



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY JANUARY 3, 2023

Regular Meeting

City Hall Council Chambers

6:00 PM

To attend remotely call 515-679-0085 PIN 635 737 151 #

- I. Call to Order
- II. Minutes of previous meeting:
 1. Consider placing minutes from the November 1, 2022 meeting on file
- III. Public Hearing at 6:00 PM
 1. Public Hearing Notice
 2. Maria Zoa, requesting a Conditional Use per M.M.C Sec. 113-97 through 113-106 for the development of interior and exterior storage facility at 300 E 2nd Street, (former Park City Credit Union), within the City of Merrill, Lincoln County, Wisconsin. PIN# 251-3106-114-0310.
- IV. Public Comment
- V. Adjournment

**CITY OF MERRILL
CITY PLAN COMMISSION
Tuesday, November 1, 2022
Regular Meeting City Hall Council Chambers 6:00 p.m.**

I. The meeting was called to order by Mayor Hass at 6:00 PM.

Members Present: Mayor Steve Hass, Alderperson Steve Sabatke, Kyle Gulke, Ralph Sturm, Melissa Schroeder, Ryan Schwartzman and Robert Riemann.

Others Present: Public Works Director/City Engineer Akey, City Attorney Hayden, City Clerk Anderson-Malm, Finance Director Unertl, Police Chief Bennett, Marketing Specialist Kuczmariski, Alderperson Lupton, Alderperson Blake, Alderperson Weix, Alderperson Fermanich and Merrill Productions video operator.

Building Inspector/Zoning Administrator Darin Pagel was excused

Residents in attendance: John Greenwood, Mike Ravn, representatives from SC Swiderski

II. Minutes of previous meeting – June 7, 2022 – Ryan Schwartzman made a motion to approve the June 7, 2022 minutes. Alderperson Sabatke seconded and the motion passed.

III. Public Hearing

1. **Public Hearing Notice** – City Attorney Hayden read the public hearing notice.

2. **SC Swiderski requesting a planned unit development per M.M.C. Sec. 113-66 to 113-69 in the City of Merrill, Lincoln County, Wisconsin, for Lots 2 and 3 of CSM 2855 to facilitate a multifamily development.**

Ryan Schwartzman made a motion to open the public hearing. Melissa Schroeder seconded and the motion carried.

Connor Langbehn from SC Swiderski was granted privileges to address the rezone request without objection. He gave an overview and answered questions from the committee members.

Melissa Schroeder made a motion to close the public hearing. Robert Riemann seconded and the motion carried.

Ryan Schwartzman made a motion to approve the revised plan per city ordinance. Robert Riemann seconded and the motion carried.

IV. Public Comment – there was no public comment

V. Next meeting, date, time and location – Call of the chair

Attachment: 2022-11-01 City Plan Minutes (9498 : Consider placing minutes from the November 1, 2022 meeting on file)

- VI. **Adjournment** – Ralph Sturm made a motion to adjourn the meeting. Ryan Schwartzman seconded and the motion carried. The meeting was adjourned at 6:07 PM.

Prepared by: Lori L. Anderson-Malm City Clerk

Attachment: 2022-11-01 City Plan Minutes (9498 : Consider placing minutes from the November 1, 2022 meeting on file)

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 3, 2023**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) Marie Zoa, requesting a Conditional Use per M.M.C. Sec. 113-97 through 113-106 for the development of interior and exterior storage facility at 300 E 2nd Street, (former Park City Credit Union), within the City of Merrill, Lincoln County, Wisconsin. Pin# 251-3106-114-0310.

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

Dated: December 15, 2023

CITY OF MERRILL, WISCONSIN

By: 
Lori Anderson-Malm
City Clerk

Attachment: 2023-01-03 City Plan Hearing - former PCCU 2nd St (9499 : Public Hearing Notice)

