



**CITY OF MERRILL
CITY PLAN COMMISSION**

AGENDA • TUESDAY, FEBRUARY 4, 2025

Regular Meeting

City Hall Council Chambers

6:00 PM

To attend remotely call 316-789-6544 PIN 917 594 911 #

I. Call to Order

II. Minutes from Previous Meeting

1. Consider placing the minutes from the September 3, 2024 meeting on file

III. Agenda Items for Consideration

1. Review and consider the Tall Pines Final Plat

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
TUESDAY, SEPTEMBER 3, 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, Alderperson Rutkowski, Sturm
Present Not Voting: Building/Zoning Administrator Darin Pagel, City
Administrator/Public Works Director/City Engineer Rod Akey, City Attorney
Thomas Hayden, City Clerk Anderson-Malm, Alderperson Lass, Mike Ravn,
Renea and Todd Frederick, Kenneth McVay, Merrill Community Media.
Absent: Chad Krueger

- II. **Minutes from Previous Meeting**
 1. **Consider placing the minutes from the May 6th meeting on file.** - Melissa Schroeder motioned to place the minutes on file. Alderperson Rutkowski seconded and the motion passed.

- III. **Public Hearing**
 1. **Public Hearing Notice** - City Attorney Hayden read the public hearing notice. Melissa Schroeder motioned to open the public hearing. Ralph Sturm seconded and the motion passed. No members of the public spoke for or against the petitions. CAPWDCE Akey explained the plat to the committee. BIZE Pagel stated that all phone calls have been positive. Alderperson Rutkowski motioned to close the public hearing. Alli Henkleman seconded and the motion passed.

 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.** - Alderperson Rutkowski motioned to approve the preliminary plat of Tall Pines Subdivision. Melissa Schroeder seconded and the motion passed.

 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.** - Melissa Schroeder motioned to approve the rezoning request for the Tall Pines subdivision. Alli Henkelman seconded and the motion passed.

- IV. **Public Comment** Kenneth McVay spoke about vacant buildings and properties in the City of Merrill.

V. Adjournment Alderperson Rutkowski motioned to adjourn. Alli Henkelman seconded and the motion passed. The meeting was adjourned at 6:09 pm.

Minutes respectfully submitted by City Clerk Anderson-Malm.

The minutes are in draft form until approved at the next scheduled meeting.

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 OF 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 NORTHWEST 1/4 OF SECTION 12, 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°59'39" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF CENTER AVENUE AND THE WESTERLY EXTENSION THEREOF, 296.06 FEET; THENCE SOUTH 00°06'15" 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 OF EAST 10TH STREET, 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 SOUTHEAST 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, 429.44 FEET TO THE NORTHWEST 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 NORTH 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.

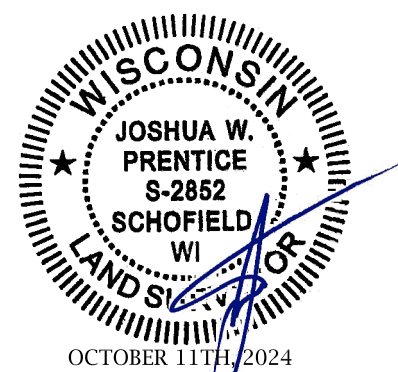
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

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 _____ DAY OF _____ OCTOBER, 2024

