



**CITY OF MERRILL
CITY PLAN COMMISSION**

AGENDA • TUESDAY, SEPTEMBER 3, 2024

Regular Meeting

City Hall Council Chambers

6:00 PM

To attend remotely call 620-750-2116 PIN 354 309 280 #

I. Call to Order

II. Minutes from Previous Meeting

1. Consider placing the minutes from the May 6th meeting on file.

III. Public Hearing

1. Public Hearing Notice
2. Wendorf Construction Inc., requesting approval of a Preliminary Plat of Tall Pines Subdivision per M.M.C. Sec 111-114, located in the City of Merrill, Lincoln County, Wisconsin. Legally described in PIN # 251-3106-122-0147.
3. Wendorf Construction Inc., requesting the rezoning of Tall Pines Subdivision, located in the City of Merrill, Lincoln County, Wisconsin, from Industrial to R-1 Residential for the construction of single-family homes per M.M.C. Sec 113-38, with the exception of lots 29 and 30 being rezoned to Thoroughfare Commercial per M.M.C. Sec. 113-40. Legally described in PIN # 251-3106-122-0147.

IV. Public Comment

V. Adjournment

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
CITY PLAN COMMISSION
MONDAY, MAY 6, 2024 MINUTES
REGULAR MEETING CITY HALL COUNCIL CHAMBERS 6:00 PM**

- I. **Call to Order** Mayor Hass called the meeting to order at 6:00 pm.
Present: Mayor Hass, Schroeder, Henkelman, Krueger, Alderperson Rutkowski
Present Not Voting: City Administrator/Public Works Director/City Engineer Rod Akey, City Attorney Thomas Hayden
Excused: Building/Zoning Administrator Darin Pagel, Robert Reiman
Absent: Ralph Sturm
Others present: City Clerk Anderson-Malm, Alderperson Lass, Gary Porath, Merrill Community Media
- II. **Minutes from Previous Meeting**
 1. **Consider placing the minutes from the December 5, 2023 meeting on file**
- Melissa Schroeder motioned to place the December 5th minutes on file. Alli Henkelman seconded and the motion passed.
- III. **Agenda Items**
 1. **Petition to Vacate - Discuss and consider the petition to vacate a 204-foot portion of E 5th Street from St. John Lutheran Church to expand a daycare facility, improve parking, and increase the safety of school children. The Board of Public Works recommends approval.** - Gary Porath addressed the commission and answered questions. Following a brief discussion, Mayor Hass motioned to approve the petition to vacate. Alderperson Rutkowski seconded and the motion passed. This will be forwarded to the July 9th Common Council meeting following the appropriate notices being published.
- IV. **Public Comment** There was no public comment.
- V. **Adjournment** Krueger motioned to Adjourn. Schroeder seconded and the motion Passed. The meeting was adjourned at 6:06 pm.

Minutes respectfully submitted by City Clerk Anderson-Malm

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 City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m. on Tuesday, September 3, 2024, in the Council Chambers, City Hall**, 1004 East First Street, Merrill, Wisconsin, on the following proposed matters, to wit;

- 1.) Wendorf Construction Inc., requesting approval of a Preliminary Plat of Tall Pines Subdivision per M.M.C. Sec 111-114, located in the City of Merrill, Lincoln County, Wisconsin. Legally described in PIN# 251-3106-122-0147.
- 2.) Wendorf Construction Inc., requesting rezoning of Tall Pines Subdivision, located in the City of Merrill, Lincoln County, Wisconsin, from Industrial to R-1 Residential for the construction of single family homes per M.M.C. Sec. 113-38, with the exception of lots 29 and 30 being rezoned to Thoroughfare Commercial per M.M.C. Sec. 113-40. Legally described in PIN# 251-3106-122-0147.