PROPOSED BUYER

Marie zoa

2117 W 18th Street

Sioux Falls, SD 57105

605-254-1086

RESPONSE TO 113-103**Physical Address 300 2nd Street, Merrill WI 54452**

- A-** We feel that not only will the new use (coffee shop/ gift shop storage units) be a safe and healthy and moral but will be a positive addition to Merrill WI. I believe having a nice coffee shop would be a great addition to any town or neighborhood.
- B-** We feel that (coffee shop/ gift shop and storage units would not impair or diminish other businesses in the area but would enhance due to our business drawing new clientele that can potentially do business with the neighboring companies. Plus we might add that our proposed use is a wholesome company. We would like to think that people would be happy that we are there, and would use our services.
- C-** Both a coffee shop/ gift shop and storage units are good clean wholesome businesses. Which add convenience to businesses and home owners as well. When you go to sell a business or home they most always list different entities that are in a close proximity, we believe that our establishment would be on a positive list and that people would consider us as an asset.
- D-** I can only assume that the bank had proper drainage and driveways. We will not be changing much elevation of the property and very little other changes will be made except location of approaches which we would work with local building and zoning to assure that no problems would arise in this

area of concern. Also the utilities which are in place are more than adequate for our purposed use.

- E- You can see attached drawing of lot layout, it will show lot egress and ingress that will be needed. Our traffic will be much less than what a bank would produce, we feel it the property traffic congestion worked for the bank than it would be more than adequate for our usage.
- F- From start to finish we will comply with all building and zoning rules and regulations. All permits will be obtained and all requirements met!
- G- As I said before that the topology of this lot will not change, so I can only assume that the bank met these requirements and we would continue to do so also.

Zoning administrator
DARIN 715-536-4880

Description:

Certified survey map being lots 1,2 & 3 of block I of T. B. Scotts Lumber company add. & lots 1 & 2 & part of lot 3 & 4 of block 14 of V. R. Willards add. Located in the SE ¼ of the SE ¼ & the NE ¼ Of the SE ¼ of section II T 31 N, R6E, city of Merrill, Lincoln County, Wisconsin

FINAL THOUGHT

Our proposed use would be a coffee shop/ imported chocolate, gift shop in the front of the building facing 2nd street and remainder of the building would be inside controlled storage units with outside storage to be placed in the rear of the lot (surrounded by a fence) we feel that the convenience of both these items in this neighborhood would be a welcoming experience for who both lives there and have businesses there, our plan is to repurpose the building into a upper scale coffee shop with several fire places and sitting areas. Which would present a warm and cozy atmosphere with good food and coffee and goodies.

Our storage units would be nice clean units with paved lot (no mess) and have cameras to help with any security issues. We would work with city on any and all issues to make this place a positive safe and fun place and we are hoping that it would be a place Merrill WI would consider an asset to their community. Thank you for considering our proposal we look forward to this new fun venture!

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 12-5-2022

APPLICANT'S NAME: MARIE ZOA
 BUSINESS NAME: USA STORAGE
 PHONE #: (605) 254-1086 EMAIL: ZOA MARIE ANGE @ YAHOO. CU
 PROPERTY ADDRESS: 300 E 2nd St MERRILL, WI.
 PROPERTY OWNER'S NAME: _____

TAX ROLL#: 34- PIN #: 251-EXISTING USE: WAS A BANK.PROPOSED USE: INSIDE/OUTSIDE STORAGE + COFFEE SHOP.

REASON FOR REQUESTING A USE PERMIT CHANGE: BANK HAS CLOSED
AND HAS SET IN PLACE FOR THIS PROPERTY
NOT TO OPERATE AS A BANK. ! IT NEEDS
A NEW USE.