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



UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

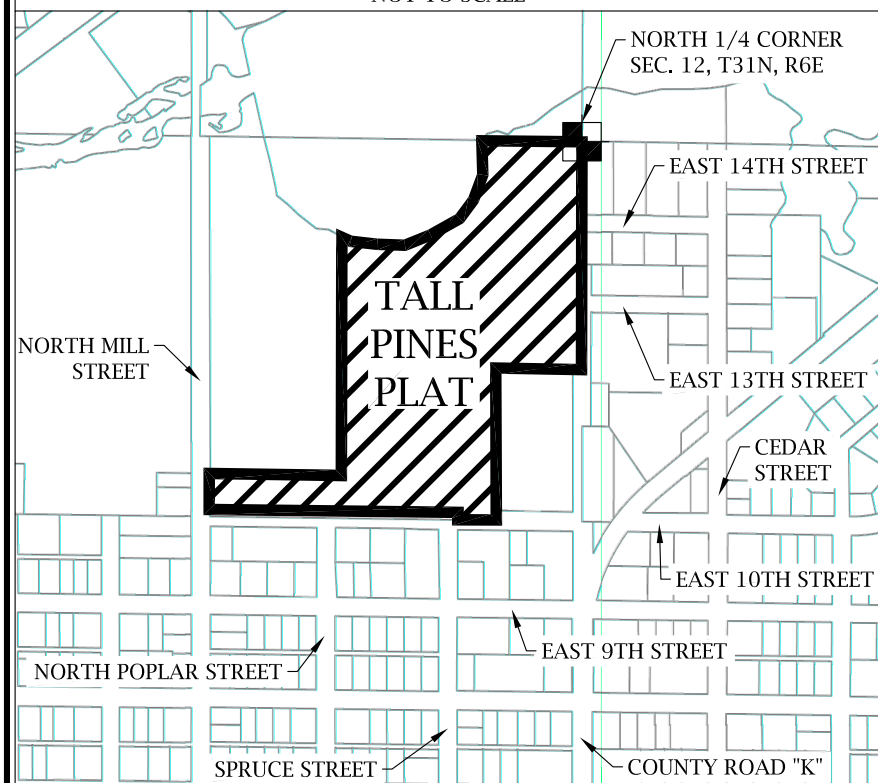
WENDORF CONSTRUCTION INC., GRANTOR, TO

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THESE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS; THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEE. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

VICINITY MAP
NOT TO SCALE



DATE	REVISION	BY	CHK'D
12-10-2024	UPDATED PER COMMENTS FROM DOA	JLR	JWP

REI Engineering, Inc.
1401 N. 10TH STREET
WAUSAU, WISCONSIN 54409
PHONE: 715.875.9786 FAX: 715.875.0209
EMAIL: MAIL@REIENGINEERING.COM

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

WENDORF CONSTRUCTION INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

WENDORF CONSTRUCTION INC., DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MERRILL AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

IN WITNESS WHEREOF, THE SAID WENDORF CONSTRUCTION INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY

ITS PRESIDENT, AND COUNTERSIGNED BY _____ ITS SECRETARY, AT _____ WISCONSIN, AND

ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____, 20____ IN THE PRESENCE OF:

WENDORF CONSTRUCTION INC.

(CORPORATE SEAL) _____ PRESIDENT

COUNTERSIGNED: _____ SECRETARY

CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF WISCONSIN)

SS _____

_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY _____, 20____, _____ PRESIDENT, AND,

SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____ WISCONSIN

MY COMMISSION EXPIRES _____

CITY OF MERRILL COMMON COUNCIL APPROVAL CERTIFICATE:

RESOLVED, THAT THE PLAT OF TALL PINES, IN THE CITY OF MERRILL, WENDORF CONSTRUCTION INC., OWNER, IS HEREBY APPROVED BY THE CITY OF MERRILL COMMON COUNCIL.

