



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • THURSDAY APRIL 7, 2022

Regular Meeting

City Hall Council Chambers

5:45 PM

To attend remotely call 985-259-7368 and PIN 250 829 952#

- I. Call to Order
- II. Minutes of previous meeting(s):
 1. Minutes from 03/01/2022 meeting
- III. Agenda items for consideration:
 1. 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
- IV. Continuation of Public Hearing at 6:00 p.m.
 1. Johanna & 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 1st meeting)
- V. Public Comment Period
- VI. Next meeting date, time, and location
- VII. Adjournment

CITY OF MERRILL
CITY PLAN COMMISSION MINUTES
TUESDAY, MARCH 1, 2022

Regular Meeting

City Hall Council Chambers

5:45 p.m.

Members Present: Mayor Derek Woellner, Alderpersons Steve Hass, Ralph Sturm, Kyle Gulke, Ryan Schwartzman, and Robert Reimann

Members Absent: Melissa Schroeder

Others Present: Alderpersons Rick Blake and Mark Weix, City Building Inspector/Zoning Administrator Darin Pagel, City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Finance Director/Deputy City Clerk Kathy Unertl (remote), and Merrill Productions video operator

1. Mayor Woellner called the meeting to order at 5:50 p.m.
2. Minutes of previous meeting of February 1 – Motion (Hass/Schwartzman) to approve. Carried.
3. Consider updated colors and site plan for storage units at 705 S. Center Ave.

City Building Inspector/Zoning Administrator Pagel reported that proposed colors are brown and tan and recommended approval. Motion (Hass/Reimann) to approve. Carried.

4. Verbal report from Building Inspector on Certified Survey Map (CSM) approvals

City Building Inspector/Zoning Administrator Pagel reported that three CSMs were reviewed and approved. These include the S.C. Swiderski's Webster Street duplexes, lot being split in front of Pine Ridge Plaza, and Chippewa Street area by Lincoln Wood.

5. Approve conceptual preliminary plat to facilitate S.C. Swiderski LLC construction of single-family homes on Webster St. and inclusion of this preliminary plat approval in the Tax Increment District No. 8 development agreement

The preliminary plat was included in the agenda packet with the Conditional Use Permit (CUP) application from S.C. Swiderski for the Webster Street duplexes. Pagel emphasized that the developer wants to begin construction as soon as possible. There potentially could be State of Wisconsin delays in formal plat approval until September.

Motion (Hass/Reimann) to approve the preliminary plat concept. Carried.

Attachment: 2022-03-01 City Plan Minutes (8677 : Minutes from 03/01/2022 meeting)

6. After five minute recess, reconvened with City Attorney Hayden reading the notice for two Public Hearings at 6:00 p.m.

- a) City of Merrill requesting a Planned Unit Development per M.M.C. Sec, 113-66 to 113-69 on Webster Street between Eugene and Alexander Streets, for the purpose of constructing duplexes on approximately 4.3 acres.

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

No public comments. Plan Commissioners expressed support for the duplex concept.

Motion (Hass/Reimann) to close the public hearing.

Motion (Hass/Reimann) to recommend approval of the Planned Unit Development (PUD). Carried.

- b) 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.

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

No public comments. The CUP applicants were not present or remote to respond Plan Commissioner questions.

Motion (Hass/Reimann) to refer the CUP to the next meeting and continue the public hearing. Carried.

7. Public Comment Period - None
8. Next meeting – Thursday, April 7th due to the Spring Election
9. Motion (Hass/Reimann) to adjourn at 6:04 p.m. Carried.

Minutes prepared by: Kathy Unertl, Finance Director/Deputy City Clerk

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE VACATION OF AN ALLEY LOCATED IN PART OF H.W. WRIGHT LUMBER COMPANY'S ADDITION

WHEREAS, West Chippewa LLC requests the vacation of an alley, to efficiently consolidate commercial property; and,

WHEREAS, the alley to be vacated is described as: In the City of Merrill, Lincoln County, Wisconsin:

A part of H.W. Wright Lumber Company's Addition of Section Eleven (11) located in Township Thirty-one (31) North, Range Six (6) East, City of Merrill, Lincoln County, Wisconsin; more particularly described as follows:

All that part of Chippewa Street Beginning at the North Corner of Lot Four (4), Block Six (6) of H.W. Wright Lumber Company's Addition, thence S 46°32'41" W along the South Right-of-way of Chippewa Street 136.08 Feet, thence N 41°23'08" W along the West Right-of-way of Chippewa Street 30.02 Feet, thence N 46°36-52" E along the North Right-of-way of Chippewa Street 136.08 Feet, thence S 41°23'08" E along the West Right-of-way of West Street 30.02 Feet to the Point of Beginning.