**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.

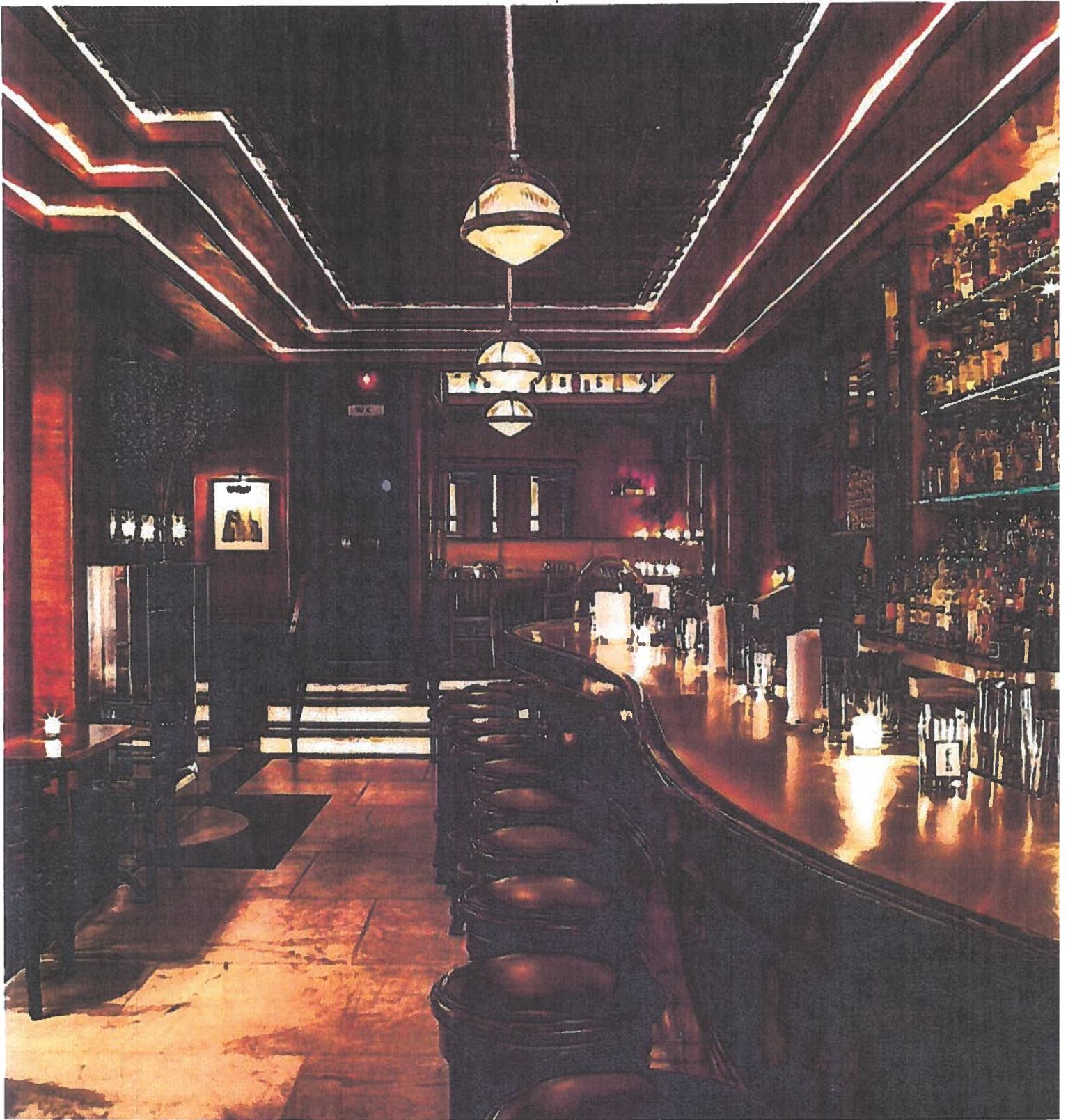
The information submitted with this application is true and accurate to the best of my knowledge and belief.

