

NOTICE

The City of **Merrill Zoning Board of Appeals** will meet on **Wednesday, January 5, 2022 at 6:00P.M.** in the City Hall Basement Conference room on the following:

Voting members: Chairman Steve Hass, Alderman Mike Rick, James Koebe, Dean Haas, Ron Burrow and Jeremy Thompson

AGENDA

- 1.) Call to order
- 2.) Roll call
- 3.) Public Comment
- 4.) Approval of the minutes June 2, 2021
- 5.) **Public Hearing:** Gloria Bannister, 1001 Cleveland Street, requesting a variance to M.M.C. Sec.105-48 which prohibits repairs to a structure that has deteriorated to greater than 50% of its equalized value. Legally described in pin# 251-3106-122-0009.
- 6.) Other Business
- 7.) Next meeting date
- 8.) Adjournment

Darin Pagel
Zoning Administrator

The Merrill City Hall is accessible to the physically disadvantaged. If specific accommodations are needed, please contact the Merrill City Hall at 536-4880.

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 Zoning Board of Appeals of the City of Merrill, Wisconsin, commencing at 6:00 p.m., on Wednesday, January 5, 2022, in the City Hall Basement Conference Room, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1. Gloria Bannister, 1001 Cleveland Street, requesting a variance to M.M.C. Sec.105-48 which prohibits repairs to a structure that has deteriorated to greater than 50% of its equalized value. Legally described in pin# 251-3106-122-0009.

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

Dated: December 16, 2021

CITY OF MERRILL, WISCONSIN

By: 

William N. Heideman
City Clerk

ZONING BOARD OF APPEALS MINUTES
June 2, 2021, 6:00 p.m.

PRESENT: Chairman Steve Hass, Alderman Mike Rick, Jeremy Thompson, Dean Haas, Ron Burrows, Jim Koebe, and Zoning Administrator Darin Pagel

Absent: None

Guests: Lance Nowak, Ron Kautza, Ann Torkelson

No public comment.

Motion to approve May 13, 2021 minutes Mr. Haas, second Mr. Koebe, carried.

Chairman Hass read the meeting notice and explained procedure.

Motion to open hearing Mr. Rick, second Mr. Haas, carried.

ZA Pagel explained Mr. Nowak installed a storage shed, a swimming pool, and a deck without permits. There are 2 additional accessory buildings on the property already. The existing garage was at maximum lot coverage prior to the other accessories. Mr. Nowak spoke in favor stating he didn't know he needed permits and was trying to keep his yard clean with additional storage and wanted a deck on the pool. He presented signatures of neighbors in favor. Ann Torkelson commented on the excessive noise in the neighborhood. Mr. Burrow asked how many vehicles Mr. Nowak had and stated he would not want to live next to his yard. ZA Pagel explained the criteria for granting a variance and that this hardship was self-imposed by not checking on or obtaining the proper permits. He also stated that he believed a person should not be rewarded for not getting the proper permits. The members then discussed various options.

Motion to close hearing Mr. Haas, second Mr. Koebe, carried.

Motion to deny the variance Mr. Hass with both sheds and swimming pool deck to be removed to bring the property into compliance within 30 days, second Mr. Rick, Carried with one descending vote by Mr. Koebe

No other business

Next meeting will be at call of the Chairman

Motion to adjourn Mr. Thompson, second Mr. Haas, carried.

Meeting adjourned 6:20pm

Darin Pagel, Recording Secretary.

APPLICATION FOR ZONING VARIANCE

CITY OF MERRILL

NAME: MARVIN-CLARK STREET ADDRESS: 12586 CORNING RD
PROPERTY ADDRESS: 1001 Cleveland TAX ROLL#: 251-3106-122-0009
LEGAL DESCRIPTION: (MUST PROVIDE DEED) _____

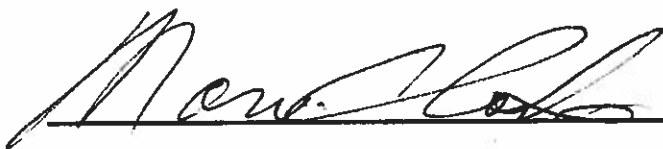
EXISTING USE: _____ PROPOSED USE: _____

REASONS FOR REQUESTING A VARIANCE: See Attached Letter

Additional Requirements

1. Names and addresses of all abutting and opposite property owners within 100 feet of the property to be altered.
2. Evidence by the applicant of ownership or control of the property for which the variance is submitted.
3. Address and must provide the Deed of proposed property.
4. A site plan or survey plat, drawn to scale, showing an accurate depiction of the property, location of structures, and property lines within 100 feet of the parcel.
5. Other pertinent information that may be pertinent in considering the application.
6. FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
7. A fee of \$175.00 shall be paid to the Clerk-Treasurer at time of application.

All information submitted is accurate to the best of my knowledge.



Signature of Applicant

12/15/21

Date

Building inspector,

12-12-21

This letter is in regards to the shed on the property at 1001 Cleveland St. Merrill. This is to dispute the order to demolish this structure.

Our plan would be when weather permits. to put a steel roof on said shed. We would also put vinyl siding on the building. replace and cover fascia. We would board up the exterior windows and side over them. We would replace the back side bottom door with a slider.

The only cost would be our labor as we have all of the materials on hand to complete the project.

The reason we want to save the shed is because it is structurally sound and there is no cost to repair it.

I disagree that the value of this shed is only 1,800 because I believe you can't replace a 26 x 33 building for the price of 1,800. that only needs cosmetic repair

Thank You

This property has a Stuvia Clark perpetual non-exclusive MARU. CLARK easement of ingress and egress, over upon and through