4, 2018 meeting
- III. Agenda items for consideration:
 1. Site Plan for sign at the Prairie River Middle School
 2. Certified Survey Map for land in the Town of Merrill (extraterritorial) for Bob White.
 3. Discussion and clarification of "Stand" in zoning code
- IV. Public Comment Period
- V. Establish date, time and location of next meeting
- VI. Adjournment



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • WEDNESDAY APRIL 4, 2018

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.

Table with 4 columns: Attendee Name, Title, Status, Arrived. Rows include Tim Meehean, Bill Bialecki, Mike Willman, Ralph Sturm, Melissa Schroeder, Ken Maule, and Robert Reimann.

Other attendees included: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Alderwoman Kandy Peterson, Joseph Breaman, Nicholas Breaman, David Breaman, James Asinas, Bea Lebal, Tood Fredrick, Renea Fredrick, Roxanne Baumann and City Clerk Bill Heideman.

II. Minutes of previous meeting(s):

1. Minutes of January 2, 2018 meeting

Motion (Willman/Reimann) to approve.

RESULT: APPROVED

III. Agenda items for consideration:

1. Petition from Breaman Investments Inc. (and related resolution) to vacate a portion of Cedar Street.

At a meeting on March 28th, 2018, the Board of Public Works recommended approving the petition to vacate and recommended approving the associated resolution.

Joseph Breaman addressed the commission. He explained that he is requesting the vacation in order remodel/expand his business, as well as address safety concerns. It is anticipated that 4 to 7 additional jobs would be created as a result of the remodeling and expansion.

Motion (Schroeder/Maule) to recommend approving the petition to vacate and the associated resolution.

If the motion is approved, notice will be published 3 times, during the mandatory 40-day waiting period. A public hearing on the petition and resolution will be held at the June 12th, 2018 Common Council meeting, followed by consideration by the Common Council.

Attachment: 2018-04-04 City Plan Commission Minutes (3260 : Minutes of April 4, 2018 meeting)

RESULT:	APPROVED & SENT TO COUNCIL	Next: 6/12/2018 7:00 PM
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IV. Recess:

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

V. Public Hearings:

1. Request from Todd and Renea Fredrick, Fredrick Joint Trust, that the Historic Structure Designation for their property at 1600 Logan Avenue be rescinded. The City Plan Commission recommends approving the request to rescind.

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

City Attorney Hayden read the public hearing notice.

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

Todd and Renea Fredrick spoke in favor of rescinding the Historic Structure designation. They have plans to remodel, and are fearful that the Historic Structure designation could hinder those plans. As much as possible, they want to retain the historic appearance.

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

Motion (Meehean/Reimann) to approve the request to rescind the Historic Structure designation.

RESULT:	APPROVED
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2. Public Hearing on request from Anthony and Roxanne Baumann for a Conditional Use Home Occupation at 1010 East Third Street.

City Attorney Hayden read the public hearing notice.

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

Roxanne Baumann spoke in favor of the Conditional Use Home Occupation. She explained that she is planning on opening a craft shop on the lower level. She will be residing at that property.

Building Inspector/Zoning Administrator Pagel noted that a permit is necessary because the business will be engaging in retail sales.

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

Motion (Meehean/Schroeder) to approve the Conditional Use Home Occupation Permit application.

RESULT:**APPROVED & SENT TO COUNCIL****Next: 4/10/2018 7:00 PM****VI. Public Comment Period**

Mayor Bialecki thanked all commission members for their service. He urged everyone to consider supporting the new mayor.

VII. Establish date, time and location of next meeting

The next meeting will be at the call of the Chairperson.

VIII. Adjournment

Motion (Meehean/Willman) to adjourn. Carried. Adjourned at 6:08 P.M.

GRAPHIC HOUSE

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SALES REP: **MATTHEW W** DATE: **2-13-2017** QUOTE NUMBER: **11647** JOB NUMBER: **XX-XXX**

SALES ADR: _____ RESPONSE: **19-13-2017-A**

COMP: **PRAIRIE RIVER MIDDLE SCHOOL**
MERRILL, WI

OPPOSITE SIDE

ITEM DESCRIPTION

- ALUM. POLISHED CHROME, 1 1/2" W/ VENT LEAF
- WHITE POLYCARBONATE FACE
- DOUBLE PRINTED VINYL w/ GLASS LAMINATE
- 16mm RGD MESSAGE CENTER, 45 x 150 MESSAGES
- ALUM. POLISHED CHASSIS & RETAIL

FINISHES

- P1 - Blue (tbd)
- P2 - Black
- White Polycarbonate
- DP1 - Blue (tbd)
- DP2 - Red (tbd)
- DP3 - PMS Cool Grey 8c
- DP4 - Black
- DP5 - White

