



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY FEBRUARY 1, 2022

Regular Meeting

City Hall Council Chambers

6:00 PM

To attend remotely, call 262-674-8558 and PIN 399 742 613#

- I. Call to Order
- II. Minutes of previous meeting
 1. Minutes of January 4th, 2022 meeting
- III. Public Hearing at 6:00 P.M.
 1. Conditional Use Permit application from Albert Reinke, AFR Holdings for development of storage buildings at 705 S. Center Avenue (former automotive dealer site)
- IV. Public Comment Period
- V. Next meeting date, time, and location
- VI. Adjournment

CITY PLAN COMMISSION MINUTES 1-4-2022

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

All in attendance except Robert Reimann. He was excused.

Motion Hass/Schroeder to approve minutes of December 7, 2021, meeting, carried.

The committee took a brief recess until 6pm, at which time Attorney Hayden read the Notice of Public Hearing. The first public hearing involved a conditional use permit application from Agra Industries.

Motion Hass/Sturm to open meeting to the public at 6pm.

Patrick Hinner and Ben Bostrom appeared for Agra Industries and explained the request. Motion Hass/Schroeder to close public hearing, motion carried.

Motion Hass/Schroeder to approve the conditional use request from Agra Industries, motion carried unanimously.

Next item of business was a rezoning request from Mark Raymer regarding the parking lot at 105 N Ohio St. He was requesting a zoning change of residential to commercial to make a larger parking lot for the grocery store. Building Inspector/Zoning Administrator Pagel explained to Mr. Raymer that he has to have hard parking lot surface, internal drainage, and screening from the neighboring properties. Mr. Raymer understood and agreed.

Motion Hass/Schroeder to open public hearing. Mark Raymer explained his request for the zoning change.

Motion to close the meeting Hass/Sturm carried. Motion Schroeder/Sturm to approve zoning change, passed.

No public comment.

Next meeting at call of chair. Hass/Schroeder to adjourn at 6:14pm.

CITY OF MERRILL
1004 EAST FIRST STREET
MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

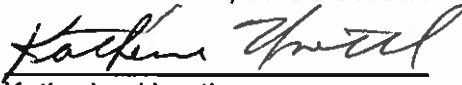
All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Tuesday, February 1, 2022**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) Albert Reinke, AFR Holdings, requesting a Conditional Use per M.M.C. Sec. 113-97 through 113-106 for the development of storage buildings at 705 S Center Avenue (formerly Stark Automotive) within the City of Merrill, Lincoln County, Wisconsin. Pin# 251-3106-132-0056, 251-3106-132-0057.

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

Dated: January 17, 2022

CITY OF MERRILL, WISCONSIN

By: 
Katherine Unertl
Deputy City Clerk

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 14 January 2022

APPLICANT'S NAME: Albert Reinke

BUSINESS NAME: AFR Holdings

PHONE #: 715-679-6266 EMAIL: alreinke57@gmail.com

PROPERTY ADDRESS: 705 S. Center Avenue, Merrill, WI 54452

PROPERTY OWNER'S NAME: AFR Holdings

TAX ROLL#: 34- PIN #: 251-31061320056 & 31061320057

EXISTING USE: Private Storage & Vacant Lot

PROPOSED USE: Commercial Storage Facility

REASON FOR REQUESTING A USE PERMIT CHANGE: Renovation of existing structure
and construction of two buildings consisting of leasable storage units.

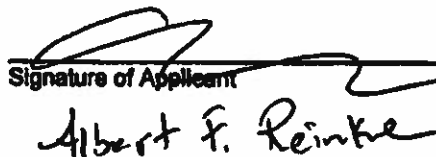
PLEASE PROVIDE A SEPARATE ATTACHMENT WITH A RESPONSE TO EACH OF THE FOLLOWING ITEMS

(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.

