



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • WEDNESDAY OCTOBER 7, 2020

Regular Meeting

City Hall Council Chambers

5:45 PM

- I. Call to Order
- II. Minutes of previous meeting:
 1. Minutes of July 7, 2020 meeting
- III. Agenda items for consideration:
 1. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps
- IV. Public Hearings (will begin at 6:00 P.M.):
 1. Preliminary Plat for Single Family Residential Development between West St. Paul Street and West Tenth Street
 2. Conditional Use Permit application from Randy Wixon for development of storage buildings at 305 East First Street.
- V. Public Comment Period
- VI. Establish date, time and location of next meeting
- VII. Adjournment



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • TUESDAY JULY 7, 2020

Regular Meeting City Hall Council Chambers 5:45 PM

I. Call to Order

Mayor Woellner called the meeting to order at 5:45 P.M.

Table with 4 columns: Attendee Name, Title, Status, Arrived. Rows include Ryan Schwartzman, Ralph Sturm, Melissa Schroeder, Robert Reimann, Derek Woellner (Mayor), Steve Hass (Aldersperson - Second District), and Kyle Gulke.

Others in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Building Inspector/Zoning Administrator Darin Pagel, Alderman Mark Weix, Alderman Steve Osness, Alderman Mike Rick, Jason Krueger, Jesse Dengel, Tina Dengel and City Clerk Bill Heideman. A representative from Merrill Productions was present to videotape the meeting.

II. Minutes of previous meeting(s):

1. Minutes of June 2, 2020 meeting

Motion (Schroeder/Schwartzman) to approve.

RESULT: APPROVED

III. Agenda items for consideration:

1. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps

Building Inspector/Zoning Administrator Pagel had nothing to report at this time.

IV. Recess:

At 5:47 P.M., Mayor Woellner announced a recess until 6:00 P.M., the scheduled time for the public hearing.

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

V. Public Hearing (will begin at 6:00 P.M.):

1. Rezoning request from Jesse Dengel to rezone, from Residential to Industrial, a parcel on Poplar Street (north of East Ninth Street).

City Attorney Hayden read the public hearing notice.

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

Attachment: 2020-07-07 City Plan Commission Minutes (5325 : Minutes of July 7, 2020 meeting)

Jason Krueger spoke against the request. He believes that storage units would have a negative impact on the area, including a decrease in property values.

Jesse Dengel spoke in favor of the request. In his opinion, storage units would not drastically alter the amount of traffic in the area.

Steve Osness noted that recently the Common Council unanimously disallowed a Conditional Use Permit application for an auto repair shop and used car lot. In his opinion, that disallowance set a precedence.

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

Building Inspector/Zoning Administrator Pagel reported that he had received two phone calls from neighbors who were against the rezoning.

Alderman Hass reported that he had received numerous phone calls from people who were against the rezoning.

Tina Dengel spoke in favor of the rezoning. She noted that there is industry in that area already. In her opinion, the storage units would not drastically change the area.

Kyle Gulke commented that, if storage units were placed in that area, it could affect further connecting of the trail.

Note: Regardless of any City Plan recommendation(s), the request will be considered by resolution at the July 14th, 2020 Common Council meeting.

Motion (Schwartzman/Schroeder) to disallow the request.

RESULT:	DISALLOWED
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VI. Public Comment Period

Tina Dengel cited a comment made by Mayor Woellner during the public hearing earlier in the meeting. Mayor Woellner had mentioned that the Common Council has historically disallowed requests for storage units when there was neighborhood opposition. She added that she wished she would have been aware of that prior to the payment of the rezoning request fee.

Tina Dengel then stated that the opinion of several of the neighbors on this issue is unknown at this time. She speculated that some of the neighbors that did not voice an opinion may be in favor of the rezoning. She asked whether she could prepare and submit a petition prior to the July 14th Common Council meeting. At that meeting, the Common Council will consider and take action on the rezoning request. She was assured that she could submit a petition and/or other related materials.

VII. Establish date, time and location of next meeting

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

VIII. Adjournment

Motion (Schwartzman/Sturm) to adjourn. Carried. Adjourned at 6:25 P.M.

CITY OF MERRILL
 1004 EAST FIRST STREET
 MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

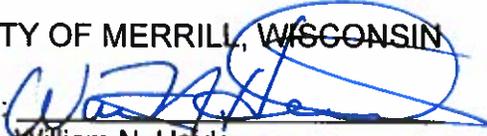
All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Wednesday, October 7, 2020**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) Preliminary Plat for Single Family Residential Development under M.M.C. Sec. 111-114,115, located between W St Paul Street and W 10th Street aka Plan of Champagne Park in the City of Merrill, Lincoln County, Wisconsin.
- 2.) Randy Wixson, requesting a Conditional Use per M.M.C. Sec. 113-97 through 113-106 for the development of storage buildings at 305 E 1st Street within the City of Merrill. Pin# 251-3106-114-0137.

