



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY DECEMBER 1, 2020

Regular Meeting

City Hall Council Chambers

5:45 PM

This will be a virtual-only meeting. To attend virtually, call 424-732-9249 and meeting PIN 890 861 074 #

- I. Call to Order
- II. Minutes of previous meeting(s):
 1. Minutes of October 7, 2020 meeting
- III. Agenda items for consideration:
 1. Oral report from Building Inspector Pagel on Certified Survey Maps
- IV. Public Hearing (will begin at 6:00 P.M.):
 1. Public Hearing on Planned Unit Development application from S.C. Swiderski, LLC, for multifamily residential development at 1905 East 14th Street.
- V. Public Comment Period
- VI. Establish date, time and location of next meeting
- VII. Adjournment

**CITY OF MERRILL****CITY PLAN COMMISSION****MINUTES • WEDNESDAY OCTOBER 7, 2020****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		Present	
Robert Reimann		Present	
Derek Woellner	Mayor	Present	
Steve Hass	Aldersperson - Second District	Present	
Kyle Gulke		Present	

Also in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Alderman Steve Sabatke, Randy Wixson, Andrea Dart, Thane Rasmussen, David Mootz, Michael Klempke, Sandra Klempke, Fred Fravert, Brandy Stricklin and City Clerk Bill Heideman.

II. Minutes of previous meeting:**1. Minutes of July 7, 2020 meeting**

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 reported that he approved one survey map in the last month.

IV. Recess

At 5:48 P.M., Mayor Woellner announced a recess until 6:00 P.M., the starting time for the scheduled public hearings.

V. Public Hearings (will begin at 6:00 P.M.):**1. Preliminary Plat for Single Family Residential Development between West St. Paul Street and West Tenth Street**

Mayor Woellner called the meeting back to order at 6:00 P.M.

City Attorney Hayden read the public hearing notice.

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

Attachment: 2020-10-07 City Plan Commission Minutes (5492 : Minutes of October 7, 2020 meeting)

Michael Klemke asked why there was work already being done in the area. He was told that work already underway was related to the first three lots, and that those lots were not subject to a public hearing.

Fred Fravert asked questions related to lot sizes and the City's future plans for the area.

Dave Mootz asked questions related to Tax Increment District (TID) boundaries.

Andrea Dart expressed concerns related to the change in the backyard "views" after the homes are built. She enjoys the privacy the neighborhood currently offers.

Dave Mootz asked how long it would take to install the infrastructure, after the first three lots are finished.

Brandy Stricklin asked how she could obtain a list of the lots.

Michael Klemke speculated that the quantity of wood chips in the area could potentially cause damage.

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

Motion (Reimann/Schwartzman) to suspend the rules and grant floor privileges to anyone who wants to speak on this issue. Carried.

Alderman Sabatke suggested that the lots be offered for sale at fair market value.

Motion (Schroeder/Schwartzman) to approve the plat.

RESULT:	APPROVED BY ROLL CALL VOTE [6 TO 0]
AYES:	Schwartzman, Sturm, Schroeder, Reimann, Woellner, Hass
ABSTAIN:	Gulke

2. Conditional Use Permit application from Randy Wixon for development of storage buildings at 305 East First Street.

City Attorney Hayden read the public hearing notice.

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

Randy Wixson provided verbal details on his application.

Motion (Woellner/Schroeder) to close the public hearing. Carried.

Building Inspector/Zoning Administrator Pagel noted that the applicant is also requesting that light manufacturing be allowed as part of the permit.

Motion (Hass/Schwartzman) to approve, including the stipulation that light manufacturing would be allowed in the existing building. Carried.

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 (Schwartzman/Sturm) to adjourn. Carried. Adjourned at 7:16 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, December 1, 2020**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

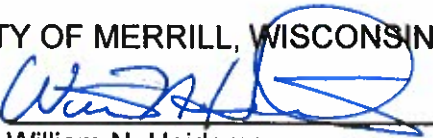
- 1.) S.C. Swiderski LLC. Requesting approval for a Planned Unit Development for a property located at 1905 E 14th Street for multifamily residential development. Legally described in pin# 251-3106-182-0090, City of Merrill, Lincoln County, Wisconsin.

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

This meeting will be held virtually. In order to participate please call 424-732-9249, PIN: 890 861 074 #

Dated: November 16, 2020

CITY OF MERRILL, WISCONSIN

By: 

William N. Heideman
City Clerk

APPLICATION FOR PLANNED UNIT DEVELOPMENT CITY OF MERRILL

NAME: S.C. Swiderski, LLC STREET ADDRESS: 401 Ranger St. Mosinee WI 54455

PROPERTY ADDRESS: 1905 E 14th St Merrill WI 54452 TAX ROLL#: 25131061820090

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

EXISTING USE: Commercial Thoroughfare PROPOSED USE: MULTI-FAMILY - PUD

REASONS FOR REQUESTING A ZONE CHANGE: S.C. Swiderski plans to construct 56 multi-family apartment units featuring two building styles - a one-level mix of 2 and 3 bedrooms, and a multi-level with a mix of 1 and 3 bedrooms - all with private entrances and detached or attached garages.

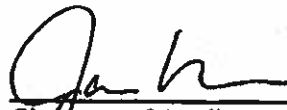
The site will also include a leasing office, including a centralized mail location for tenants.

ADDITIONAL REQUIREMENTS

1. Names and addresses of all abutting and opposite property owners within 300 feet of the property to be altered.
2. Evidence of ownership or control of the property for which the application is submitted.
3. Principal use of all properties within 300 feet of the property to be altered.
4. 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.
5. Statement of development concept, including the planning objectives and the character of the development to be achieved through the PUD.
6. An accurate map of the project area, including its relationship to surrounding properties and existing topography and key feature.
7. The pattern of proposed land use including shape, size and arrangement of proposed use areas, density and environmental character (single-family, multiple-family, commercial, public, etc.).
8. The pattern of public and private streets.
9. The location, size and character of recreational and open space areas reserved or dedicated for public uses such as recreational areas and common open space areas.
10. Preliminary engineering plans, including site grading, street improvements, drainage, public utility extensions and landscaping plans.
11. Preliminary building plans, including floor plans and exterior designs or elevations.
12. Development schedule indicating the appropriate date when construction of the PUD can be expected to begin and be completed, including initiation and completion dates of separate stages of a phased development.

13. General outline of intended organizational structure related to property owners' association, deed restrictions and private provision of common services.
14. Statement of financing plan, including projected sources and amounts of funds.
15. Statement of intentions regarding the future setting or leasing of all or portions of the PUD, such as land areas, dwelling units and public facilities.
16. Any additional information as required by the Plan Commission and/or submitted by the applicant necessary to evaluate the character and impact of the proposed PUD.
17. FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
18. 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

11/11/20
Date





Attachment: Swiderski Planned Unit Development (5494 : Public Hearing on Swiderski PUD)



Attachment: Swiderski Planned Unit Development (5494 : Public Hearing on Swiderski PUD)



Attachment: Swiderski Planned Unit Development (5494 : Public Hearing on Swiderski PUD)



Attachment: Swiderski Planned Unit Development (5494 : Public Hearing on Swiderski PUD)



Attachment: Swiderski Planned Unit Development (5494 : Public Hearing on Swiderski PUD)