X 
Signature of Applicant

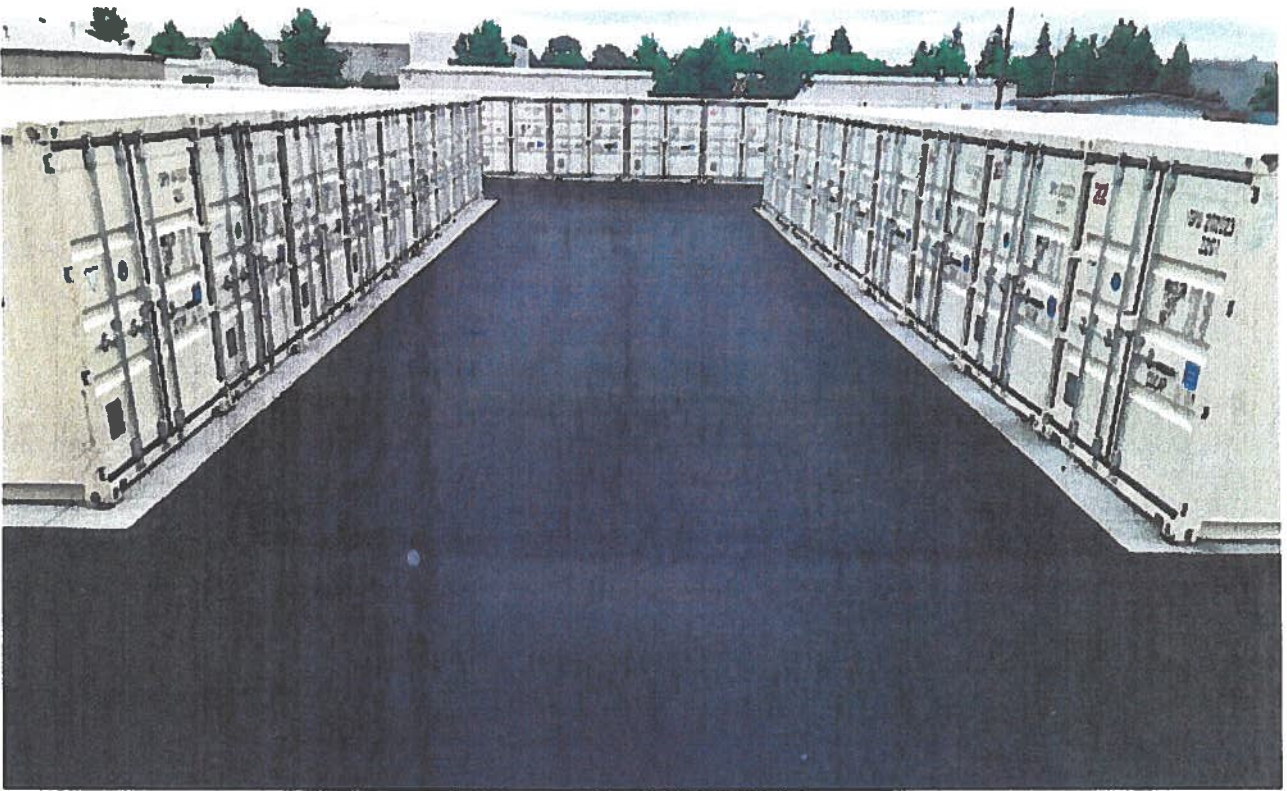
Signature of Applicant



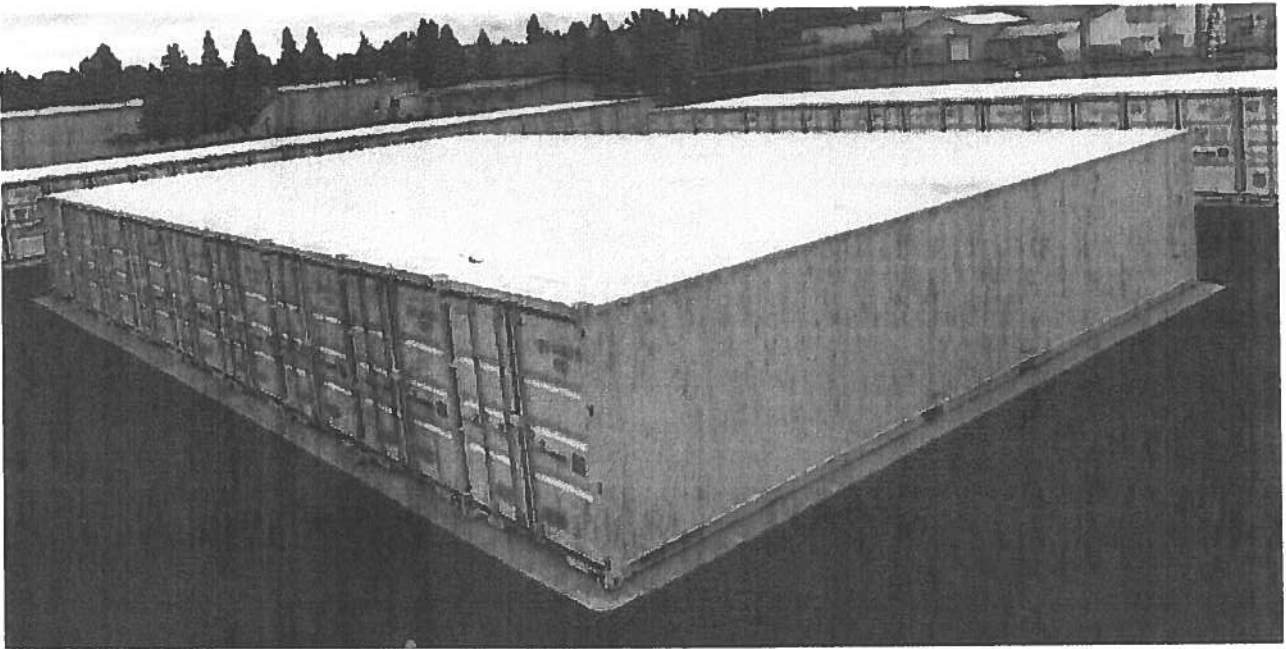
Attachment: 300 E 2nd St (9500 : Maria Zoa, requesting a Conditional Use per M.M.C Sec. 113-97 through 113-106)