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

Dated: September 15, 2020

CITY OF MERRILL, WISCONSIN

By: 

William N. Heldeman
 City Clerk

PRELIMINARY PLAT OF CHAMPAGNE PARK

A SUBDIVISION PLAT BEING OF LOT 4 OF CERTIFIED SURVEY MAP NUMBER 1111L, RECORDED AT THE LINCOLN COUNTY REGISTER'S OFFICE AS DOCUMENT # 1111L-0001, PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 11, TOWNSHIP 21 NORTH, RANGE 6 EAST, ALL IN THE CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JAMES W. REID, SURVEYOR, PROFESSIONAL LAND SURVEYOR 9-2611, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE BEING MAPPED AND DIVIDED A PART OF LAND BEING ALL OF LOT 4 OF CERTIFIED SURVEY MAP NUMBER 1111L, RECORDED IN VOLUME 111, OF PAGE 111, AS ENCLOSURE NUMBER 1111L-0001 IN THE LINCOLN COUNTY REGISTER'S OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 6 EAST IN THE CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 247,476 SQUARE FEET, 5.64 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, ORIGIN AND MADE THEREOF AT THE SECTION OF THE CITY OF MERRILL, WISCONSIN.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, INTERESTS, AND NOTES OR PARTS OF RECORD.

THAT SAID PARCEL COMPLES WITH THE PROVISIONS OF CHAPTER 230 OF THE WISCONSIN STATUTES, INCLUDING SUBCHAPTERS CODE 401 AND THE SUBCHAPTERS AND ORDINANCES OF THE CITY OF MERRILL, AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE ABOVE DESCRIBED PARCEL, AND OF THE EVIDENT THEREOF MADE.

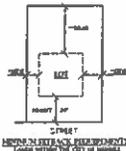
PRELIMINARY

REI ENGINEERING, INC.
1000 N. PRENTICE
WISCONSIN 53401

OWNER:
CITY OF MERRILL
1004 EAST 1ST STREET
MERRILL, WI 54452
715-536-4800

DESIGNER:
CITY OF MERRILL
ROD ANZEY
1004 EAST 1ST STREET
MERRILL, WI 54452
715-536-4880

SURVEYOR:
REI ENGINEERING, INC.
JAMES W. REID
4000 N. 20TH AVENUE
WISCONSIN 53401
715-675-9784



MAP OF THE CITY OF MERRILL
SHOWING THE LOCATION OF THE PROPERTY

THIS SECTION IS A PART OF THE CITY OF MERRILL, WISCONSIN, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES. THE CITY OF MERRILL, WISCONSIN, IS THE OWNER OF THIS PROPERTY. THE CITY OF MERRILL, WISCONSIN, IS THE OWNER OF THIS PROPERTY. THE CITY OF MERRILL, WISCONSIN, IS THE OWNER OF THIS PROPERTY.