S/F SIGN

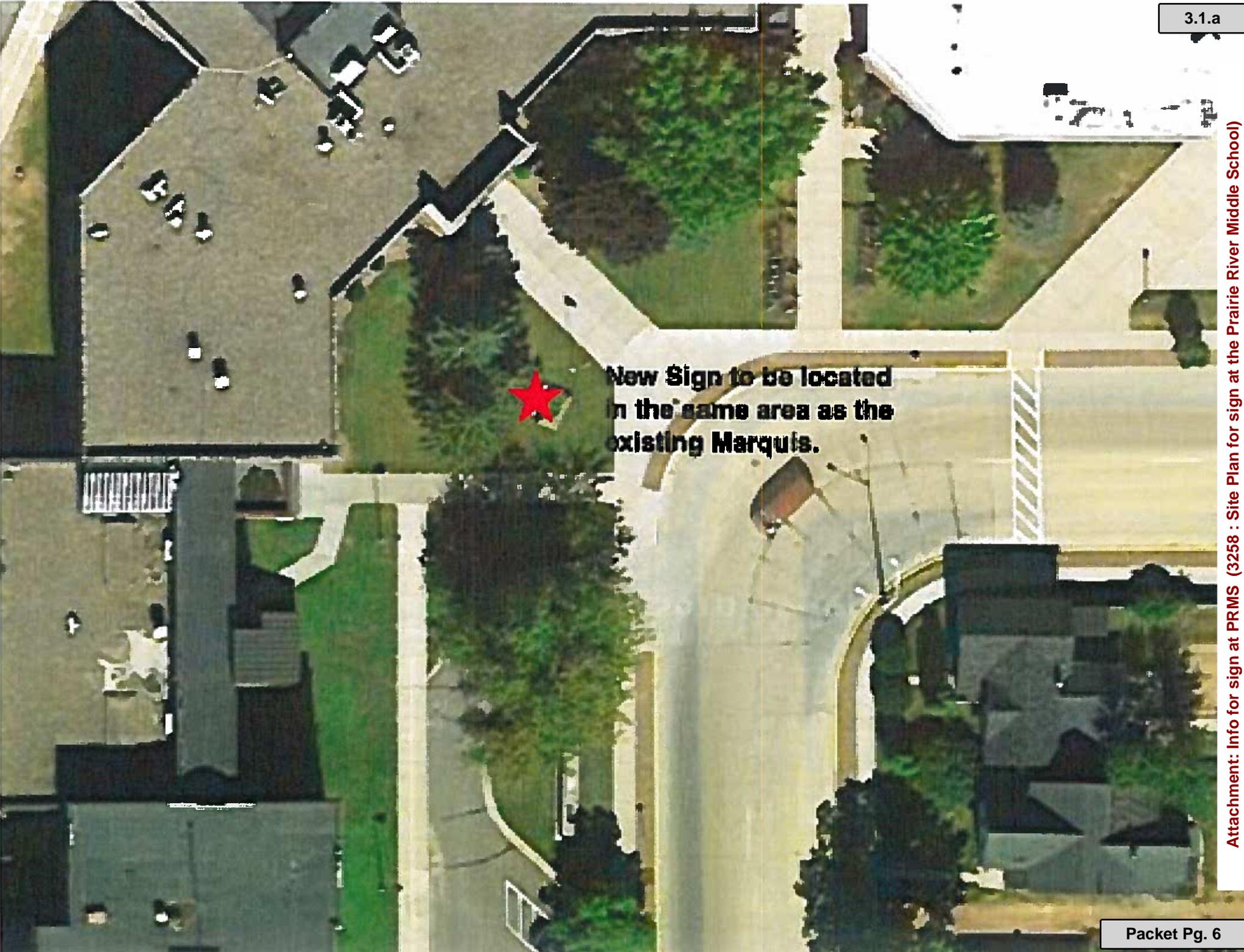
APPROX NIGHT VIEW

CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

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Attachment: Info for sign at PRMS (3258 : Site Plan for sign at the Prairie River Middle School)



**New Sign to be located
in the same area as the
existing Marquis.**

Attachment: Info for sign at PRMS (3258 : Site Plan for sign at the Prairie River Middle School)



New Sign to be located in the same area as the existing Marquis.

CERTIFIED SURVEY MAP
LINCOLN COUNTY NO. _____ VOL. _____ PAGE _____

NORTHCENTRAL LAND SURVEYING, LLC
9703 TOWER ROAD WAUSAU, WI. 54403
PHONE: 715-297-8343
EMAIL: JasonPflieger@gmail.com
DRAFTED & DRAWN BY: JASON J. PFLIEGER
OWNER OF PROPERTY: ROBERT AND TINA WHITE
SURVEY PREPARED FOR: BOBBY WHITE
FILE NUMBER: 2018018 WHITE

PART OF LOT 1 OF CSM #391 AND PART OF THE NE1/4
NW1/4 OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 6
EAST, TOWN OF MERRILL, LINCOLN COUNTY, WI.