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

Dated: August 19, 2024

CITY OF MERRILL, WISCONSIN

By: _____
Lori Anderson-Malm
City Clerk

PRELIMINARY PLAT OF TALL PINES

A SUBDIVISION PLAT BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, IN THE CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

OWNER:
WENDORF CONSTRUCTION INC.
N673 PINE DELLS ROAD
MERRILL, WI 54452
715-536-7313

ENGINEER:
CITY OF MERRILL
ROD AKEY
1004 EAST 1ST STREET
MERRILL, WI 54452
715-536-4880

ENGINEER:
REI ENGINEERING
JIM BORYSENKO
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
715-675-9784

SURVEYOR:
REI ENGINEERING
JOSHUA W. PRENTICE WI PLS S-2852
4080 N. 20TH AVENUE
WAUSAU, WI 54401
715-675-9784

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED A PARCEL OF LAND BEING A SUBDIVISION PLAT BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, IN THE CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID SECTION 12 AND BEING THE POINT OF BEGINNING; THENCE SOUTH 00°10'57" WEST, COINCIDENT WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 AS MONUMENTED, THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 812, RECORDED IN VOLUME 4, ON PAGE 80, AS DOCUMENT NUMBER 339862, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, THE WEST RIGHT-OF-WAY LINE OF NORTH 14TH STREET, THE WEST LINE OF LOT 4 OF LAWRENZ ADDITION, AND THE WEST RIGHT-OF-WAY LINE OF CENTER AVENUE, 793.16 FEET TO THE NORTH RIGHT-OF-WAY OF CENTER AVENUE; THENCE NORTH 88°39'39" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF CENTER AVENUE AND THE WESTERLY EXTENSION THEREOF, 296.09 FEET; THENCE SOUTH 00°06'13" WEST, 528.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 10TH STREET; THENCE NORTH 88°47'02" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 128.77 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF EAST 10TH STREET AND THE EAST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE NORTH 00°30'46" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF SPRUCE STREET, 27.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF EAST 10TH STREET; THENCE NORTH 89°12'11" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF EAST 10TH STREET, 864.66 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF EAST 10TH STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH MILL STREET; THENCE NORTH 00°05'33" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF NORTH MILL STREET, 123.20 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2211, RECORDED IN VOLUME 12, ON PAGE 89, AS DOCUMENT NUMBER 476492, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 89°08'20" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2211, 459.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2211; THENCE NORTH 00°01'54" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2211, 829.42 TO THE NORTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2211; THENCE SOUTH 69°51'15" EAST, 40.40 FEET; THENCE SOUTH 81°00'59" EAST, 85.92 FEET; THENCE NORTH 87°41'09" EAST, 97.12 FEET; THENCE NORTH 74°58'59" EAST, 80.89 FEET; THENCE NORTH 62°56'22" EAST, 94.87 FEET; THENCE NORTH 45°30'28" EAST, 87.07 FEET; THENCE NORTH 20°53'03" EAST, 119.46 FEET; THENCE 00°17'52" EAST, 57.42 FEET; THENCE NORTH 03°19'48" WEST, 63.04 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°11'05" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHWEST 1/4, 349.26 FEET TO SAID NORTH 1/4 CORNER OF SAID SECTION 12 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 829,281 SQUARE FEET, 19.038 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF WENDORF CONSTRUCTION INC., OWNER OF SAID PARCEL.

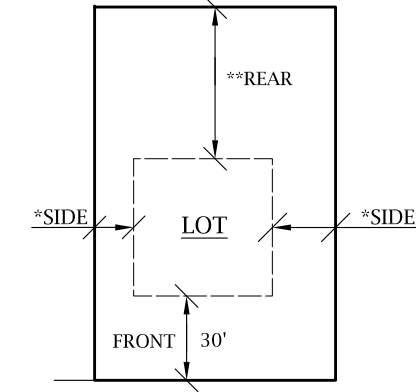
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE CITY OF MERRILL AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 27TH DAY OF AUGUST, 2024