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




Signature of Applicant Signature of Applicant

Albert F. Reinke

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.**

The conversion of the existing property to a new, well-maintained, secure, and gated storage facility will enhance the property and, in turn, the city. The proposed changes to the property will be an improvement over its current state and use, serving to update the structure and provide private surveillance around the property. Upgrading the existing structure and building new ones will better aesthetically compliment the surrounding residential area and may motivate nearby commercial operations to update their facilities as well. The additional onsite security will also reinforce nearby residential and commercial safety and 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).**

The adjoining properties immediately on either side of 705 S. Center Avenue are as follows:

- Bricks Without Mortar LLC: 801 S. Center Avenue (Commercial)
 - Mailing address: 316 S. 68th Ave., Wausau, WI 54401
- J W Perry Inc.: 807 S. Center Avenue (Commercial)
 - Mailing address: PO Box 542, Merrill, WI 54452
- J W Perry Inc.: 714 Martin Street (Commercial)
 - Mailing address: PO Box 542, Merrill, WI 54452
- J W Perry Inc.: 710 Martin Street (Commercial)
 - Mailing address: PO Box 542, Merrill, WI 54452
- Tommy Miller: 703 Center Avenue (Commercial)
 - Mailing address: W4741 Mable Frontage Rd., Tomahawk WI 54487

To the front of the property, across S. Center Avenue is mixed zoning for commercial (chiropractic clinic) and residential. To the back of the property, across Martin Street is Marshfield Clinic - Merrill Center and residential apartment buildings.

- Greta Rusch, 708 S. Center Avenue, Merrill, WI 54452
- Gregg and Julie Davis, 706 S. Center Avenue, Merrill, WI 54452
- Joy Sorensen, 704 S. Center Avenue, Merrill, WI 54452
- B&M Solutions LLC, 702 S. Center Avenue, Merrill, WI 54452
- Marshfield Clinic Inc., 1205 O'Day Street, Merrill, WI 54452
- Park City Pen LLC and MJB Park City LLC, PO Box 1805, Eagle River, WI 54521

The area surrounding the 705 S. Center Avenue will not be diminished by the proposed establishment of the new, gated storage facility, its maintenance, or operation. Per the

aforementioned analysis of the land adjacent to 705 S. Center Avenue, the proposed use will be compatible.

- 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.**

The renovation of the existing structure along with the construction and establishment of the new, gated storage facility will aid in propagating the normal and orderly development and improvement of the surrounding property for the 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.**

For the existing structure on the property, adequate utilities, access roads, and drainage have been provided. Required site improvements will be provided during renovation. For the proposed new construction, adequate roads already exist, and adequate utilities, drainage and other required site improvements will be accounted for and 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.**

Main entry to the facility will be located on S. Center Avenue, an existing bi-directional, two lane road with a center lane for turning. S. Center Avenue is a main thoroughfare in Merrill and well-equipped to handle any increase in traffic resulting from the renovation, construction, and use of the proposed facility. Previously, this location was a new car dealership (Stark Chevrolet), and in comparison, likely accounted for more traffic than the proposed storage facility. Ingress and egress to the existing structures on the property is already provided. Please see the attached facility renderings for additional measures taken to provide adequate ingress and egress.

- f) Explain how the conditional use shall conform to all applicable regulations of the district in which it is located.**

Pinno Buildings will be contracted to build the new commercial structures and AFR Holdings will be responsible for renovations to the existing structure. As established businesses, these entities will ensure alignment 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.**

Due to the existing structure on the property, which is fully paved and adjacent to other commercial properties, flood plain regulations for this site have already been accounted for. Additional buildings will have no effect on flood plain regulations governing this 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.**

The proposed use is commercial and aligns with 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:**

- 1) The maintenance of safe and healthful conditions;**

The proposed facility will be gated, secure, and monitored. Access will be limited to staff and customers. Staff and customers will be required to sign contracts ensuring they will contribute to maintaining safe and healthful conditions.

ii) The prevention of water pollution including sedimentation;

The proposed storage facility is replacing a car dealership. The car dealership would have had more impact on water pollution. Additionally, storage facilities routinely prohibit the storage of flammable, toxic, harmful, and/or caustic materials. Furthermore, the lot is paved making water and sedimentation pollution from seepage and absorption highly unlikely.

iii) Existing topography, drainage features and vegetative cover on the site;

The entire property is paved and existing drainage is from the City of Merrill.

iv) The location of the site with respect to floodplains and floodways of rivers and streams;

The property is located approximately one half mile from the Wisconsin River.

v) The erosion potential of the site based upon the degree and direction of slope, soiltype, and vegetative cover;

See g. and i.III above.

vi) The location of the site with respect to existing or future access roads;

See b. above.

vii) The need of the proposed use for a shoreline location;

Not applicable.

viii) The compatibility with uses on adjacent land;

See b. above.

ix) The amount of liquid waste to be generated and the adequacy of the proposed disposal system.

Existing facilities will remain. No new facilities generating waste are planned for this location.

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.

