



**CITY OF MERRILL**  
**CITY PLAN COMMISSION**  
**AGENDA • TUESDAY JULY 2, 2019**

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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 June 4, 2019 meeting
- III. Agenda items for consideration:
  - 1. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps
- IV. Public Hearing (will begin at 6:00 P.M.)
  - 1. Conditional Use Permit application from Jess Kufahl for development of storage buildings on Willow Bend Drive.
- V. Public Comment Period
- VI. Establish date, time and location of next meeting
- VII. Adjournment



**CITY OF MERRILL**  
**CITY PLAN COMMISSION**  
**MINUTES • TUESDAY JUNE 4, 2019**

**Regular Meeting****City Hall Council Chambers****5:45 PM****I. Call to Order**

Mayor Woellner called the meeting to order at 5:47 P.M.

| Attendee Name     | Title                          | Status  | Arrived |
|-------------------|--------------------------------|---------|---------|
| Ralph Sturm       |                                | Present |         |
| Melissa Schroeder |                                | Present |         |
| Ken Maule         |                                | Present |         |
| Robert Reimann    |                                | Present |         |
| Derek Woellner    | Mayor                          | Present |         |
| Steve Hass        | Aldersperson - Second District | Present |         |
| Kyle Gulke        |                                | Present |         |

Also in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Alderman Dave Sukow, Alderman John Van Lieshout, Alderman Rick Blake, Judy Sukow and City Clerk Bill Heideman.

Public hearings attendees included: Jerry Lokemoen, Megan Steege, Jody Lokemoen, Greg Hehling, Bryan Hoffman, Ann Pulkowski, Hildegard Hantke, Carl Hantke, Roger Brandt, Ken Attoe, Melissa Wilson, Justin Wilson, Ned Seubert, and Kathy Seubert.

A representative from Merrill Productions was present to videotape the meeting.

**II. Minutes of previous meeting(s):****1. Minutes of April 3, 2019 meeting**

Motion (Schroeder/Hass) to approve.

|                |                 |
|----------------|-----------------|
| <b>RESULT:</b> | <b>APPROVED</b> |
|----------------|-----------------|

**III. Monthly Report(s):****1. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps.**

Building Inspector/Zoning Administrator Pagel reported that, in the last month, he did not approve/disapprove any Certified Survey Maps.

**IV. Public Comment Period**

None.

**V. Establish date, time and location of next meeting**

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

## VI. Recess:

At 5:49 P.M., Mayor Woellner announced a recess until 6:00 P.M., the time scheduled for the public hearings to begin. At 6:00 P.M., Mayor Woellner called the meeting back to order.

## VII. Public Hearings (will begin at 6:00 P.M.)

## 1. Conditional Use Permit application from Lokemoen Development for development of storage buildings on Highland Drive.

Information was in the meeting packet.

City Attorney Hayden read the public hearings notice.

Motion (Hass/Reimann) to open the public hearing. Carried.

Alderman John Van Lieshout reported that he has received several calls from residents living in the vicinity of the site for the proposed storage units. The people that called were opposed to the permit.

Ned Seubert stated that he and his wife are opposed to the permit. He also submitted a petition signed by 15 residents who oppose the permit.

Ann Pulkowski spoke against the permit.

Jody Lokemoen stated that she had been approached by several people who told her that they would like storage units in the area.

Carl Hantke spoke against the permit.

Jerry Lokemoen spoke in favor of the permit. He thinks it would be an asset and that traffic would not be a problem.

Greg Hehling stated that the future will bring more apartments to that area, which will require additional storage.

Justin Wilson expressed concerns that property values could be affected if the permit is approved.

Ann Pulkowski stated that recently used a storage facility, and that she accessed it almost daily. She has traffic concerns.

Motion (Hass/Schroeder) to close the public hearing. Carried.

