



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY JANUARY 4, 2022

Regular Meeting

City Hall Council Chambers

5:45 PM

To attend remotely, call 765-396-0188 and PIN 934 857 676 #.

- I. Call to Order
- II. Minutes of previous meeting(s):
 1. Minutes of December 7, 2021 meeting
- III. Agenda items for consideration:
- IV. Public Hearings (will begin at 6:00 P.M.)
 1. Rezoning request (Residential to Thoroughfare Commercial) from Mark Raymer to install a parking lot at 105 N. Ohio Street.
 2. Conditional Use Permit application from Agra Industries for temporary housing in the former Fire Station at 1303 W. Main Street.
- V. Public Comment Period
- VI. Establish date, time and location of next meeting
- VII. Adjournment

**CITY OF MERRILL****CITY PLAN COMMISSION****MINUTES • TUESDAY DECEMBER 7, 2021****Regular Meeting****City Hall Council Chambers****5:45 PM****I. Call to Order**

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

Attendee Name	Title	Status	Arrived
Ryan Schwartzman		Present	
Ralph Sturm		Present	
Melissa Schroeder		Remote	
Robert Reimann		Present	
Derek Woellner	Mayor	Present	
Steve Hass	Aldersperson - Second District	Present	
Kyle Gulke		Present	

Other meeting attendees (either in-person or remotely) included: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Attorney Nicholas Watt and City Clerk Bill Heideman. Merrill Productions was present to videotape the meeting.

II. Minutes of previous meeting(s):**1. Minutes of November 2, 2021 meeting**

The minutes were in the meeting packet.

Motion (Hass/Schroeder) to approve.

RESULT: APPROVED

III. Agenda items for consideration:**1. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps**

Building Inspector/Zoning Administrator Pagel had nothing to report at this time.

IV. Recess:

At 5:46 P.M., Mayor Woellner announced that a recess would be held until 6:00 P.M., the scheduled start time for the public hearing. At 6:00 P.M., he called the meeting back to order.

V. Public Hearing:**1. Public hearing on request for Conditional Use Permit amendment for placement of a Doublewide Housing Unit in Whispering Pines, 2801 Thielman Street.**

The public hearing notice and related information were in the meeting packet.

City Attorney Hayden read the public hearing notice.

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

Attorney Nicholas Watt, representing Whispering Pines, reviewed the request and then answered questions.

Alderman Sabatke, a resident of Whispering Pines, asked questions related to utilities. Attorney Watt provided answers to those questions.

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

If approved, the application will be considered via resolution at the December 14th, 2021 Common Council meeting.

Motion (Hass/Schroeder) to approve the application.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 12/14/2021 6:00 PM
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VI. Public Comment Period

None.

VII. Establish date, time and location of next meeting

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

VIII. Adjournment

Motion (Hass/Schwartzman) to adjourn. Carried. Adjourned at 6:11 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, January 4, 2022**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

To attend remotely, Phone: 765-396-0188 PIN: 934 857 676

- 1.) Mark Raymer, requesting rezoning from Residential to Thoroughfare Commercial at 105 N Ohio Street to install a parking lot per M.M.C. Sec. 113-40, City of Merrill, Lincoln County, Wisconsin. Legally described in tax# 251-3106-104-0103.
- 2.) Agra Industries, requesting a Conditional Use per M.M.C. Sec. 113-100 for sleeping facilities in the former Fire Station at 1303 W Main Street, City of Merrill, Lincoln County, Wisconsin. Legally described in tax# 251-3106-104-0018

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

Dated: December 13, 2021

CITY OF MERRILL, WISCONSIN

By: 

William N. Heideman
City Clerk

APPLICATION FOR ZONING AMENDMENT CITY OF MERRILL

NAME: MARK RAYMER STREET ADDRESS: N398 BRUSH RD, MERRILL
 PROPERTY ADDRESS: 105 N OHIO ST TAX ROLL#: 251 3106 104 0103
 LEGAL DESCRIPTION: LOTS 3 & 4 BLK 11 J M SMITH & CO THIRD AD

EXISTING USE: RESIDENTIAL PROPOSED USE: COMMERCIAL

REASONS FOR REQUESTING A ZONE CHANGE: PURCHASED LOT &
DEMOLISHED HOUSE TO MAKE A LARGER PARKING
LOT FOR THE GROCERY STORE

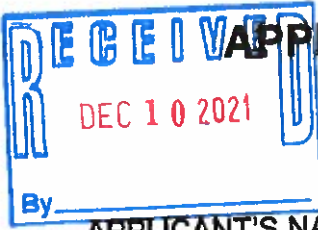
ADDITIONAL REQUIREMENTS

- 1.) Names and addresses of all abutting and opposite property owners within 300 feet of the property to be altered. **SEE ATTACHMENTS**
- 2.) Principal use of all properties within 300 feet of the property to be altered. **ONLY 105 N OHIO ALTERED**
- 3.) A plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures, and property lines within 300 feet of the parcel. **THE HOUSE IS NOW GONE. LOT WILL BE ASPHALTED IN**
- 4.) Any further information that may be pertinent in considering the application.
- 5.) FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
- 6.) A fee of \$175.00 shall be paid to the Clerk-Treasurer at time of application. **INCLUDED**

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


 Signature of Applicant Date 11/22/21
715 218 3277

Attachment: Rezone 105 N Ohio - Raymer (8511 : Public hearing on rezoning request from Mark Raymer)



APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 12/6/2021

By _____
 APPLICANT'S NAME: Ben Bostrom
 BUSINESS NAME: AGRA Industries
 PHONE #: 715-536-9584 EMAIL: Bbostrom@agraind.com
 PROPERTY ADDRESS: 1303 main st.
 PROPERTY OWNER'S NAME: 1211 W. Water st. LLC
 TAX ROLL#: 34 PIN #: 251
 EXISTING USE: Storage
 PROPOSED USE: Temp housing for Millwrights
 REASON FOR REQUESTING A USE PERMIT CHANGE: Limited local employees
Need housing for temp workers.

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

Attachment: Conditional Use 1303 W Main - Agra (8512 : Public hearing on Conditional Use Permit for Agra)