WHEREAS, the Board of Public Works on February 23, 2022 and the City Plan Commission on March 1, 2022 have recommended such vacation;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 10th day of May, 2022, that the following described alley be vacated:

A part of H.W. Wright Lumber Company's Addition of Section Eleven (11) located in Township Thirty-one (31) North, Range Six (6) East, City of Merrill, Lincoln County, Wisconsin; more particularly described as follows:

All that part of Chippewa Street Beginning at the North Corner of Lot Four (4), Block Six (6) of H.W. Wright Lumber Company's Addition, thence S 46°32'41" W along the South Right-of-way of Chippewa Street 136.08 Feet, thence N 41°23'08" W along the West Right-of-way of Chippewa Street 30.02 Feet, thence N 46°36-52" E along the North Right-of-way of Chippewa Street 136.08 Feet, thence S 41°23'08" E along the West Right-of-way of West Street 30.02 Feet to the Point of Beginning.

BE IT FURTHER RESOLVED, that the City hereby declares that the alley being vacated is not needed for public purposes and hereby declares that the portion vacated shall revert, to the extent permitted by law, to the adjoining property owners.

CITY OF MERRILL, WISCONSIN

Moved: _____

Derek Woellner
Mayor

Passed: _____

Katherine Unertl
Deputy City Clerk

DRAFT



1 inch = 67 feet

Alley to be Vacated
Chippewa St

Legend

 Area to

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 2/7/2022

APPLICANT'S NAME: Johanna and James Doyle
 BUSINESS NAME: The Gathering Table
 PHONE #: 715-302-4762 EMAIL: johanna.doyle77@gmail.com
 PROPERTY ADDRESS: 925 E. Main St Merrill WI 54452
 PROPERTY OWNER'S NAME: Currently Gail & Richard Abegglen - (Sellers)
 TAX ROLL#: 34- PIN#: 251-31061230297
 EXISTING USE: Vacant - previously a chiropractic office
 PROPOSED USE: Church
 REASON FOR REQUESTING A USE PERMIT CHANGE: To be able to
utilize the space as a Church center

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

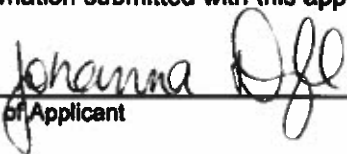
(Required per Section 113-100 of the Zoning Code)

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.

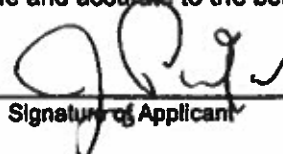
- f) Explain how the conditional use shall conform to all applicable regulations of the district in which it is located.
 - g) Explain how the conditional use will not violate flood plain regulations governing the site.
 - h) That when applying the above standards to any new construction or placing an 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



1.