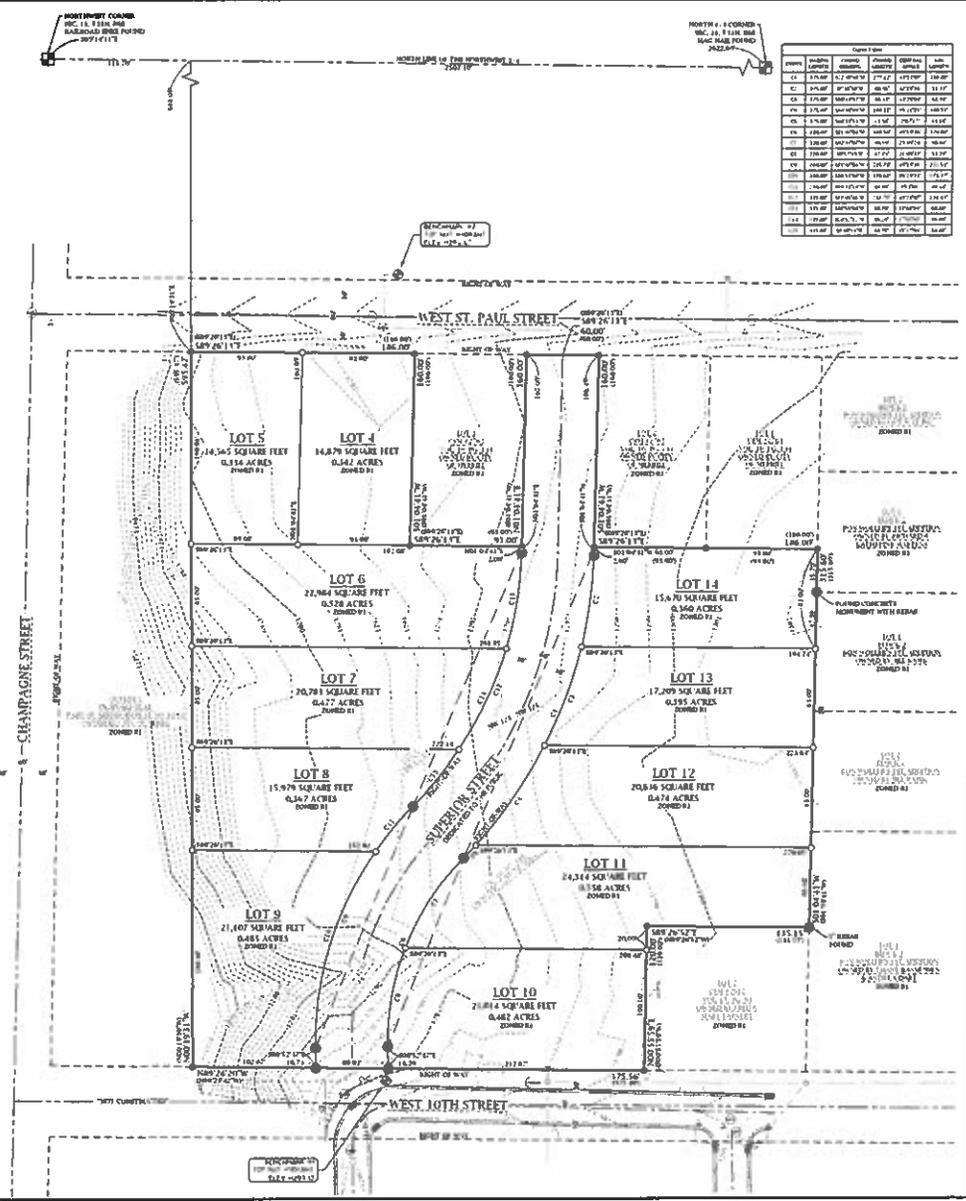
LEGEND	
○	1. 1/4 SECTION 11 OF THE CITY OF MERRILL, WISCONSIN, AS SHOWN ON THE CITY'S ZONING MAP.
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○	50. 1/4 SECTION 11 OF THE CITY OF MERRILL, WISCONSIN, AS SHOWN ON THE CITY'S ZONING MAP.

GENERAL NOTES

1. ELEVATIONS ARE REFERENCED TO THE NAVD 83 DATUM AND ARE SHOWN IN FEET.
2. THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES IS SHOWN FOR INFORMATION ONLY. THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES IS SHOWN FOR INFORMATION ONLY. THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES IS SHOWN FOR INFORMATION ONLY.
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VICINITY MAP
NOT TO SCALE



Lot No.	Area (Acres)	Area (Sq. Ft.)	Dimensions (Feet)
LOT 4	0.342	4,680	148.8' x 314.5'
LOT 5	0.342	4,680	148.8' x 314.5'
LOT 6	0.528	7,250	22.8' x 314.5'
LOT 7	0.485	6,640	20.7' x 314.5'
LOT 8	0.485	6,640	20.7' x 314.5'
LOT 9	0.485	6,640	20.7' x 314.5'
LOT 10	0.485	6,640	20.7' x 314.5'
LOT 11	0.56	7,600	24.3' x 314.5'
LOT 12	0.475	6,480	20.6' x 314.5'
LOT 13	0.475	6,480	20.6' x 314.5'
LOT 14	0.56	7,600	24.3' x 314.5'

Attachment: Preliminary Plat for Development (5327 : Public hearing on Single Family Residential

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 9-15-20

APPLICANT'S NAME: Randy & Diane Wixson
 BUSINESS NAME: RC-N-DI Investments
 PHONE #: 715-538-6394 EMAIL: RandallC&D@TDS.NET
 PROPERTY ADDRESS: 305 E 1st St, Merrill
 PROPERTY OWNER'S NAME: Fastenal Co.
 TAX ROLL#: 34- PIN #: 251-
 EXISTING USE: Empty
 PROPOSED USE: Retail & add self storage
 REASON FOR REQUESTING A USE PERMIT CHANGE: To comply
with City Zoning