REI ENGINEERING, INC.
JOSHUA W. PRENTICE
WI PLS. S-2852

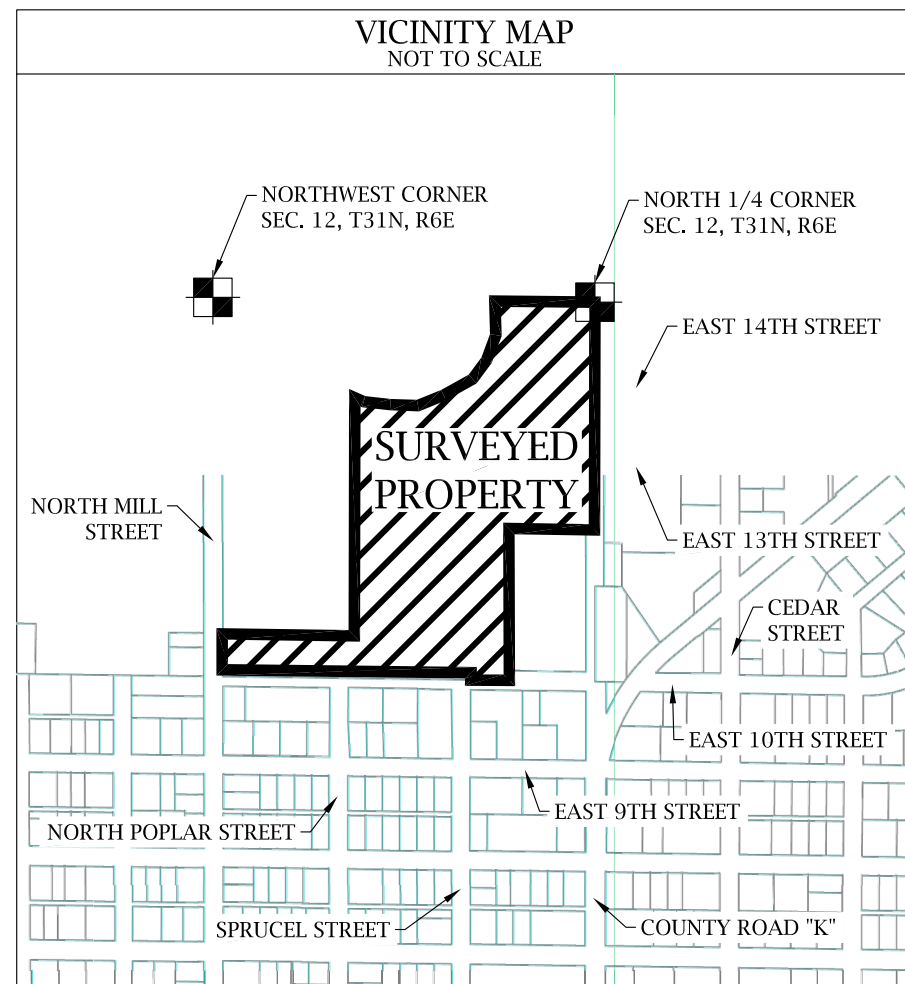


MINIMUM SETBACK REQUIREMENTS
LANDS WITHIN THE CITY OF MERRILL
R1 ZONING
FRONT YARD-30'
REAR YARD-20% OF DEPTH**
SIDE-8'
SIDE-12'
FROM SECTION 113-34 OF THE CITY OF MERRILL ZONING CODE
*8' FOR ONE SIDE AND NO LESS THAN 20 FEET FOR BOTH SIDES
**20% OF THE DEPTH OF YOUR LOT, WITH THE PROVISION THAT YOU DON'T NEED A REAR YARD OR MORE THAN 30 FEET FROM THE REAR PROPERTY LINE.

GENERAL NOTES:

- ELEVATIONS ARE REFERENCED TO THE NAVD 88 DATUM AND ESTABLISHED BY USING THE WISCONSIN NETWORK.
- THERE APPEARS TO BE NO STRUCTURES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- BUILDING SETBACKS ARE AS FOLLOWS:
FRONT SETBACK = 30 FEET FROM PROPERTY LINE
SIDE YARD SETBACK = 8 FEET FOR ONE SIDE AND NO LESS THAN 20 FEET FOR BOTH SIDE YARDS FOR UP TO 1-1/2 STORY HOUSES AND 10 FEET FOR ONE SIDE AND NO LESS THAN 25 FEET FOR BOTH SIDE YARD FOR 2 STORY HOUSES AND TALLER FROM SIDE PROPERTY LINES
REAR YARD SETBACK = 20% OF THE DEPTH OF YOUR LOT, WITH THE PROVISION THAT YOU DON'T NEED A REAR YARD OR MORE THAN 30 FEET FROM THE REAR PROPERTY LINE
HEIGHT = 35 FEET
- PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- CONTOURS SHOWN ARE DETERMINED FROM SURVEY FIELD OBSERVATIONS.
- FIELD WORK WAS COMPLETED ON 8-1-2024.