Motion (Hass/Schroeder) to disapprove.

|                |                                     |                                |
|----------------|-------------------------------------|--------------------------------|
| <b>RESULT:</b> | <b>DISAPPROVED, SENT TO COUNCIL</b> | <b>Next: 6/11/2019 7:00 PM</b> |
|----------------|-------------------------------------|--------------------------------|

## 2. Conditional Use Permit application from Bryan Hoffman for development of storage buildings on S. Center Avenue.

Information was in the meeting packet.

Motion (Hass/Reimann) to open the public hearing. Carried.

Bryan Hoffman spoke in favor of the application.

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

Motion (Hass/Schroder) to approve.

Building Inspector/Zoning Administrator Pagel suggested that a one-year deadline be placed on completing hard-surfacing.

Motion (Hass/Schroeder) to amend the permit by adding a one-year deadline to complete hard-surfacing. Motion to amend carried.

|                |                                     |                                |
|----------------|-------------------------------------|--------------------------------|
| <b>RESULT:</b> | <b>APPROVED AND SENT TO COUNCIL</b> | <b>Next: 6/11/2019 7:00 PM</b> |
|----------------|-------------------------------------|--------------------------------|

#### VIII. Adjournment

Motion (Hass/Reimann) to adjourn. Carried. Adjourned at 6:18 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 Tuesday, July 2, 2019**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) Jess Kufahl, requesting a Conditional Use per M.M.C. Sec. 113-97 through 113-106 for the development of storage buildings on Willow Bend Drive within the City of Merrill. Pin# 251-3106-161-0049.

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

Dated: June 11, 2019

CITY OF MERRILL, WISCONSIN

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

Attachment: 2019-07-02 City Plan Hearing (4286 : Public hearing on CUP application from Jess Kufahl)

Members of the plan commission.

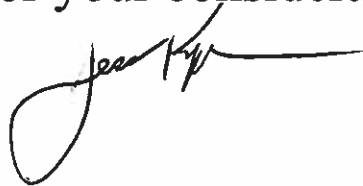
Please review the enclosed application.

I believe this development will be a beneficial improvement to the adjacent land owners and the City of Merrill. The proposed development is a parcel that was largely abandoned by two previous developers. It is currently somewhat of an eyesore. I would like to construct these buildings on the far west end of the development. I would like to temporarily convert the remaining acreage back to farm land until residential construction is warranted.

I am an experienced, and reputable contractor/ developer. All necessary engineering and construction practices would be followed.

Thank you for your consideration.

Jess Kufahl

A handwritten signature in black ink, appearing to read "Jess Kufahl", written over a horizontal line.

# APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 6-10-19APPLICANT'S NAME: JESS KUFahlBUSINESS NAME: QUALITY BUILT GARAGESPHONE #: 715-581-1903 EMAIL: JDKUFahl@aol.comPROPERTY ADDRESS: LOT # 17-20 Willow BEND DRIVE MERRILLPROPERTY OWNER'S NAME: JESS KUFahlTAX ROLL#: 34-0006.00.673.02.20 PIN#: 251-3106-161-0049EXISTING USE: RESIDENTIAL

PROPOSED USE: \_\_\_\_\_

REASON FOR REQUESTING A USE PERMIT CHANGE: Would like toConstruct mini storage buildings

