



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY JUNE 7, 2022

Regular Meeting

City Hall Council Chambers

5:45 PM

- I. Call to Order
- II. Minutes of previous meeting
 - 1. Minutes from April 7, 2022 meeting
- III. Agenda items for consideration:
 - 1. Discussion on Air BNB Regulations
- IV. Public Hearings at 6:00 PM
 - 1. Public Hearing Notice
 - 2. The City of Merrill requesting rezoning from Rural Development to R-1 to facilitate development of single family homes on 8 lots on the east side of Johnson Street within the City of Merrill, Lincoln County, Wisconsin.
 - 3. Trinity Lutheran Church, requesting a Conditional Use Permit for a daycare facility at 201 Stange Street per M.M.C. Sec 113-100, within the City of Merrill, Lincoln County, Wisconsin. Legally described in pin #251-3106-142-0099.
 - 4. Preliminary Plat for residential development between Eugene, Alexander and Heldt Streets aka Alexander Estates. Located within the City of Merrill, Lincoln County, Wisconsin.
- V. Public Comment
- VI. Next meeting, date, time and location
 - 1. Call of the Chair - July 5
- VII. Adjournment

CITY OF MERRILL
CITY PLAN COMMISSION

THURSDAY, APRIL 7, 2022 MEETING MINUTES

Regular Meeting

City Hall Council Chambers

5:45 p.m.

Members Present: Mayor Derek Woellner, Alderperson Steve Hass, Melissa Schroeder, Kyle Gulke, and Robert Reimann

Members Absent: Ryan Schwartzman and Ralph Sturm

Others Present: City Administrator Dave Johnson, City Public Works Director/City Engineer Rod Akey, Finance Director/Deputy City Clerk Kathy Unertl (remote), IT Manager Dustin Brown, Johanna and James Doyle, and Merrill Productions video operator

1. Mayor Woellner called the meeting to order at 5:45 p.m.
2. Minutes of previous meeting - March 1st, 2022 – Motion (Schroeder/Hass) to approve. Carried.
3. Consideration of a Resolution authorizing the vacation of an alley located in part of H.W. Wright Lumber Company's Addition (Requested by West Chippewa LLC) – Recommended by Board of Public Works on February 23, 2022

Motion (Hass/Reimann) to recommend the resolution. Carried, Public Works Director/City Engineer Akey reported on the next steps in the vacation process, including legal notices and then Common Council consideration.

4. Recess at 5:48 p.m.
5. Mayor Woellner reconvened the meeting with continuation of Public Hearing at 6:00 p.m.
 - a) Johanna and James Doyle requesting a Conditional Use Permit for a church occupancy at 925 E Main Street per M.M.C. Sec. 113-100 (Continued from March 1 meeting)

The Doyle's were at the meeting and responded to Plan Commissioner questions:

- Purchasing the building which has been vacant for an extended period.
- Not registered as 501c organization. So, property will continue as taxable.
- As to parking, their services will be offered at off-hours for adjacent business district.

Motion (Hass/Schroeder) to close the public hearing at 6:07 p.m. carried.

Motion (Hass/Reimann) to approve the Conditional Use Permit for church occupancy. Carried.

6. Public Comment Period - None.
7. Next meeting – Call of the Chair.
8. Motion (Hass/Schroeder) to adjourn at 6:07 p.m. Carried.

Prepared by: Kathy Unertl, Finance Director/Deputy City Clerk

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, June 7, 2022**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) The City of Merrill requesting rezoning from Rural Development to R-1 to facilitate development of single family homes on 8 lots on the east side of Johnson Street within the City of Merrill, Lincoln County, Wisconsin.
- 2.) Trinity Lutheran Church, requesting a Conditional Use Permit for a daycare facility at 201 Stange Street per M.M.C. Sec 113-100, within the City of Merrill, Lincoln County, Wisconsin. Legally described in pin #251-3106-142-0099.
- 3.) Preliminary Plat for residential development between Eugene, Alexander, and Heldt Streets aka Alexander Estates. Located within the City of Merrill, Lincoln County, Wisconsin