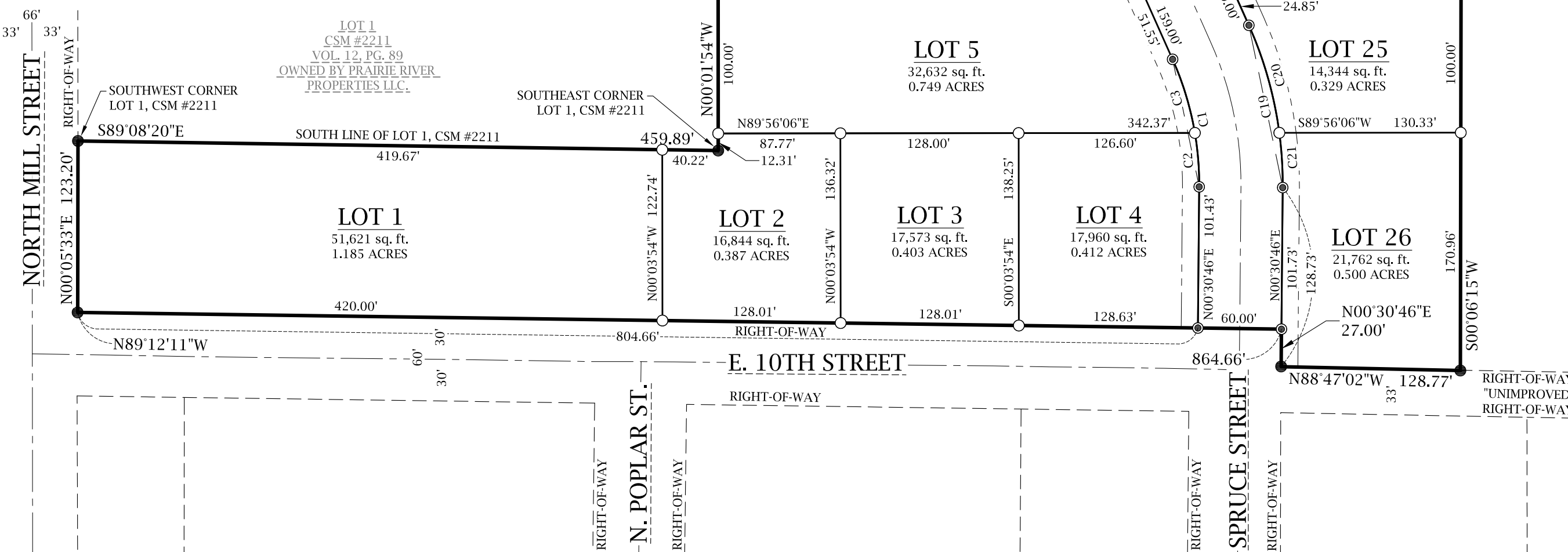
DATE _____ APPROVED _____ MAYOR

DATE _____ SIGNED _____ MAYOR

I HEREBY CERTIFY THAT THE AFORESAIDED PLAT OF TALL PINES HAS BEEN APPROVED BY THE CITY OF MERRILL COMMON COUNCIL.

CITY OF MERRILL CLERK _____

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°39'37"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	18	120.00'	N69°19'39"E	88.62'	43°20'22"	90.77'	S89°00'11"E	N47°39'28"E
C15	21	120.00'	N24°05'47"E	95.94'	47°07'22"	98.69'	N47°39'28"E	N00°32'05"E
C16	22-23	220.00'	N11°45'33"W	93.69'	24°35'16"	94.41'	N24°03'11"W	N00°32'05"E
C17	22	220.00'	N01°19'44"W	14.31'	3°43'39"	14.31'	N00°32'05"E	N03°11'34"W
C18	23	220.00'	N13°37'22"W	79.66'	20°51'37"	80.10'	N03°11'34"W	N24°03'11"W
C19	25-26	280.00'	N11°46'12"W	119.13'	24°33'57"	120.05'	N00°30'46"E	N24°03'11"W
C20	25	280.00'	N15°48'29"W	80.31'	16°29'23"	80.58'	N07°33'48"W	N24°03'11"W
C21	26	280.00'	N03°31'31"W	39.43'	8°04'34"	39.47'	N00°30'46"E	N07°33'48"W



Register of Deeds
Lincoln County, Wis.

Received for Record this
day of _____ A.D. 20____
at _____ o'clock _____ M. in Plat
Cabinet No. _____ on page _____
REGISTRAR

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified **January 16, 2025**
Don Dime
Department of Administration