## 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.

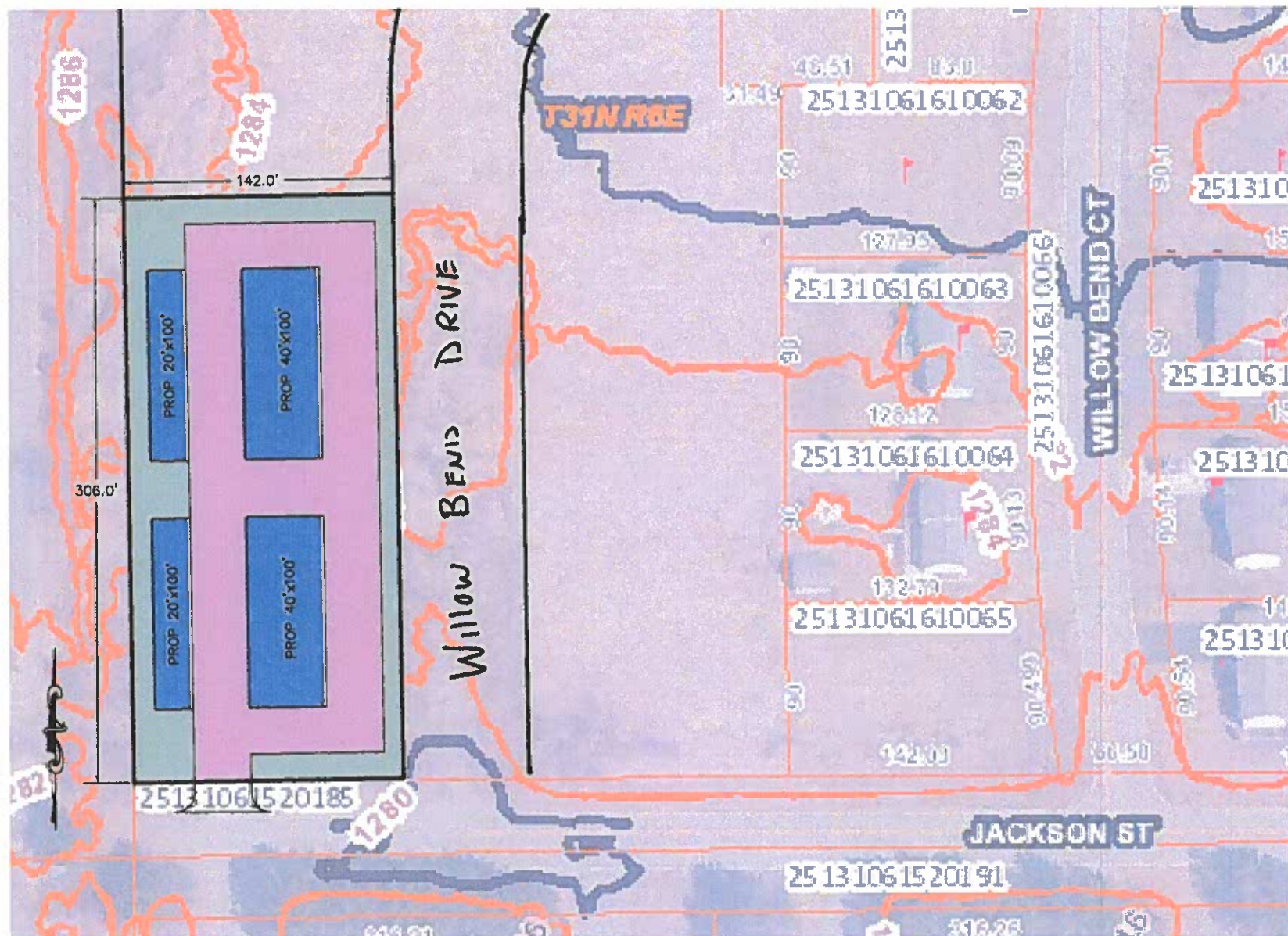
Attachment: Conditional Use Permit - Jess Kufahl (4286 : Public hearing on CUP application from Jess Kufahl)

- 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 of 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

Signature of Applicant



**MARATHON TECHNICAL SERVICES LLC**  
CONSULTING ENGINEERS  
404 FRANKLIN ST. - WAUSAU, WI 54403  
PHONE & FAX - (715) 843-7292  
WWW.MTSLLC.NET

|           |                |
|-----------|----------------|
| SURVEYED: | REVISION DATE: |
| DESIGNED: |                |
| DRAWN BY: |                |
| APPROVED: |                |

**CONCEPT LAYOUT**

|            |
|------------|
| SCALE      |
| 1" = 50'   |
| SHEET NO.  |
| X          |
| OF Y SHEET |

Storage Building