See b. above for list of property owners.

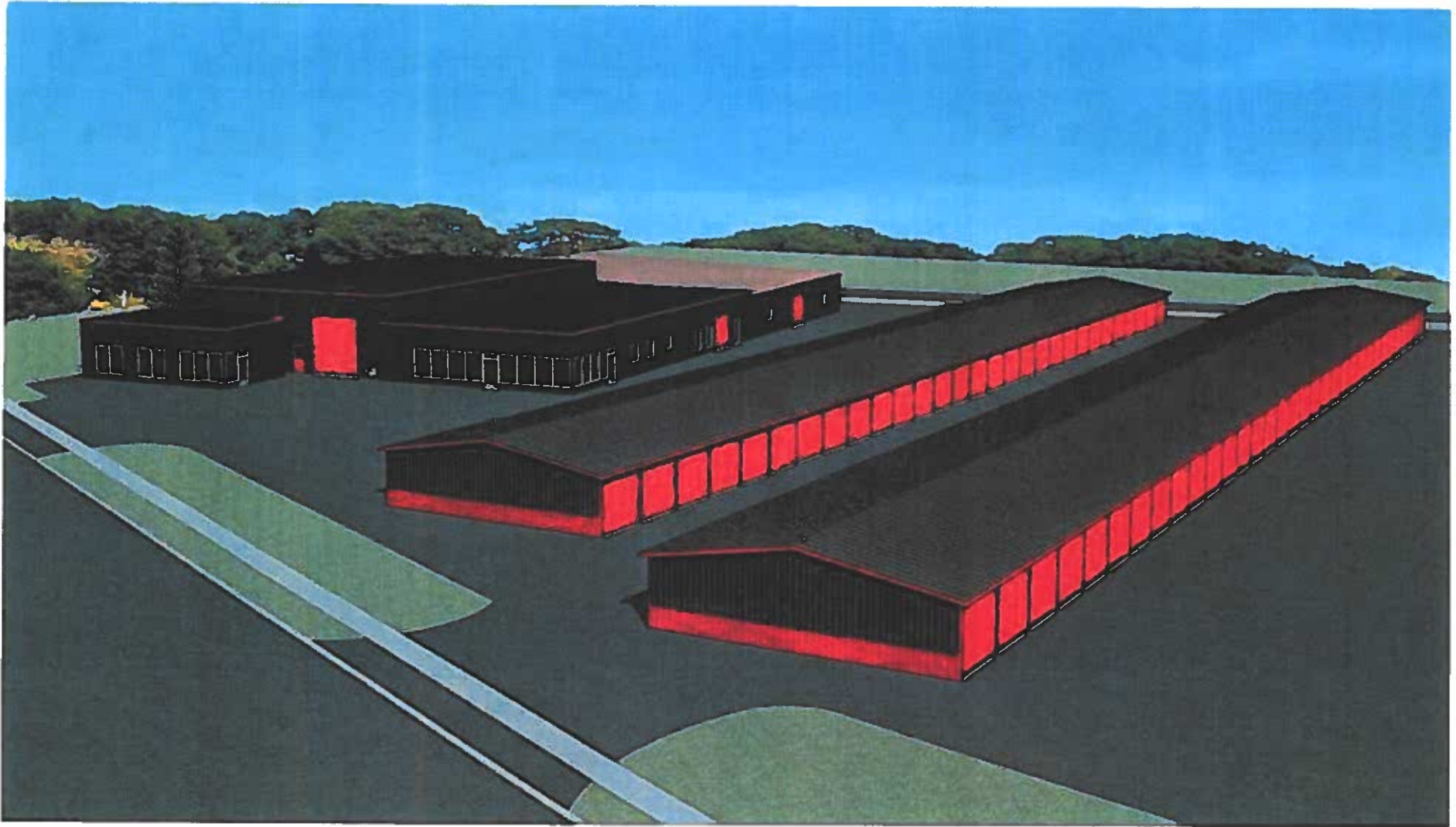
Architect/Professional engineer/Contractor:

- Pinno Buildings, W8854 County Road T, Rosendale, WI 54974
- AFR Holdings, 424 E. 1st Street, Merrill, WI 54452