PAGE 2 OF 2

SURVEYORS CERTIFICATE

I, JASON J. PFLIEGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF BOBBY WHITE, I SURVEYED, MAPPED AND DIVIDED PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 391 AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 6 EAST, TOWN OF MERRILL, LINCOLN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE S 0°25'56" W 33.00 FEET TO THE SOUTH LINE OF HILLSIDE DRIVE AND TO THE POINT OF BEGINNING; THENCE S 0°40'02" W ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER (2292), 233.84 FEET; THENCE S 89°31'21" W ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER (391), 3.36 FEET; THENCE S 0°41'56" W ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER (391), 212.36 FEET TO THE NORTH LINE OF DOERING DRIVE; THENCE S 89°31'52" W ALONG THE NORTH LINE OF DOERING DRIVE, 59.16 FEET TO THE WEST LINE OF DOERING DRIVE; THENCE S 0°27'32" W ALONG THE WEST LINE OF DOERING DRIVE, 39.83 FEET; THENCE S 89°32'05" W ALONG THE NORTH LINE OF LOT 2A OF CERTIFIED SURVEY MAP NUMBER (2032), 194.69 FEET; THENCE S 89°22'23" W ALONG THE NORTH LINE OF LOT 1A OF CERTIFIED SURVEY MAP NUMBER (2032), 210.62 FEET; THENCE N 89°08'25" W 137.41 FEET; THENCE N 0°20'04" E 486.20 FEET TO THE SOUTH LINE OF HILLSIDE DRIVE; THENCE N 89°47'55" E ALONG THE SOUTH LINE OF HILLSIDE DRIVE, 608.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF LINCOLN COUNTY AND THE TOWN OF MERRILL, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 29TH DAY OF MARCH, 2018

JASON J. PFLIEGER P.L.S. 3148-8

I, _____
CITY OF MERRILL, ZONING ADMINISTRATOR, DO
HEREBY CERTIFY THAT THE ATTACHED
CERTIFIED SURVEY MAP HAS BEEN REVIEWED
AND THERE ARE NO OBJECTIONS TO
RECORDING THIS CERTIFIED SURVEY MAP IN
THE REGISTER OF DEEDS OFFICE.

APPROVED FOR RECORDING UNDER THE
TERMS OF THE LINCOLN COUNTY LAND
DIVISION REGULATIONS.

BY _____

DATE _____

DATE _____

Attachment: CSM for Bob White (3259 : CSM for Bob White)

Heideman, Bill

From: Pagel, Darin
Sent: Tuesday, April 24, 2018 8:13 AM
To: Heideman, Bill
Subject: City Plan Agenda

Bill, Please add "Discussion and clarification of "Stand" definition in zoning code"

Thanks, Darin

Attachment: Info on definition of stand (3257 : Discussion and clarification of "Stand" in zoning code)

Sec. 113-40. - Thoroughfare commercial district.

(a) *Purpose.* The purpose of this district is to provide for retail commercial, amusement, transient residential and light industry uses which are appropriate to thoroughfare location and dependent upon thoroughfare travel. Thoroughfare commercial districts shall be established in zones of two acres or larger, and shall be located only in the vicinity of thoroughfares, or the service drives thereof.

(b) *Permitted uses.* Principal permitted uses are:

(1) Hotels, motor hotels, inns.

(2) Restaurants, refreshment stands, fast food.

(3) Commercial recreation facilities, such as swimming pools, bowling alleys, skating rinks and dance halls.

(4) Planned unit developments, subject to the provisions of article III of this chapter, large scale developments.

(5) Any use permitted in the residential districts of R-II, R-III and R-IV are deemed conforming provided the existing residential use meets the regulations of that district prior to September 13, 2011. New residences (1 and 2 family dwellings) are not permitted after September 13, 2011.

(6) Animal hospitals and veterinary clinics.

(7) Bakery, laundry, cleaning and dyeing establishments.

(8) Carpenter shop, electrical, plumbing, and heating shop, printing and publishing or lithographic shop, mortuary, furniture upholstery shop.

(9) Professional offices or clinics.

(10) Warehousing and wholesale establishments.

(11) Theatre.

(12) Building material sales and storage.

(13) Cartage and express facilities.

(14)

New and used car lots, automobile service stations.

(15) Farm equipment and service establishments.

(16) Greenhouses; retail and wholesale.