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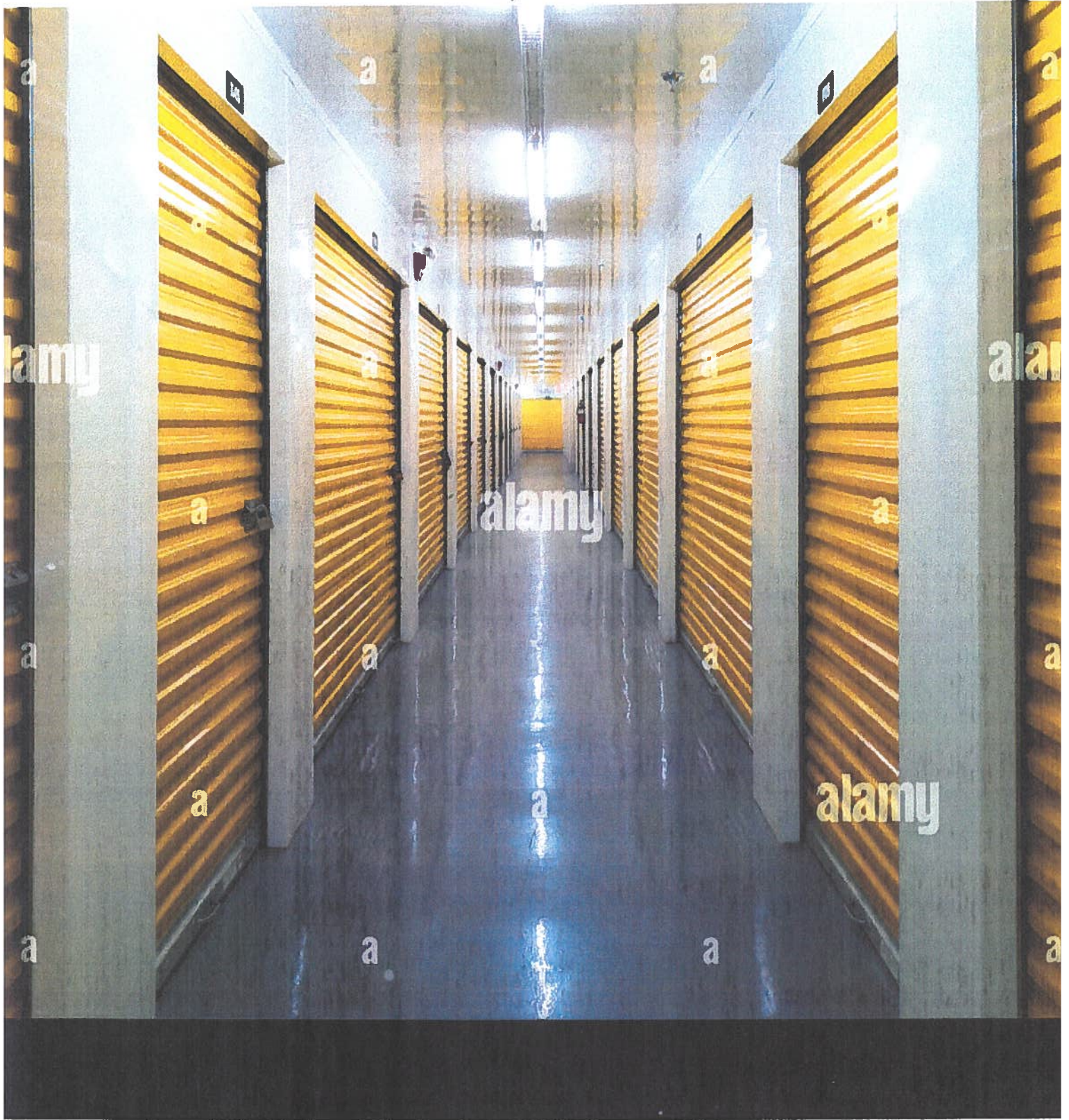


