

NOTICE

The City of Merrill Zoning Board of Appeals will meet on **Tuesday, June 4, 2019 at 6:30P.M.** in the City Hall Basement Conference Room on the following:

Voting members: James Koebe, Dean Haas, Ron Burrow, Adam Rekau,
Alderman David Sukow, Alderman Steve Hass, Eric Ott

AGENDA

- 1.) Call to order
- 2.) Roll call
- 3.) Public Comment
- 4.) Appointment of Chairman
- 5.) Penny Callahan, 605 Grand Ave., requesting a variance to M.M.C. Sec. 113-11, 113-38, lot coverage, principal buildings on one lot, and setbacks for residential buildings in a business zone. Legally described in Tax# 251-3106-113-0334.
- 6.) Leroy Fischer, 906 Chestnut, requesting a variance to M.M.C. Sec 113-317, setbacks and lot coverage for an accessory building in a residential zone. Legally described in Tax# 251-3106-121-0245.
- 7.) Nancy Arndorfer, 603 N Scott St., requesting a variance to M.M.C. Sec. 113-38, lot coverage and setbacks for residential buildings in a residential zone. Legally described in Tax# 251-3106-122-0036.
- 8.) Other Business
- 9.) Next meeting date
- 10.) 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.

CITY OF MERRILL
1004 EAST FIRST STREET
MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

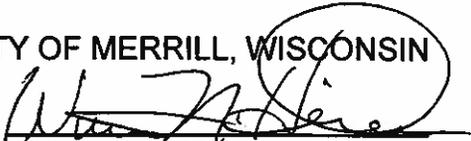
All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the Zoning Board of Appeals of the City of Merrill, Wisconsin, commencing at 6:30 p.m., on Tuesday, June 4, 2019, in the City Hall Basement Conference Room, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) Penny Callahan, 605 Grand Ave., requesting a variance to M.M.C. Sec. 113-11, 113-38, lot coverage, principal buildings on one lot, and setbacks for residential buildings in a business zone. Legally described in Tax# 251-3106-113-0334.
- 2.) Leroy Fischer, 906 Chestnut, requesting a variance to M.M.C. Sec 113-317, setbacks and lot coverage for an accessory building in a residential zone. Legally described in Tax# 251-3106-121-0245.
- 3.) Nancy Arndorfer, 603 N Scott St., requesting a variance to M.M.C. Sec. 113-38, lot coverage and setbacks for residential buildings in a residential zone. Legally described in Tax# 251-3106-122-0036.

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

Dated: May 20, 2019

CITY OF MERRILL, WISCONSIN

By: 

William N. Heideman
City Clerk

APPLICATION FOR ZONING VARIANCE

CITY OF MERRILL

NAME: Penny Callahan STREET ADDRESS: N 2918 White Stag Dr.
PROPERTY ADDRESS: 605 Grand Ave. TAX ROLL#: 251-3106-113-0334
LEGAL DESCRIPTION: (MUST PROVIDE DEED) _____

EXISTING USE: Vacant PROPOSED USE: Apartment

REASONS FOR REQUESTING A VARIANCE: Tried renting it for a business and didn't receive any interest, so want to convert it into a residential so building is being used.

Additional Requirements

1. Names and addresses of all abutting and opposite property owners within 100 feet of the property to be altered.
2. Evidence by the applicant of ownership or control of the property for which the variance is submitted.
3. Address and must provide the Deed of proposed property.
4. A site plan or survey plat, drawn to scale, showing an accurate depiction of the property, location of structures, and property lines within 100 feet of the parcel.
5. Other pertinent information that may be pertinent in considering the application.
6. FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
7. 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.

Penny Callahan

05/11/2019

Signature of Applicant

Date

May 3, 2019

To Whom It May Concern,

In August 2018 I purchased the properties of 307 N State St. and 605 Grand Ave formally The Knights of Columbus Building. The properties had to be purchased together.

I recently have rented the 307 N State St property and advertised the 605 Grand Ave Property for a business rental with no serious inquiries. With that said I would like to convert the 605 Grand Ave property from a business to a residential. It is a nice solid building and I would really like to see it being occupied.

Sincerely,

A handwritten signature in black ink that reads "Penny Callahan". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.

Penny Callahan

BOUNDARY LINE AGREEMENT

This agreement is by and between LeRoy Fischer (hereinafter referred to as "Fischer") and JTK Consolidated, LLC (hereinafter referred to as "LLC").