- a. The use of this property, maintenance, or it's operations as a functioning church will not be detrimental or endanger public health, morals, comfort, or general welfare. We anticipate it to be a small number of people gathering to peacefully engage in worship and fellowship, with the hope to create a space to improve morals, general well being and comfort for our Merrill community.
- b. Because this space has been vacant for a little over a year, we feel that our occupancy will certainly not impede the uses, value, and enjoyment of the other properties, but may in fact benefit them by drawing attention to their presence. Although the times that we will congregate will likely not conflict with the open hours of other businesses.
- c. We will not make any external changes to the property, altering the function of the space for the surrounding properties. Our congregation will gather inside the space, and in no way affect the flow of the other businesses.
- d. All adequate utilities, access roads, drainage are already present and sufficient for intended church use.
- e. Because we have a municipal parking lot and on street parking, we do not foresee any complications or hinderances that would maximize traffic to make it a problem. Also, because our congregation is smaller, and we would gather during lower peak traffic times of the day I believe it would hardly go noticed. With front and rear access to the building, this should also alleviate foot traffic.
- f. To the best of our knowledge, the conditional use of this property will be suitable for the district it is located in.
- g. We will not be making any exterior changes to this property; therefore, it will not affect flood plain regulations.
- h. There will not be any building additions or new construction on this property. We only intend to re-drywall and remodel the interior.
- i.
 - 1) We feel that by occupying the long-time vacant space, it will benefit the property by maintaining a rodent free and clean space rather than allowing it to sit empty and depreciate value.
 - 2) This space is on public sewage and water systems, there is no sedimentation to occur from our intended use.
 - 3) We will not be making any topographic, drainage or vegetative changes to this property.
 - 4) The building was built in the 1900 and we will not be making changes to affect the floodplains and floodways.
 - 5) We will not be using the space in any way that would contribute to erosion to the soil. Infact the entire property sits on concrete from the front of the building to the end of the rear parking lot.
 - 6) The frontage of this building sits on a main road with a municipal parking lot in the rear, there are no existing access roads nor is there need or room for one.
 - 7) We have no need for proposed use for a shoreline location.
 - 8) With the use of the building as a church, we would be compatible with the businesses adjacent to it, with no conflicts or hindrances.
 - 9) With a smaller congregation and not occupying the space every day of a week, we do not for see a large amount of liquid waste or foresee a strain on the Merrill city disposal system.

2. See attached for property owners and contractors.
3. See attached for subject site
4. See attached for property lines and property deed.

2021 Property Record | Lincoln County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 2/8/2022 7:39:40 PM*

Owner Address ABEGGLEN, GAIL A N2021 FARMINGDALE RD MERRILL, WI 54452	Owner CHRISTINE M FRANCHEK RICHARD M ABEGGLEN GAIL A ABEGGLEN																																																			
Property Information Parcel ID: 25131061230297 Document # 555364 Tax Districts: MERRILL SCHOOL TID DISTRICT 6	Property Description <i>For a complete legal description, see recorded document.</i> LT 1 BLK 1 T B SCOTT LBR CO 3RD ADD'N Municipality: 251-CITY OF MERRILL Property Address: 925 E MAIN ST																																																			
Tax Information Print Tax Bill <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 60%;"><u>Installment</u></th> <th style="text-align: right; width: 40%;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td><u>First:</u></td> <td style="text-align: right;">222.57</td> </tr> <tr> <td><u>Second:</u></td> <td style="text-align: right;">218.00</td> </tr> <tr> <td><u>Third:</u></td> <td style="text-align: right;">218.00</td> </tr> <tr> <td><u>Total Tax Due:</u></td> <td style="text-align: right;">1,312.57</td> </tr> <tr> <td><u>Base Tax:</u></td> <td style="text-align: right;">1,372.03</td> </tr> <tr> <td><u>Special Assessment:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Lottery Credit:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>First Dollar Credit:</u></td> <td style="text-align: right;">59.46</td> </tr> <tr> <td><u>Amount Paid:</u> (View payment history info below)</td> <td style="text-align: right;">222.57</td> </tr> <tr> <td><u>Current Balance Due:</u></td> <td style="text-align: right;">1,090.00</td> </tr> <tr> <td><u>Interest:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Total Due:</u></td> <td style="text-align: right;">1,090.00</td> </tr> </tbody> </table>	<u>Installment</u>	<u>Amount</u>	<u>First:</u>	222.57	<u>Second:</u>	218.00	<u>Third:</u>	218.00	<u>Total Tax Due:</u>	1,312.57	<u>Base Tax:</u>	1,372.03	<u>Special Assessment:</u>	0.00	<u>Lottery Credit:</u>	0.00	<u>First Dollar Credit:</u>	59.46	<u>Amount Paid:</u> (View payment history info below)	222.57	<u>Current Balance Due:</u>	1,090.00	<u>Interest:</u>	0.00	<u>Total Due:</u>	1,090.00	Land Valuation <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 10%;"><u>Code</u></th> <th style="text-align: left; width: 10%;"><u>Acres</u></th> <th style="text-align: left; width: 20%;"><u>Land</u></th> <th style="text-align: left; width: 20%;"><u>Impr.</u></th> <th style="text-align: left; width: 30%;"><u>Total</u></th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0.08</td> <td>\$13,000</td> <td>\$30,900</td> <td>\$43,900</td> </tr> <tr> <td></td> <td>0.08</td> <td>\$13,000</td> <td>\$30,900</td> <td>\$43,900</td> </tr> <tr> <td colspan="3"><u>Assessment Ratio:</u></td> <td colspan="2" style="text-align: right;">0.8557517360</td> </tr> <tr> <td colspan="3"><u>Fair Market Value:</u></td> <td colspan="2" style="text-align: right;">51300.00</td> </tr> </tbody> </table>	<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>	2	0.08	\$13,000	\$30,900	\$43,900		0.08	\$13,000	\$30,900	\$43,900	<u>Assessment Ratio:</u>			0.8557517360		<u>Fair Market Value:</u>			51300.00	
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*No data found for Special Assessment Detail, Delinquent Tax Summary in 2021