Example



"Example"

SAMPLE



Attachment: 300 E 2nd St (9500 : Maria Zoa, requesting a Conditional Use per M.M.C Sec. 113-97 through 113-106)



Inside building
where storage units
would be "sample"



INTERIOR SAMPLE.

17 of 19

PHOTOS

MAP



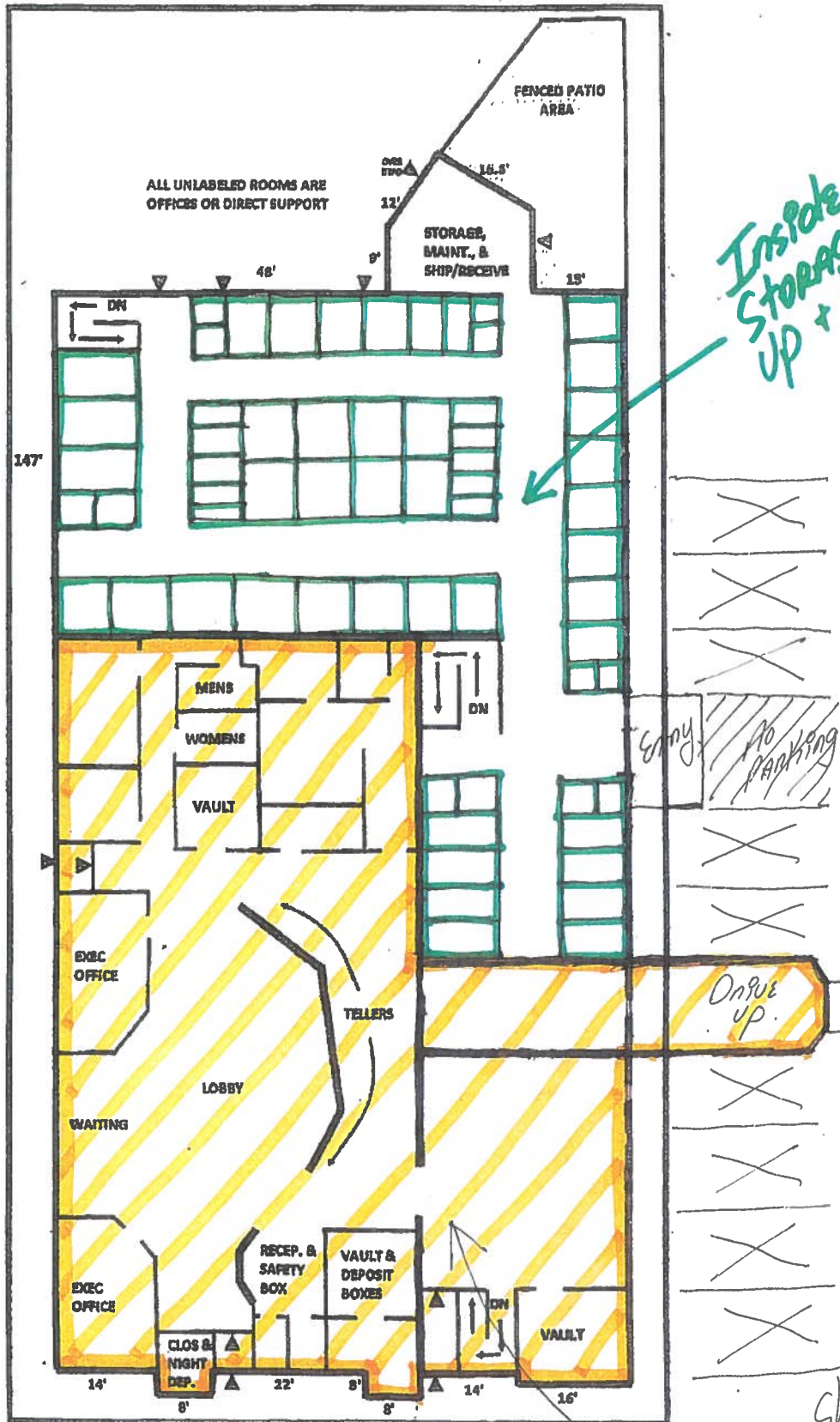
Aerial

Attachment: 300 E 2nd St (9500 : Maria Zoa, requesting a Conditional Use per M.M.C Sec. 113-97 through 113-106)