WHEREAS, Fischer owns property bordering East 10th Street in Merrill, Wisconsin, located at 906 Chestnut Street.

WHEREAS, the LLC owns property in the City of Merrill located at 1601 E. 10th Street.

WHEREAS, there exists a property line dispute regarding the East line of the LLC property and the West line of Fischer's property, said boundary line sharing a common line.

WHEREAS, in the interest of avoiding litigation expense, the parties have agreed to the following terms:

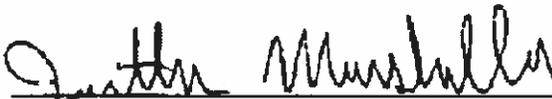
1. The parties agree to use the existing 3/4" iron pipe as highlighted and shown on the attached Exhibit "A" as the border. This would provide an additional 10.03' x 120.40' of area beyond the surveyed property corner as shown on Exhibit "A".
2. The property agreement would be in the form of a Quit Claim Deed from the LLC to Fischer. The survey of this new lot and recording of the survey for purposes of the Quit Claim Deed would be at Fischer's expense. Fischer would also be responsible for the cost of the preparation of the Quit Claim Deed, Transfer Return, Transfer Tax, Resolution of the LLC authorizing it, and recording.
3. Fischer would pay the LLC the sum of One Thousand Dollars (\$1,000.00).
4. Each party would mutually release any claims against the other party relating to the boundary line, except as agreed to in this Boundary Line Agreement.
5. The LLC would obtain approval of the agreement and authorization from their lender on the Quit Claim Deed agreeing to the boundary line for purposes of any mortgage or collateral.
6. Except as provided herein, each party is responsible for their own attorney's fees.
7. Signature by email attachment or facsimile is deemed the same as an original.

Approved by Fischer this 20 day of May, 2019.



LeRoy Fischer

Approved by LLC this 20 day of May, 2019.



Jon Marshall

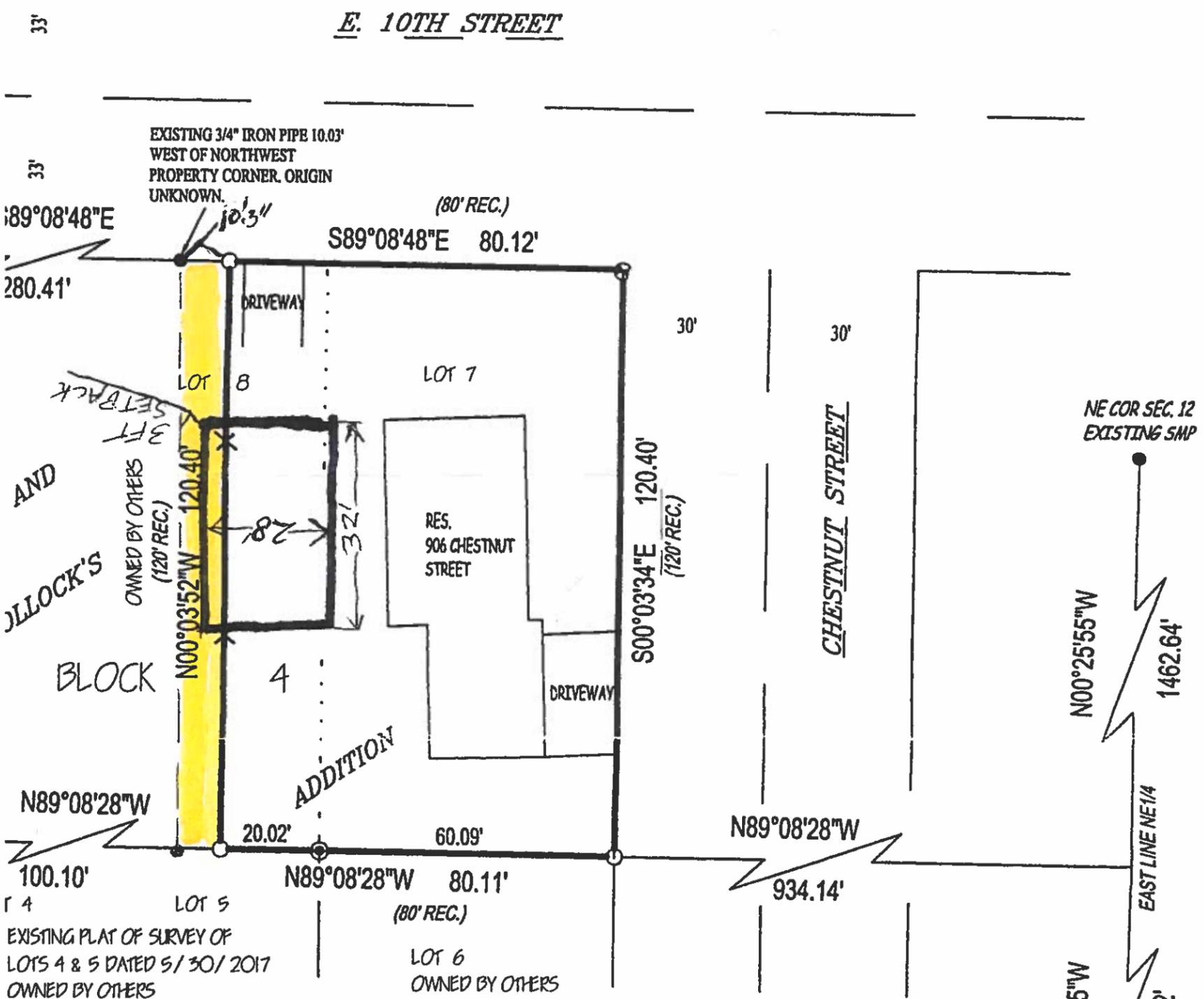
Lincoln County Public Access Land Records Viewer