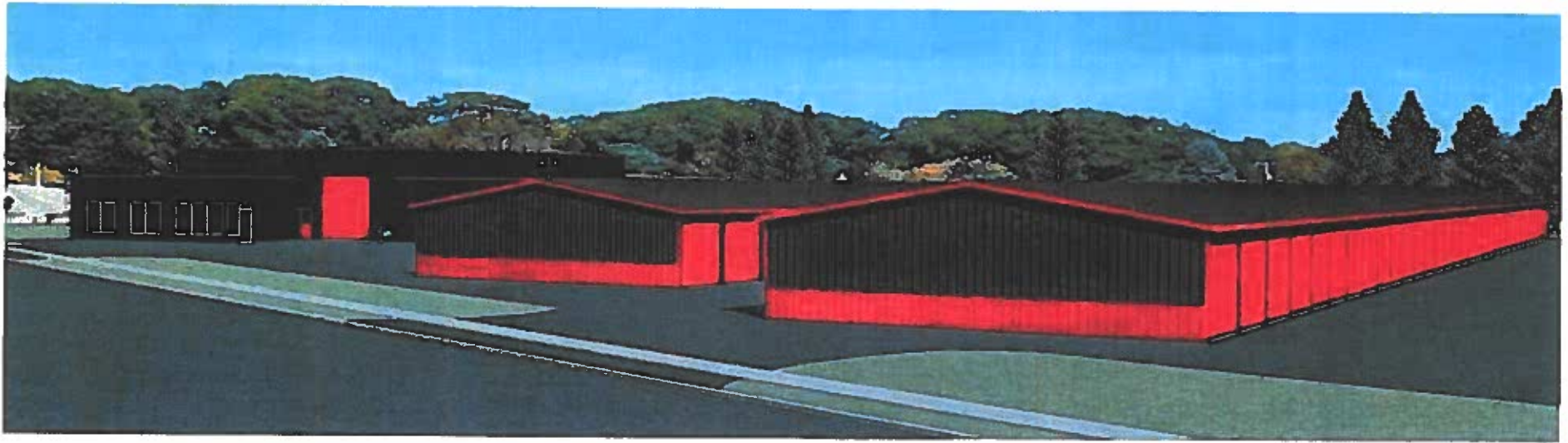
3. Description of the subject site by lot, block, and recorded subdivision or by metes and bounds description address of the subject site; type of structure; proposed operation or use of the structure of site; number of employees and the Zoning District within which the subject site lies.

- Lot
 - Pin #: 25131061320056 & 25131061320057

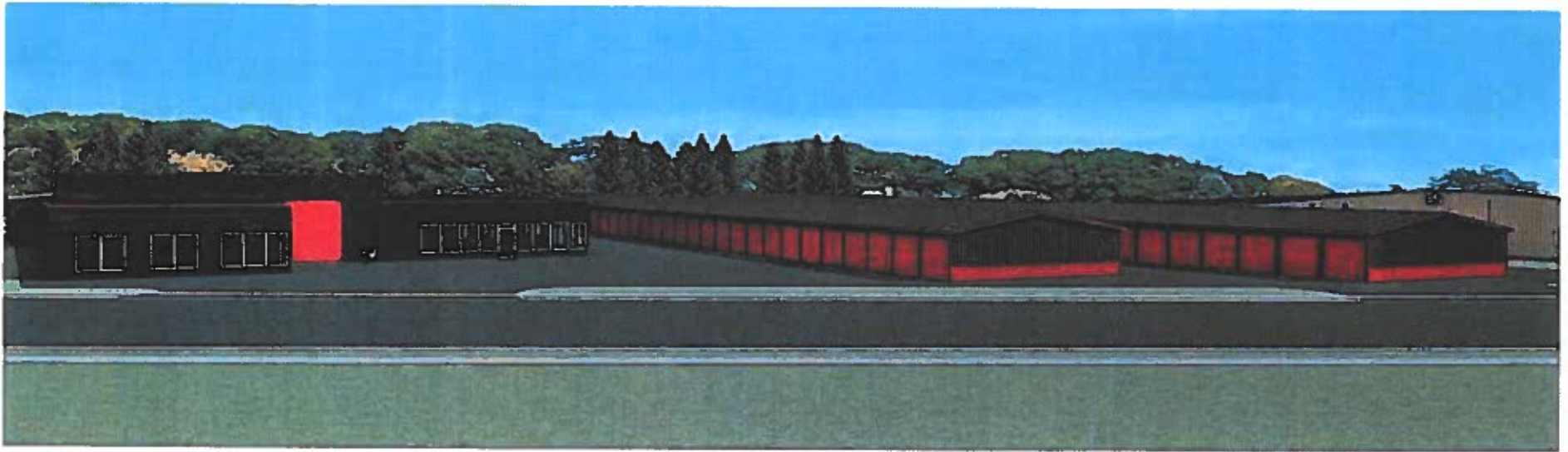
- Plat Type: Assessor Plat
- Plat Full Name: ASSESSOR'S PLAT OF THE CITY OF MERRILL
- Lot Type: Assessors Plat
- Lot Label: AP 220
- Block: Not applicable
- Recorded subdivision: Not applicable
- Address
 - 705 S. Center Avenue, Merrill, WI 54452
 - Legal Description (25131061320056)
 - N 250' of AP 220
 - Legal Description (25131061320057)
 - PRT OF AP 220 - CM AT NE CR SE 1/4 NW 1/4 - S 487'
 - POB - W TO HWY 51 - SWLY ALG SD HWY 50'- SELY TO
 - E LN SD 1/4 1/4 TO PT 100' S OF POB - N TO POB
- Type of structure: SITE WITH BLDG
- Proposed operation or use of the structure of site: Storage Facility
- Number of employees: To be determined
- Zoning district
 - Zoning: No County Zoning
 - Label: NCZ
 - Municipality: City of Merrill
 -