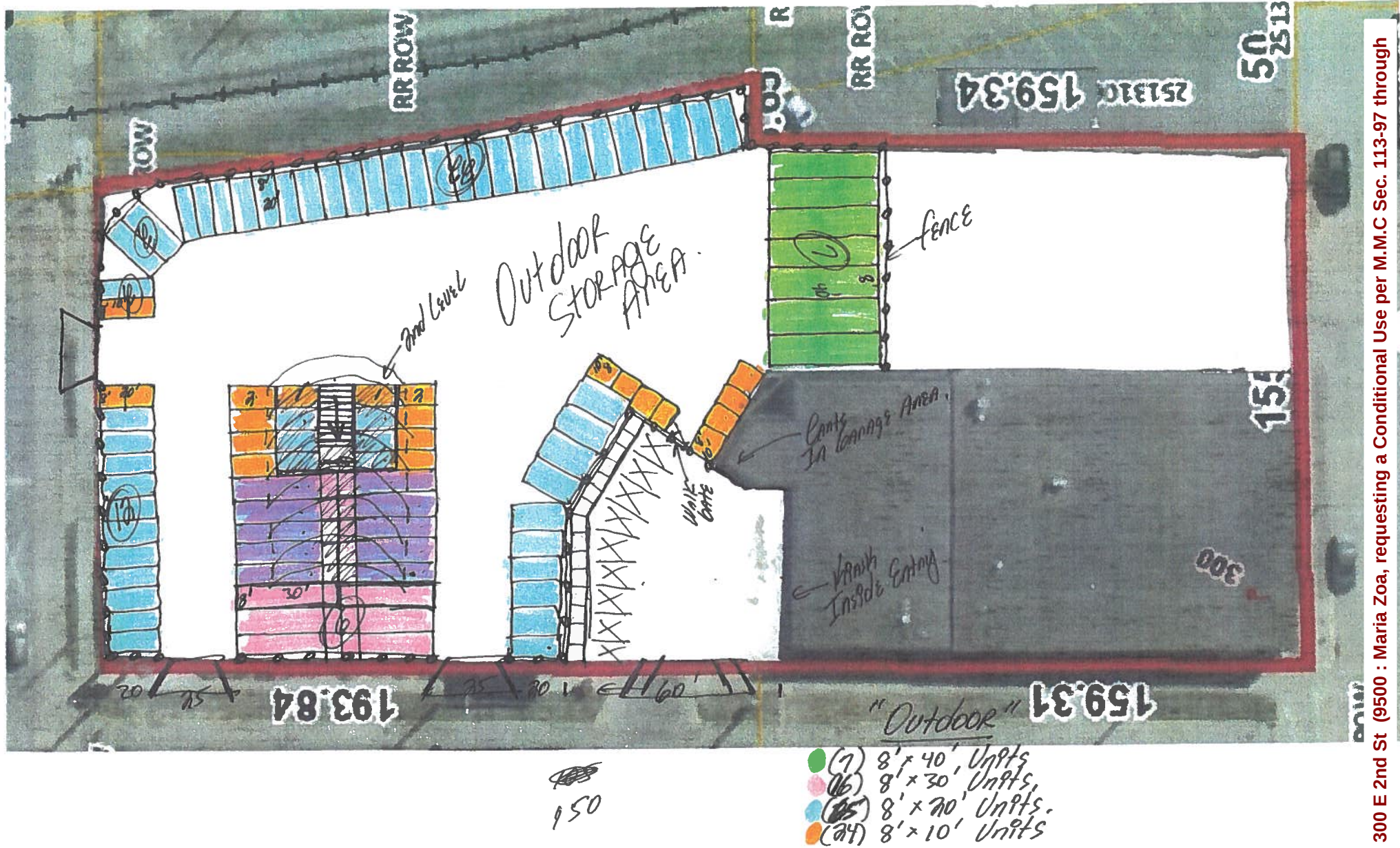
DATA

BASIC FLOOR PLAN

F THE BUILDINGS:

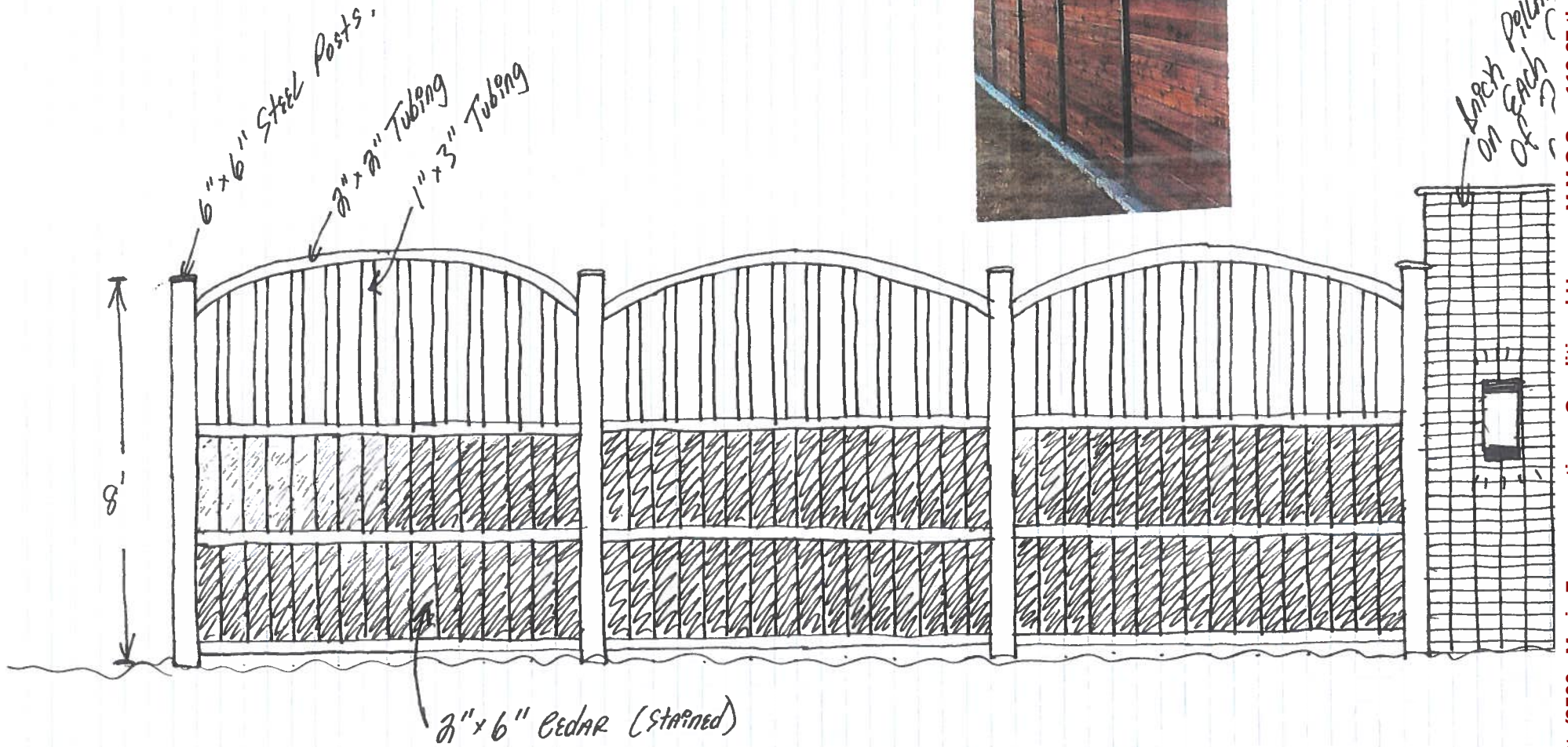
Existing Building Schematic

COFFEE SHOP
AND GIFT SHOP
AREA



fence (Around Outdoor Storage)

3.2.a



Attachment: 300 E 2nd St (9500 : Maria Zoa, requesting a Conditional Use per M.M.C Sec. 113-97 through