LEROY FISCHER
 906 CHESTNUT ST
 CELL 715-218-1745

PLAT OF SURVEY

Y OF LOTS 7 AND THE EAST 20 FEET OF LOT 8 ALL IN BLOCK 4, PLAT
 RD AND KOLLOCK'S ADDITION, LOCATED IN THE SE1/4 OF THE NE1/4 OF
 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN
 COUNTY, WISCONSIN AS DESCRIBED IN DOCUMENT# 424698



REGISTER CERTIFICATE

I, [Name], PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE
 RECENTLY MAPPED AT THE DIRECTION OF LEROY FISCHER, A PARCEL OF LAND AS
 DESCRIBED IN DOCUMENT# 424698 AND BEING ALSO LOT 7 AND THE EAST 20 FEET OF LOT 8 AS
 SHOWN ON RECORD AND KOLLOCK'S ADDITION IN THE OFFICE OF THE REGISTER OF DEEDS
 IN THE COUNTY AND LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
 TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY,
 WISCONSIN. I HAVE FOUND AND/OR RE-SET IRON PIPES AND REBARS AS SHOWN HEREON.
 THE DESCRIBED PARCEL IS SUBJECT TO ALL RIGHT-OF-WAYS, RESERVATIONS,
 EASEMENTS AND ENCUMBRANCES OF RECORD.
 THIS IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND
 DIVISION AND THE PLAT OF SURVEY THEREOF MADE.
 I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER A-E7 OF THE WISCONSIN
 STATUTES AND LAND DIVISION REGULATIONS OF THE COUNTY OF LINCOLN AND THE
 RULES AND REGULATIONS IN SURVEYING AND MAPPING THE SAME.
 MY SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BEARINGS REFERENCED TO THE EAST
 LINE OF THE NE1/4 SEC.12-31-6E
 N00°25'55"W 2628.76' AS PER
 WCCS(LINCOLN COUNTY) NAD83(2011)



APPLICATION FOR ZONING VARIANCE

CITY OF MERRILL

NAME: Nancy Arndorfer STREET ADDRESS: _____

PROPERTY ADDRESS: 603 N. Scott TAX ROLL#: 251-3106-122-0036

LEGAL DESCRIPTION: (MUST PROVIDE DEED) _____

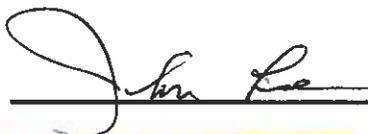
EXISTING USE: _____ PROPOSED USE: _____

REASONS FOR REQUESTING A VARIANCE: For extending Desk

Additional Requirements

1. Names and addresses of all abutting and opposite property owners within 100 feet of the property to be altered.
2. Evidence by the applicant of ownership or control of the property for which the variance is submitted.
3. Address and must provide the Deed of proposed property.
4. A site plan or survey plat, drawn to scale, showing an accurate depiction of the property, location of structures, and property lines within 100 feet of the parcel.
5. Other pertinent information that may be pertinent in considering the application.
6. FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
7. 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 of Applicant