**PLEASE PROVIDE A SEPARATE ATTACHMENT WITH A RESPONSE
TO EACH OF THE FOLLOWING ITEMS**

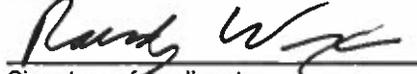
(Required per Section 113-100 of the Zoning Code)

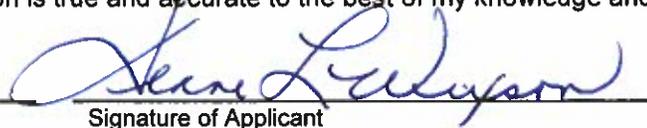
1. A statement, in writing by applicant, that describes how the proposed conditional use(s) shall conform to the standards set forth in Section 113-103 hereinafter.
 - a) The establishment, maintenance or operation of the conditional use will not be detrimental or endanger public health, safety, morals, comfort or general welfare.
 - b) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with use of adjacent land (describe mitigating features to be part of the operations of the proposed use).
 - c) Describe how the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Zoning District.
 - d) Describe if adequate utilities, access roads, drainage, and other required site improvements have been or will be provided.
 - e) Describe what adequate measures have been taken to provide ingress and egress and how designed as to minimize traffic congestion in public streets.

Attachment: CUP Information for Randy Wixson request (5328 : Conditional Use Permit from Randy Wixson)

- f) Explain how the conditional use shall conform to all applicable regulations of the district in which it is located.
- g) Explain how the conditional use will not violate flood plain regulations governing the site.
- h) That when applying the above standards to any new construction or placing an addition on an existing building, the Plan Commission and Common Council shall bear in mind the statement of purposes for the zoning district such that the proposed building or addition at the proposed location, does not defeat the purpose and objective or the Zoning District.
- i) In addition to passing the Conditional use Permit, the Plan Commission and Common Council shall also evaluate the effect of the proposed use upon:
- I) The maintenance of safe and healthful conditions;
 - II) The prevention of water pollution including sedimentation;
 - III) Existing topography, drainage features and vegetative cover on the site;
 - IV) The location of the site with respect to floodplains and floodways of rivers and streams;
 - V) The erosion potential of the site based upon the degree and direction of slope, soil type, and vegetative cover;
 - VI) The location of the site with respect to existing or future access roads;
 - VII) The need of the proposed use for a shoreline location;
 - VIII) The compatibility with uses on adjacent land;
 - IX) The amount of liquid waste to be generated and the adequacy of the proposed disposal system.
2. Include the Names and Addresses of the architect, professional engineer, and contractor (if appropriate), and all property owners of record within 100 feet of the applicant. Note: Zoning Administrator will provide list of property owners to be included in the submittal.
 3. Description of the subject site by lot, block, and recorded subdivision or by metes and bounds description address of the subject site; type of structure; proposed operation or use of the structure of site; number of employees and the Zoning District within which the subject site lies.
 4. Plat of Survey prepared by a registered land surveyor showing property lines, buildings, improvements, landscaping, and all of the information required for a building permit.
 5. Additional information as may be required by the Plan Commission of Common Council, or Officers of the City.
 6. **A fee of \$175.00 must accompany the application.**
 7. **A copy of Deed is required of proposed property.**

The information submitted with this application is true and accurate to the best of my knowledge and belief


Signature of Applicant
9-15-20


Signature of Applicant

Central City Lighthouse

Sub: Application for conditional use.

Scope of the project: At the address of 305 E 1st street, Merrill, WI. Add 25 self-storage units. 20 10x20 and 5 10x24. Obtain state plans to convert a portion of existing building to cold storage, adding 6 10x24 units. Re pave the entire lot.

Randy and Diane Wixson

RC-N-DI Investments

715-536-6394 Randallc03@tds.net

Parcel ID. 251-25131061140137 Document # 424534

Retail

Retail and self storage

Existing property is zoned commercial and we need conditional use to add self-storage units.

- (a) Adding more storage units in the downtown area will make it easier for people to store items with less travel.
- (b) The property all ready backs up to the city garage and City storage area and we have position the new building to create the least impact on the neighbor to the West.
- (c) Adding the storage building will not impede other commercial properties uses.
- (d) We will continue to use existing drainage pattern and no additional utilities are required
- (e) There are two existing drive way entrances and we are requesting that you allow us to egress from the property too the alley directly to the south.
- (f) The property is already zoned commercial and self-storage is allowed with a conditional use.
- (g) We will not change the existing drainage from the property.
- (h) The property to the east and south is the city of Merrill and the property owner to the west is Heather J Karaba at 303 E 1st street, Merrill

There are no Architects at this time. We are in the process of making and offer. Obtaining the conditional use is required by us to make this a viable investment.