Attachment: 925 E Main St Conditional Use Hearing (8679 : Conditional Use Permit for 925 E. Main St.Johanna & James Doyle)

[Return to search results](#)
[Property Summary](#)

Owner (s): ABEGGLEN, GAIL A ABEGGLEN, RICHARD M		Location: Govt. Lot 3, Sect. 12, T31N, R6E	
Mailing Address: GAIL A ABEGGLEN N2021 FARMINGDALE RD MERRILL, WI 54452 Request Mailing Address Change		School District: 3500 - MERRILL SCHOOL	
Tax Parcel ID Number: 251-3106-123-0297	Tax District: 251-CITY OF MERRILL	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 0	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): LT 1 BLK 1 T B SCOTT LBR CO 3RD ADD'N			
Site Address (es): <i>(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)</i> 925 E MAIN ST MERRILL, WI 54452			

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[Attachments](#)
[Districts](#)
[Documents](#)
[Notes](#)
[Parcel History](#)
[Permits](#)
[Sales History](#)
[Survey History](#)

0 Lottery credits claimed

 Print tax
bills:

[2021](#) [2020](#) [2019](#) [2018](#)

Tax History

* Click on a Tax Year for detailed payment information

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2021		\$1,312.57	\$222.57	\$1,090.00	\$0.00	\$0.00	\$0.00	\$1,090.00
2020		\$1,496.62	\$1,496.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019		\$1,295.10	\$1,295.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018		\$1,277.43	\$1,277.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017		\$1,201.74	\$1,201.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$1,153.21	\$1,153.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$1,090.00



Identify

Results

Results found: 3

[Clear](#) [Clear Selection](#)

Parcels

PIN: 25131061230297

Owner Last Name: ABEGGLEN

Owner First Name: GAIL

Owner 2 Last Name: ABEGGLEN

Owner 2 First Name: RICHARD

Mailing Name 1: GAIL A ABEGGLEN

Mailing Name 2:

Mailing Address: N2021 FARMINGDALE RD

Mailing Address 2:

City: MERRILL

MA-State: WI

MA-Zipcode-5: 54452

MA-Country:

Site Address:

Assessed Acres: 0

Calculated GIS Acres:

Legal Description 1: LT 1 BLK 1 T B SCOTT LBR
CO 3RD ADD'N

Legal Description 2:

Legal Description 3:

Legal Description 4:

Legal Description 5:

Tax Year: 2022

Land Value: \$13,000.00

Improved Value: \$30,900.00

[Open Property Report](#)[Open Property Record](#)

Lots

Plat Type: Subdivision

Plat Full Name: MAP OF T.B. SCOTTS LUMBER
COMPANYS 3RD ADDITION TO MERRILL

Lot Type: Lot

Lot Label: Lot 1

Municipality

State Name: Wisconsin

FIPS Code: 55069

County Name: Lincoln

State Code:

County Muni Code: 251

Muni Type: City

Muni Name: Merrill

[Municipality Information Link](#)