(17) Tavern and nightclub.

(18) Financial institutions, banks.

(c) *Accessory uses.* Accessory uses and buildings customarily appurtenant to a permitted use.

(d) *Conditional uses.*

(1) The common council may authorize the location of any of the following buildings or uses, including any improvement determined necessarily incidental thereto, in any thoroughfare commercial district; provided, that each such building or use shall comply with other applicable provisions of this chapter and the sections referred to therein, and the common council first submits the proposed conditional use to the plan commission for recommendation and report after publishing a Class 2 notice under Wis. Stats. ch. 985, of

Attachment: Info on definition of stand (3257 : Discussion and clarification of "Stand" in zoning code)

district designated for future residential use in the general plan, the parking and loading facilities shall be at a distance at least 25 feet from the street, and the buildings and structures at least 50 feet from the street; provided, however, that this requirement does not apply when the street or thoroughfare is provided on one or both sides with a service road developed in accordance with this Code.

- (h) *Lot area.* 10,000 square feet.
 - (i) *Lot coverage.* 25 percent maximum.
 - (j) *Yards in feet.*
 - (1) *Front:* 25 feet.
 - (2) *Side:* Ten feet, except when abutting a residential district, then not less than 25 feet.
 - (3) *Rear:* Ten feet, except when abutting a residential district, then not less than 25 feet.

(Ord. No. 2011-12, 12-13-2011)

Sec. 113-41. - Business district.

- (a) *Purpose.* The business district is the established center of distribution of goods and services in the city, and is intended to be used principally by the retail trades.
- (b) *Permitted uses.* In the business district, no building or premises shall hereafter be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in these zoning regulations, except for one or more of the following uses:

Any use permitted in the residential districts of R-II, R-III and R-IV are deemed conforming provided the existing residential use meets the regulations of that district prior to September 13, 2011. New residences (1 and 2-family dwellings) are not permitted after September 13, 2011.

- (1) Animal hospital, pet shop, veterinary office, hospital or clinic.
- (2) Art shop, antique shop, gift shop.
- (3) Bakery.
- (4) Bank, financial institution.
- (5) Barbershop, beauty parlor.
- (6)

Book and stationery store, newsstand.

- (7) Bowling alley, pool and billiard room.
- (8) Business and professional offices, public utility offices.
- (9) Candy store, confectionery store.
- (10) Carpenter shop, plumbing and heating and electrical shop, printing, publishing and lithographic shop, furniture upholstery shop, provided 40 percent or more of building is devoted to retail sales outlet.
- (11) Clinic.
- (12) Clothing store, department store, dress shop, hosiery shop, millinery shop, shoe store, shoe repair shop.
- (13) Drug store, ice cream shop, pharmacy, soda fountain, soft drink stand.

Attachment: Info on definition of stand (3257 : Discussion and clarification of "Stand" in zoning code)

- (14) Florist, flower and garden shops.
 - (15) Food and dairy products establishments (retail), delicatessen, fruit and vegetable market, grocery store, meat and fish market.
- (16) Funeral home.
 - (17) Furniture store, office equipment store, upholsterer's shop.
 - (18) Hardware store, home appliance store, paint store, plumbing, heating and electrical supplies, sporting goods store.
- (19) Hotel.
 - (20) Jewelry store, watch repair shop.
 - (21) Laundry or cleaning and dyeing establishment.
 - (22) Microwave radio relay structures.
 - (23) Music store, radio and television store.
- (24) Optical store.
 - (25) Photographer and photographer's supplies.
 - (26) Police and fire station, post office, municipal garage, except public shops and storage yards.
- (27) Restaurant, **barbecue stand, cafe, cafeteria, caterer, lunchroom, tavern.**
 - (28) Tailor shop, clothes pressing shop.
 - (29) Telephone and telegraph office.
 - (30) Temporary structures, including signs, billboards, and other outdoor advertising structures.
- (31) Theaters and places of amusement, except drive-in theaters.
 - (32) Tobacco store.
 - (33) Undertaking establishment.
 - (34) Variety store, notion shop.
 - (35) Wholesale business.
 - (36)

Any other uses similar in character and the manufacture or treatment of products clearly incidental to the conduct of a retail business on the premises.

- (37) Such accessory uses, or indoor storage as are customary in connection with the foregoing uses and are incidental thereto.

(c) *Acceptable conditional uses.*

- (1) Automobile sales and service establishments, public garage, used car lot, parking lots and repair garages.
- (2) Building materials sales yard.
 - (3) Bus depot.
 - (4) Truck, trailer, and farm implement establishments including major repair.
- (5) Service stations, low density housing, motels and hotels, car-oriented food franchises, large plot outdoor

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