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

Dated: May 16, 2022

CITY OF MERRILL, WISCONSIN

By: Lori Anderson-Malm
Lori Anderson-Malm
City Clerk

Attachment: Hearing Notice (8869 : Public Hearing Notice)



Attachment: Attachment 1 - Johnson St. Lot Proposal Map (8868 : Rezoning from Rural Development)

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE Jan 25, 2021

APPLICANT'S NAME: Adam Rodriguez
 BUSINESS NAME: Trinity Lutheran Church
 PHONE #: 715 - 536-5482 EMAIL: PASTORRODRIGUEZ@TRINITYMERRILL.I
 PROPERTY ADDRESS: 201 Stange Street
 PROPERTY OWNER'S NAME: Trinity Lutheran Church
 TAX ROLL#: 34- PIN #: 251-
 EXISTING USE: Industrial
 PROPOSED USE: _____
 REASON FOR REQUESTING A USE PERMIT CHANGE: Running a daycare

**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: Trinity Daycare (8870 : Trinity Day Care)

APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF MERRILL

Response to questions:

1. Statement

- a. Our childcare center shall conform to and exceed the required environmental requirements for safe operation. This entire endeavor is an effort to serve and meet the basic needs of our community.
- b. We will maintain the surrounding beauty of the building and land by ensuring that the property is well maintained and groomed and eye-pleasing to the community.
- c. Extensive conversations have been held with the neighboring facilities, sp. Mitchell Metals and Weinbrenner. The offering of a Childcare will improve their opportunity to add employees, thus raising profits. Both employers consider this Childcare Center to add to the profits of their business.
- d. The building is already equipped with adequate utilities, access roads, and drainage. Currently, the water supply line runs through Weinbrenner. We will contract to provide our water supply within the following year.
- e. The facility has two central access and exit points on opposite sides of the building for ample traffic flow. This provides alternative escape routes in times of emergency.
- f. Under a certified architect's leadership and professional recommendation, we will meet the district's regulations.
- g. There should be no effect as the facility has been located there since 2003.
- h. We have no plans for additions to the building. Any new construction will only be interior and focused on ensuring the better use of the facility to meet the applied zoning needs.
- i. As an existing building we will continue to meet the effect of the proposed use as stated in I-IX.

2. Point of Contacts

- a. Professional Engineer: Jim Turrene, 1009 S. Center Ave, Merrill, WI 54452 (715 432-1474)
- b. Weinbrenner
- c. Mitchell Metal Products

3. See Enclosure

4. See Enclosure



Attachment: Trinity Daycare (8870 : Trinity Day Care)