Randall C Wixson



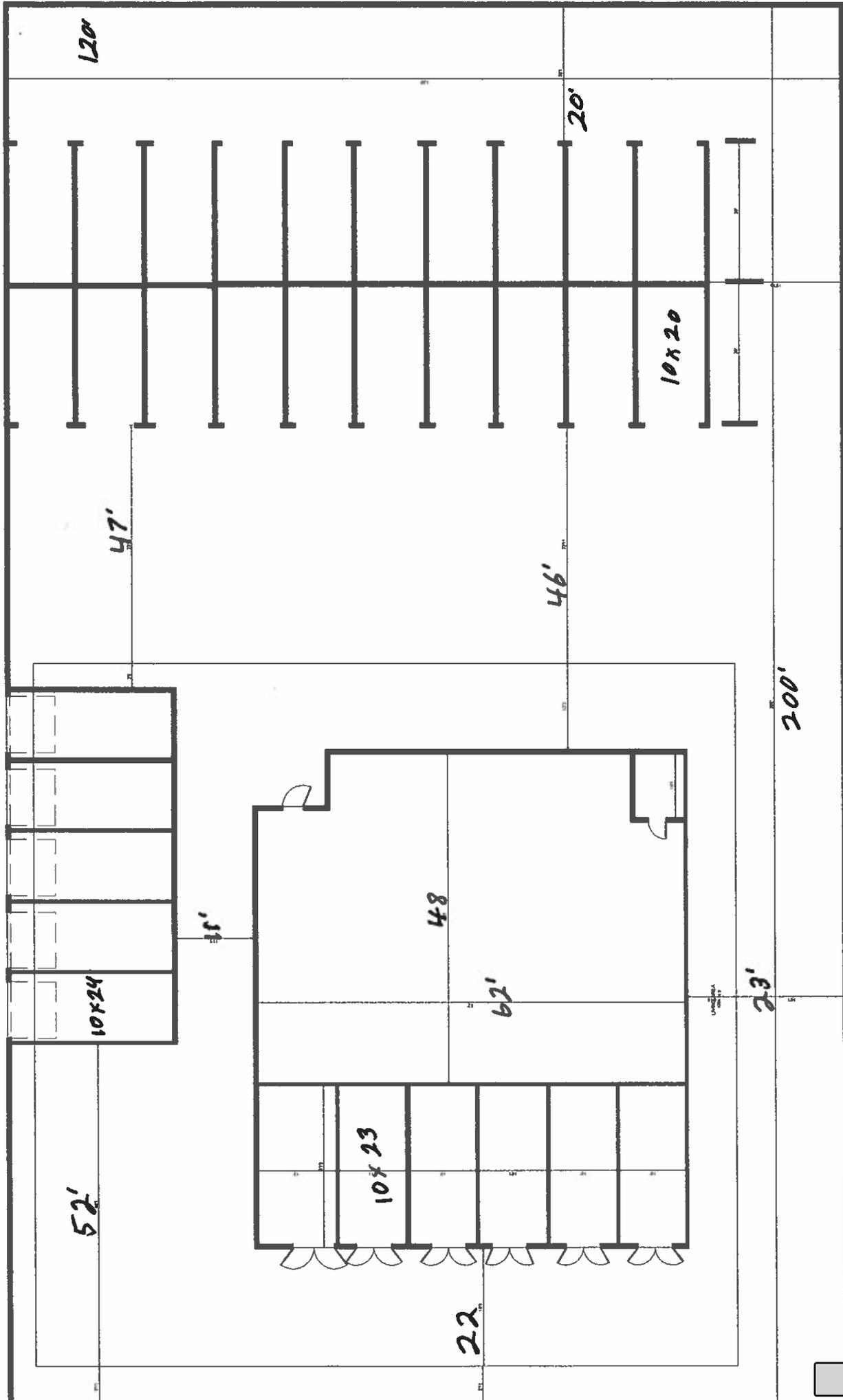
9-15-20

Diane L Wixson



Attachment: CUP Information for Randy Wixson request (5328 : Conditional Use Permit from Randy Wixson)

Randy & Urane Wixson
715-536-6394



305 E 1st Street, Merrill