LEGEND	
	1 1/4" O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET #10X18 REBAR WEIGHING 4.303 LBS./LIN. FT. SET (UNLESS NOTED) 1-1/4 IN. O.D. IRON PIPE FOUND
	RECORDED BEARING/LENGTH
	MEASURED BEARING/LENGTH
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM WATER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING PROPERTY LINE
	EXISTING TREE LINE
	BUILDING SETBACK LINE

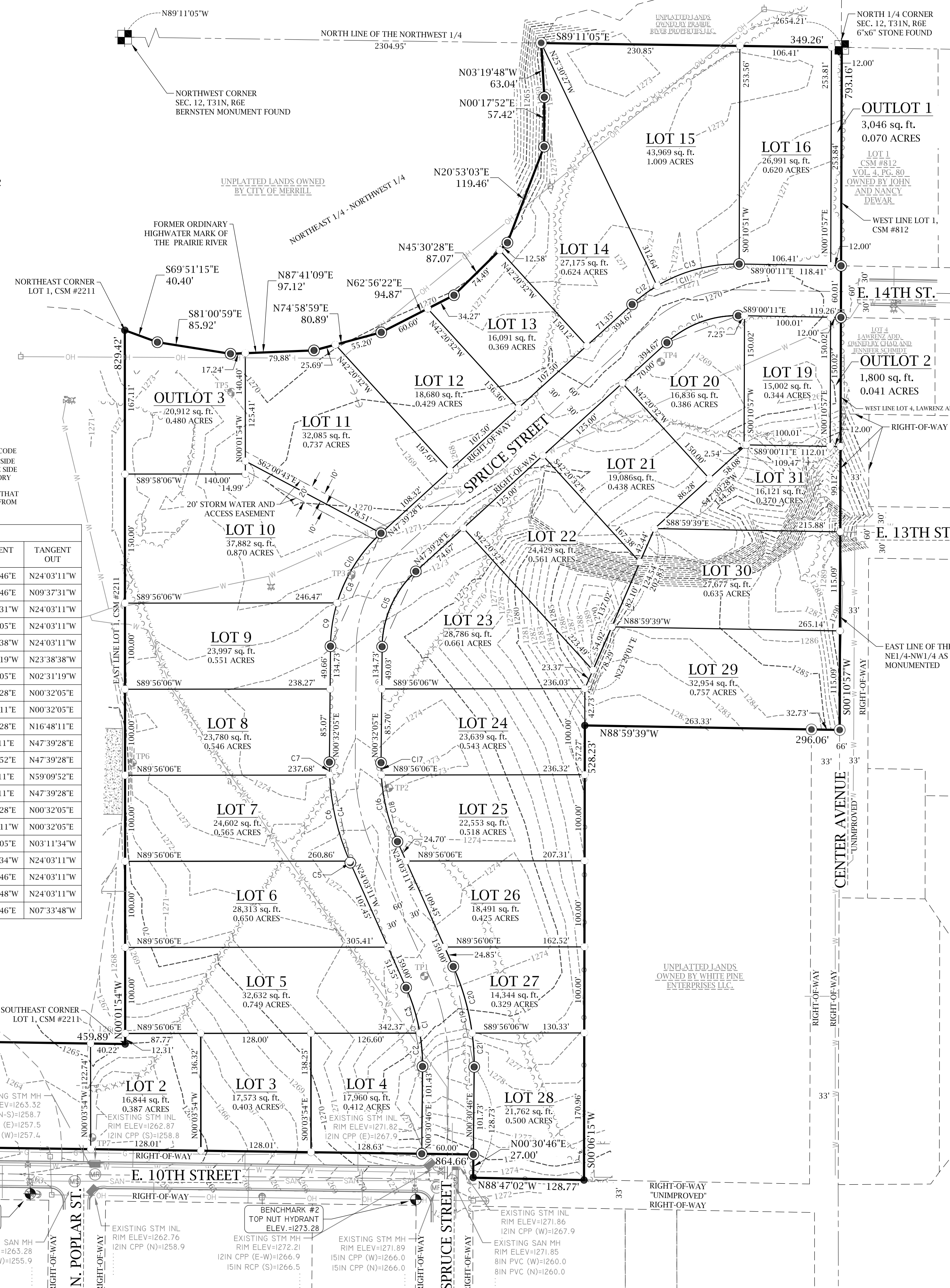


BEARINGS AND COORDINATES ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, MEASURED TO BEAR NORTH 89°11'05" WEST.

SHEET 1 OF 1

REI PROJECT #4649D

Curve Table							
CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT IN / TANGENT OUT
C1	4-5	220.00'	N11°46'12"W	93.61'	24°33'57"	94.33'	N00°30'46"E / N24°03'11"W
C2	4	220.00'	N04°33'22"W	38.88'	10°08'17"	38.93'	N00°30'46"E / N09°37'31"W
C3	5	220.00'	N16°50'21"W	55.25'	14°25'40"	55.40'	N09°37'31"W / N24°03'11"W
C4	6-7-8	280.00'	N11°45'33"W	119.24'	24°35'16"	120.16'	N00°32'05"E / N24°03'11"W
C5	6	280.00'	N23°50'55"W	2.00'	0°24'32"	2.00'	N23°38'38"W / N24°03'11"W
C6	7	280.00'	N13°04'59"W	102.64'	21°07'19"	103.22'	N02°31'19"W / N23°38'38"W
C7	8	280.00'	N00°59'37"W	14.94'	3°03'25"	14.94'	N00°32'05"E / N02°31'19"W