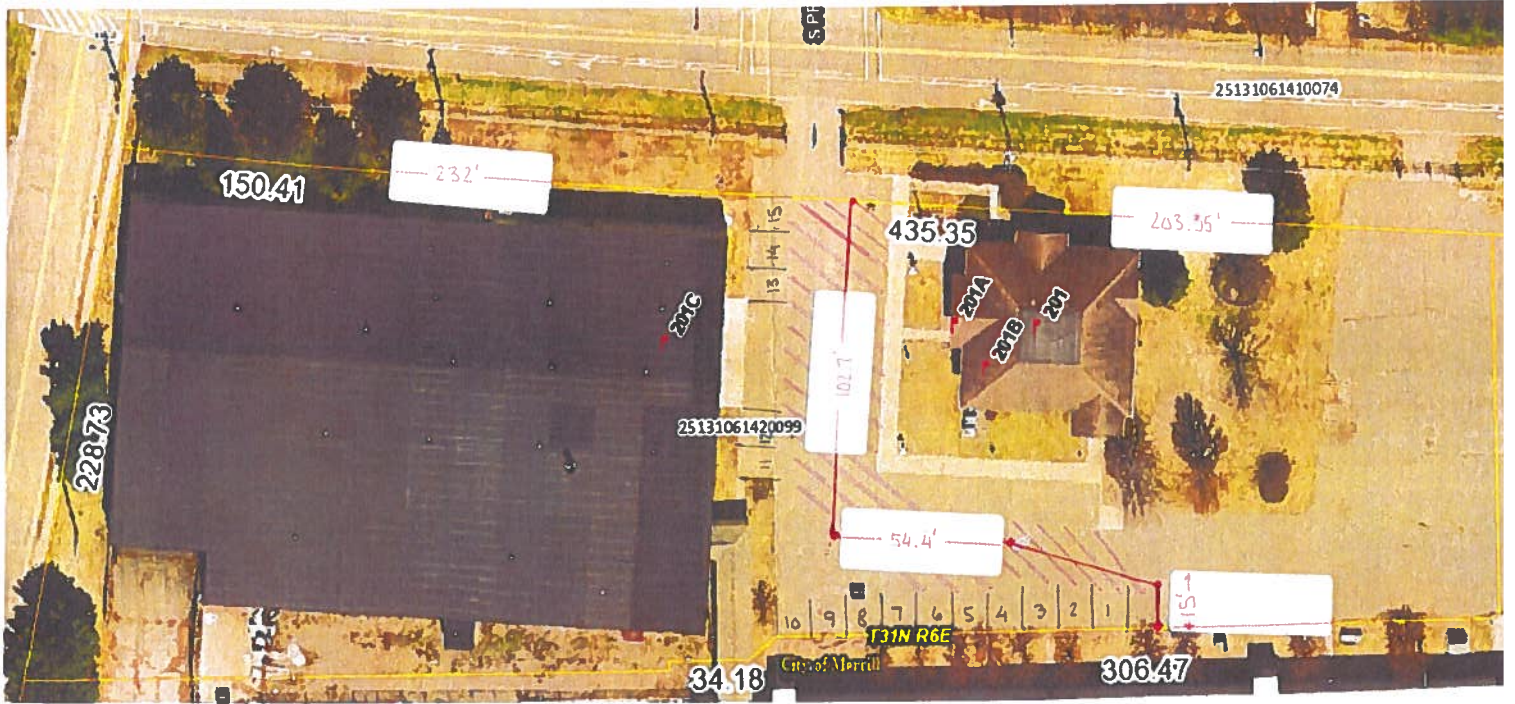
Lincoln County, WI

Author: Public

Date Printed: 5/3/2022



DISCLAIMER: The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to Land Services Department, 801 North Sales St. Merrill, WI, 54452. Phone (715) 539-1087.



DIMENSIONS ARE ROUGHLY SCALED FROM GIS MAP-SUBJECT TO CONFIRMATION



= ESTIMATED PROPERTY SPLIT LINES

= TRAFFIC EASEMENT AREA
MUTUAL USE

4	3	2
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= MMP PARKING
STALLS 15 PER

Attachment: Trinity Daycare (8870 : Trinity Day Care)

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, PROFESSIONAL LAND SURVEYOR #S-2522, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE MAP, MAP NO. 1, AND THE PLAT OF LAND HEREON, ARE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1475, RECORDED IN VOLUME 17, PAGE 77, AS DOCUMENT NUMBER 148477, AND ALL OF LOT 1 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2018, RECORDED IN VOLUME 17, PAGE 228, AS DOCUMENT NUMBER 88438, BOTH FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF ASSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 817, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 33 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 225,000 SQUARE FEET (2.55 ACRES), MORE OR LESS.

THAT I HAVE MADE THIS SURVEY IN ACCORDANCE WITH THE PROVISIONS OF THE WISCONSIN STATUTES GOVERNING THE PRACTICE OF LAND SURVEYING.

THAT THE PLAT HEREON IS A PRELIMINARY PLAT, AND THAT THE SURVEYOR HAS NOT BEEN REQUIRED TO MAKE A FINAL SURVEY OF THE PLAT.

THAT THE PLAT HEREON IS A PRELIMINARY PLAT, AND THAT THE SURVEYOR HAS NOT BEEN REQUIRED TO MAKE A FINAL SURVEY OF THE PLAT.

DATED THIS 14th DAY OF February, 2022.