5/26/09

Date

Lincoln County Public Access Land Records Viewer

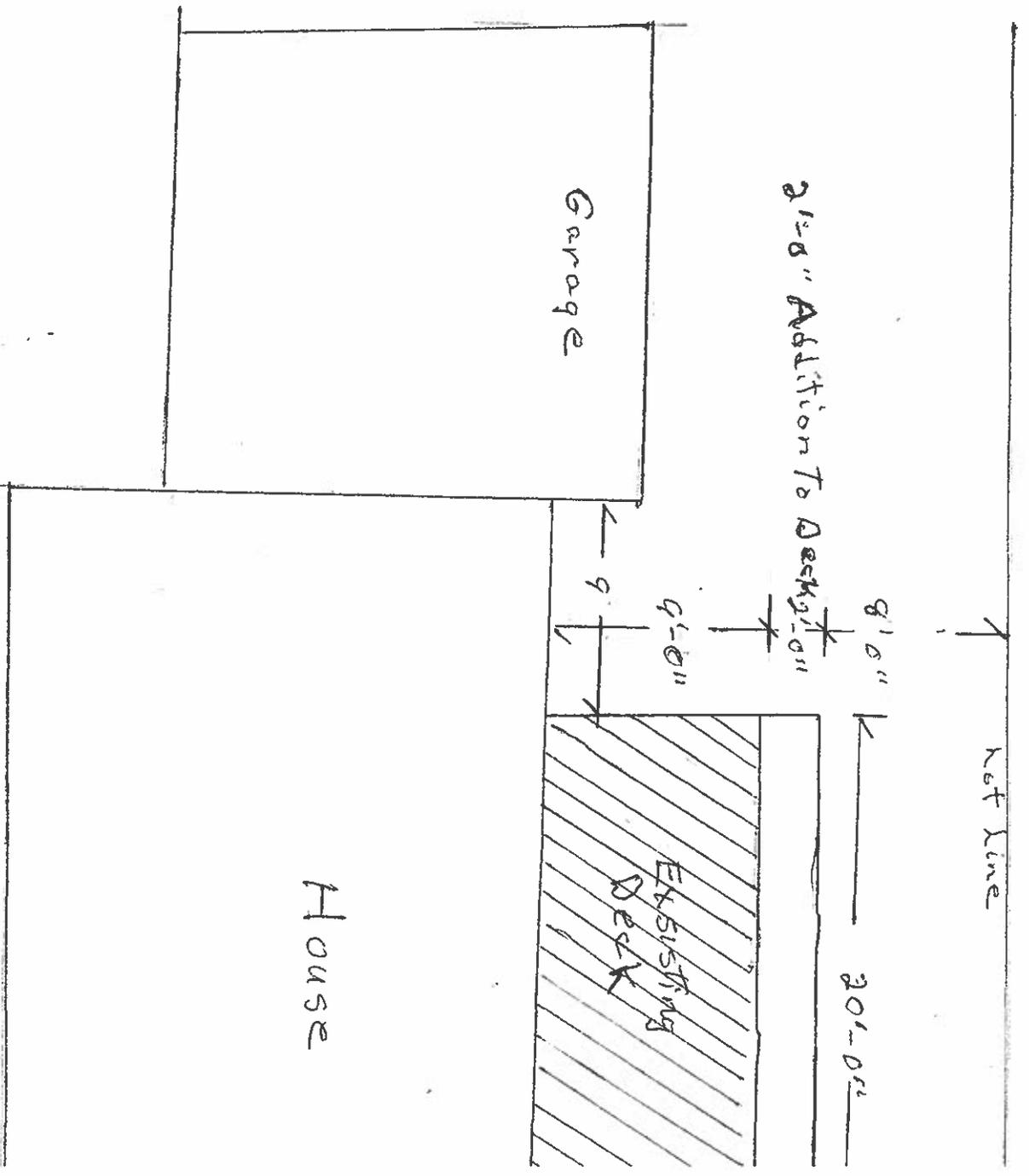


Author: Public
Date Printed: 5/20/2019



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Lincoln County, WI



WANCY ANN DORFER

603 N SCOTT ST.