C8	9-10	180.00'	N24°05'47"E	143.90'	47°07'22"	148.04'	N47°39'28"E / N00°32'05"E
C9	9	180.00'	N08°40'08"E	50.94'	16°16'05"	51.11'	N16°48'11"E / N00°32'05"E
C10	10	180.00'	N32°13'49"E	95.77'	30°51'17"	96.93'	N47°39'28"E / N16°48'11"E
C11	14-15	180.00'	N69°19'39"E	132.93'	43°20'22"	136.15'	S89°00'11"E / N47°39'28"E
C12	14	180.00'	N53°24'40"E	36.09'	11°30'25"	36.15'	N59°09'52"E / N47°39'28"E
C13	15	180.00'	N75°04'51"E	98.72'	31°49'57"	100.00'	S89°00'11"E / N59°09'52"E
C14	20	120.00'	N69°19'39"E	88.62'	43°20'22"	90.77'	S89°00'11"E / N47°39'28"E
C15	23	120.00'	N24°05'47"E	95.94'	47°07'22"	98.69'	N47°39'28"E / N00°32'05"E
C16	24-25	220.00'	N11°45'33"W	93.69'	24°35'16"	94.41'	N24°03'11"W / N00°32'05"E
C17	24	220.00'	N01°19'44"W	14.31'	3°43'39"	14.31'	N00°32'05"E / N03°11'34"W
C18	25	220.00'	N13°37'22"W	79.66'	20°51'37"	80.10'	N03°11'34"W / N24°03'11"W
C19	27-28	280.00'	N11°46'12"W	119.13'	24°33'57"	120.05'	N00°30'46"E / N24°03'11"W
C20	27	280.00'	N15°48'29"W	80.31'	16°29'23"	80.58'	N07°33'48"W / N24°03'11"W
C21	28	280.00'	N03°31'31"W	39.43'	8°04'34"	39.47'	N00°30'46"E / N07°33'48"W



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