JOSHUA W. PRENTICE
PROFESSIONAL LAND SURVEYOR
#S-2522

WISCONSIN
JOSHUA W. PRENTICE
#S-2522
February 14, 2022

MORTGAGE CERTIFICATE

I, JOSHUA W. PRENTICE, PROFESSIONAL LAND SURVEYOR #S-2522, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE MAP, MAP NO. 1, AND THE PLAT OF LAND HEREON, ARE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1475, RECORDED IN VOLUME 17, PAGE 77, AS DOCUMENT NUMBER 148477, AND ALL OF LOT 1 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2018, RECORDED IN VOLUME 17, PAGE 228, AS DOCUMENT NUMBER 88438, BOTH FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF ASSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 817, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 33 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

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THAT THE PLAT HEREON IS A PRELIMINARY PLAT, AND THAT THE SURVEYOR HAS NOT BEEN REQUIRED TO MAKE A FINAL SURVEY OF THE PLAT.

DATED THIS 14th DAY OF February, 2022.

JOSHUA W. PRENTICE
PROFESSIONAL LAND SURVEYOR
#S-2522

MUNICIPAL PLAT OF

ALEXANDER ESTATES

A SUBDIVISION PLAT BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1475, RECORDED IN VOLUME 17, ON PAGE 77, AS DOCUMENT NUMBER 148477, AND ALL OF LOT 1 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2018, RECORDED IN VOLUME 17, ON PAGE 228, AS DOCUMENT NUMBER 88438, BOTH FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF ASSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 817, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 33 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

CITY OF MERRILL CERTIFICATE

I, JOSHUA W. PRENTICE, PROFESSIONAL LAND SURVEYOR #S-2522, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE MAP, MAP NO. 1, AND THE PLAT OF LAND HEREON, ARE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1475, RECORDED IN VOLUME 17, PAGE 77, AS DOCUMENT NUMBER 148477, AND ALL OF LOT 1 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2018, RECORDED IN VOLUME 17, PAGE 228, AS DOCUMENT NUMBER 88438, BOTH FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF ASSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 817, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 33 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

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DATED THIS 14th DAY OF February, 2022.

JOSHUA W. PRENTICE
PROFESSIONAL LAND SURVEYOR
#S-2522

GENERAL NOTES

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EASEMENT DETAIL

1" = 10'

WESTER STREET

LOT 11

LOT 10

LOT 9

LEGEND

1. 1/4 SECTION 16, TOWNSHIP 33 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

2. 1/4 SECTION 16, TOWNSHIP 33 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

3. 1/4 SECTION 16, TOWNSHIP 33 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

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6. 1/4 SECTION 16, TOWNSHIP 33 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

7. 1/4 SECTION 16, TOWNSHIP 33 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

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20. 1/4 SECTION 16, TOWNSHIP 33 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

LOT 1
25,170 SQ. FT.
0.578 ACRES

LOT 2
21,010 SQ. FT.
0.481 ACRES

LOT 3
21,010 SQ. FT.
0.482 ACRES

LOT 4
21,010 SQ. FT.
0.482 ACRES

LOT 5
21,004 SQ. FT.
0.482 ACRES

LOT 6
19,853 SQ. FT.
0.456 ACRES

LOT 7
18,083 SQ. FT.
0.452 ACRES

LOT 8
18,299 SQ. FT.
0.420 ACRES

LOT 9
18,299 SQ. FT.
0.420 ACRES

LOT 10
18,101 SQ. FT.
0.420 ACRES

LOT 11
17,845 SQ. FT.
0.410 ACRES

LOT 12
18,735 SQ. FT.
0.431 ACRES

LOT 13
18,299 SQ. FT.
0.420 ACRES

LOT 14
18,299 SQ. FT.
0.420 ACRES

LOT 15
18,301 SQ. FT.
0.420 ACRES

LOT 16
17,845 SQ. FT.
0.410 ACRES

LOT 17
189,000 SQ. FT.
4.339 ACRES

LOT 18
27,442 SQ. FT.
0.630 ACRES

REGISTER OF DEEDS
Lincoln County, Wis.

Received for Record this
day of _____ A.D., 2022
at _____ o'clock _____ M. in P.M.
Cabinet No. _____ on page _____

REGISTRAR

SUBJECT OF 1871
REI PROJECT #1871

REI Engineering, Inc.
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

Packet Pg. 10