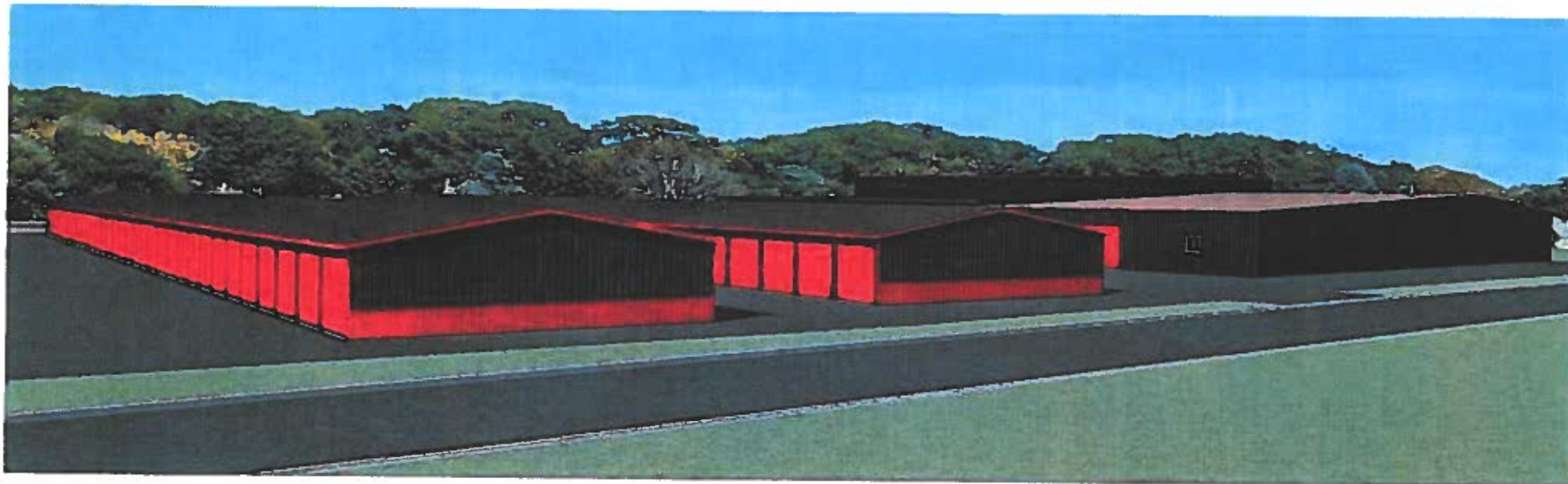


Attachment: Storage - 705 S Center (8547 : Conditional Use Permit Application from Albert Reinke - 705 S.



Attachment: Storage - 705 S Center (8547 : Conditional Use Permit Application from Albert Reinke - 705 S.







SITE OVERVIEW
SCALE: 1" = 60'



SITE
705 S Center Ave
Merrill, WI 54452
Lincoln County

BUILDING
(2) MINI STORAGE BUILDINGS
40' x 291' - 11,840 SF PER BUILDING

OWNER

DRAWING NO.
DRAWN BY: K. NIMMEL
REVIEW DATE: 01/19/2022
REVISED BY: