



**CITY OF MERRILL**  
**ZONING BOARD OF APPEALS**  
**AGENDA • MONDAY, MAY 13, 2024**

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**Regular Meeting**

**City Hall Council Chambers**

**6:00 PM**

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- I. Call to Order**
- II. Roll Call**
- III. Public Comment**
- IV. Minutes from Previous Meeting**
  - 1. Consider placing the minutes from the February 5, 2024 meeting on file
- V. Public Hearing**
  - 1. Mark Scott, 607 N Cleveland St.
- VI. Other Business**
- VII. Adjournment**
- VIII. Date and Time of Next Meeting**

The Merrill City Hall is accessible to the physically disadvantaged. If special accommodations are needed, please contact the Merrill City Hall at (715) 536-5594.

**CITY OF MERRILL**  
1004 EAST FIRST STREET  
MERRILL, WI 54452

**NOTICE OF PUBLIC HEARINGS**

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 Monday, May 13, 2024, in the Council Chambers, City Hall**, 1004 East First Street, Merrill, Wisconsin, on the following proposed matters, to wit;

- 1.) Mark Scott, 607 N Cleveland Street, requesting a variance to M.M.C. Sec 113-317, lot coverage for an accessory building in a Residential District. Legally described in PIN# 251-3106-122-0034.

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

Dated: April 15, 2024

CITY OF MERRILL, WISCONSIN

By: *Lori Anderson-Malm*  
Lori Anderson-Malm  
City Clerk

**ZONING BOARD OF APPEALS MINUTES**  
February 5, 2024, 6:00 p.m.

PRESENT: Chairman Jeremy Thompson, Ryan Schwartzman, Jim Koebe, Dean Haas, Eric Dayton, and Zoning Administrator Darin Pagel

Absent: Ron Burrows

Guests: Bob and Meredith Dehnel, Jim Brickner, Al Reinke, Rebecca Rutkowski

No public comment.

**Motion to approve June 7, 2023 minutes Mr. Haas, second Mr. Schwartzman, carried.**

**Motion to open hearing Mr. Schwartzman, second Mr. Haas, carried.**  
Chairman Thompson read the notice. ZA Pagel explained the request. Al Reinke, owner spoke in favor stating he needed to be able to keep dumpsters there to continue his business and that there was one instance when full dumpsters were left there because the landfill was closed unexpectedly. ZA Pagel explained that the Business district does not list a rental business as a permitted use, that it is primarily retail. It was not an issue when there were cars for sale there also. Mr. Reinke stated it was mainly construction debris in the dumpsters and they are typically washed out monthly. ZA Pagel explained options and possible conditions along with the rest of the Board.

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

**Motion to approve storing and renting empty and reasonably sanitary dumpsters on the property Mr. Schwartzman, second Mr. Koebe, carried. unanimously.**

**Motion to open the second hearing Mr. Haas, second Mr. Schwartzman, carried.**

Chairman Thompson read the notice. ZA Pagel explained the request. Bob Dehnel and Jim Brickner, Owners, appeared to answer any questions, there were none.

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

**Motion to approve Mr. Haas, second Mr. Koebe, carried. unanimously.**

**Under other business: Recommend to City Plan Commission to add "Rental Business" as a permitted use in the Commercial Zones.**

Next meeting will be at call of the Chairman

**Motion to adjourn Mr. Haas, second Mr. Koebe, carried.**

Meeting adjourned 6:40pm

Darin Pagel,  
Recording Secretary.

APPLICATION FOR ZONING VARIANCE  
CITY OF MERRILL

NAME: Mark Scott STREET ADDRESS: 607 N. Cleveland St.,  
Merrill

PROPERTY ADDRESS: Same TAX ROLL#: 251-3106-122-0034

LEGAL DESCRIPTION: Sec. 12, T 31 N, R 6 E, Lots 11 & 12, BLK 3  
H A Kyes Addn to City of Merrill

EXISTING USE: Home / yard PROPOSED USE: Home / yard

REASONS FOR REQUESTING A VARIANCE: Requesting permission to build free-  
standing 10x12 shed behind garage for lawn & garden storage.  
When we built our garage, we were told we had "maxed out" what  
we could build on the lots<sup>in square footage.</sup> A structure to look like miniature of the

garage it will be located **ADDITIONAL REQUIREMENTS**  
behind, but door will be  
on the other side. See below.

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 description of the 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.

Proposed shed: 10x12'  
4/12 pitch (12' truss)  
8' garage door on 10' side  
built on wood platform floor  
(moveable if necessary)

Mark Scott  
Signature of Applicant

4 / 9 / 2024  
Date

115-317

**E. 7th St.**

**SUBJECT PROPERTY:**

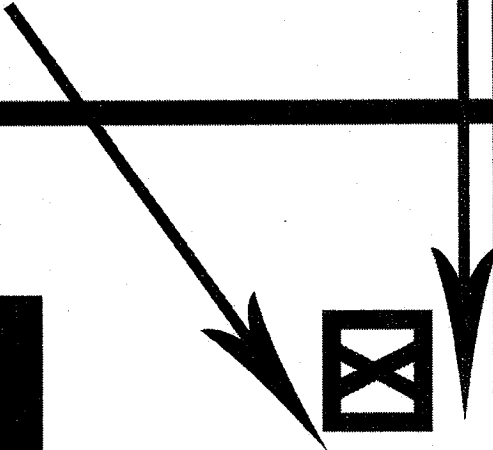
**Mark Scott  
607 N Cleveland St**



**Proposed shed 10x12' garden shed to look like mini version of existing garage. One 8' overhead garage door, same siding and roofing as garage**

**Distance between proposed shed and existing garage: 5' to the east of existing garage wall**

**Back wall of proposed shed to be 5' 4" to the north of the south edge of the current garage.**



**Sidewalk & Blvd**

**Alley**

**Cleveland St.**

**Kyle Hahn  
700 E 6th**

**Steve Haas  
702 E 6th**

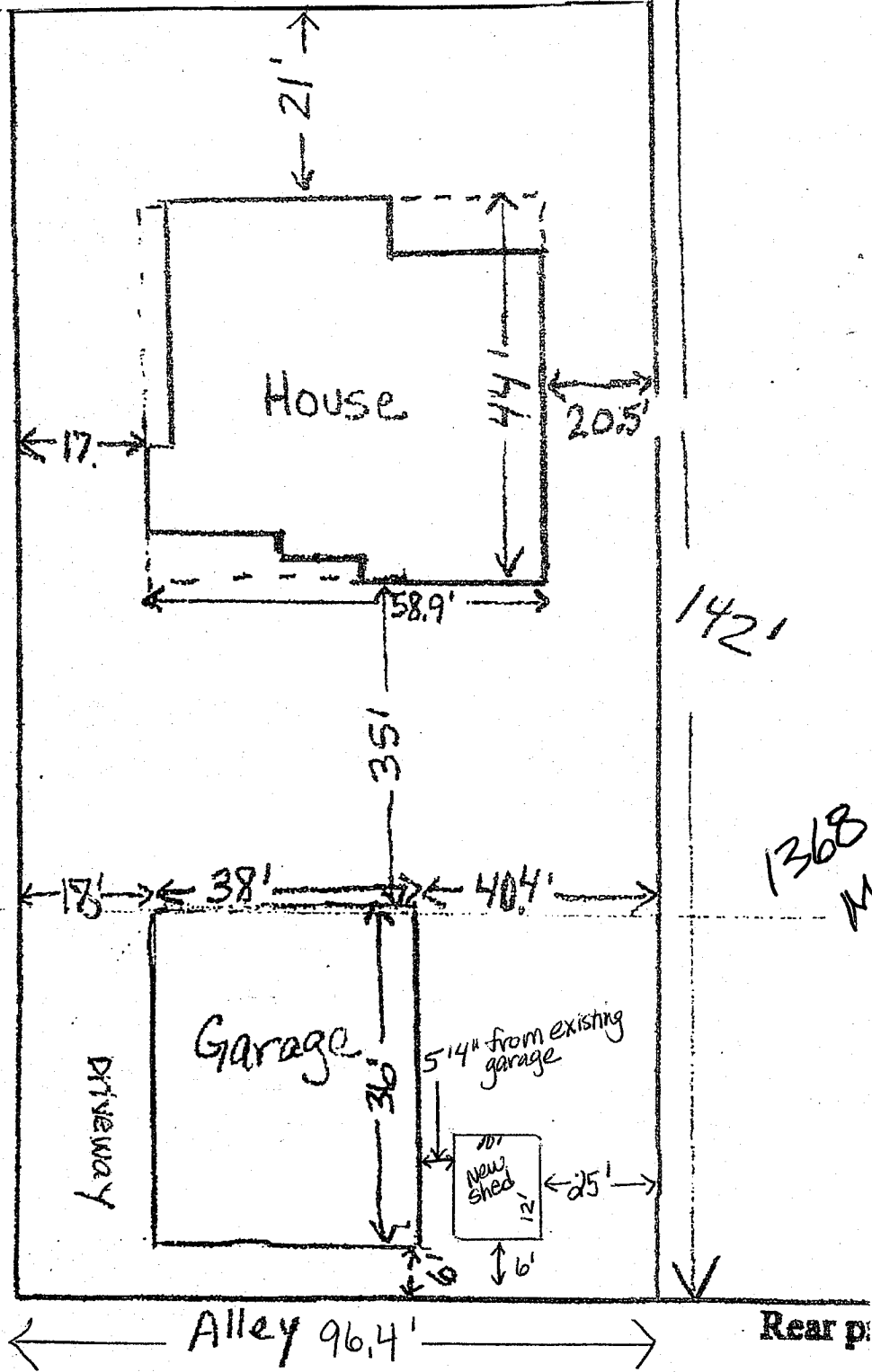
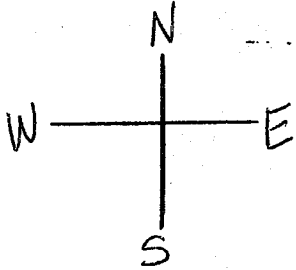
**Nancy Plautz  
704 E 6th**

**Wayne  
706**

**Sid**

East Seventh Street

N. Cleveland St.



Property site address 60  
 Lot width 96.40'  
 Lot length 142.0'