



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY, JUNE 3, 2025

Regular Meeting

City Hall Council Chambers

6:00 PM

To attend remotely call 304-518-2954 PIN 201 795 040 #

I. Call to Order

II. Minutes from Previous Meeting

1. Consider placing the minutes from the February 4th meeting on file

III. Public Hearing

1. Public Hearing Notice
2. Lincoln County, 801 N Sales Street, requesting rezoning from Public to Thoroughfare Commercial, addresses of 607 N Sales Street and 2100 E 6th Street, located in the City of Merrill, Lincoln County, Wisconsin. Legally described in PIN# 251-3106-182-0229.

IV. Public Comment

V. Adjournment

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

**CITY OF MERRILL
CITY PLAN COMMISSION
TUESDAY, FEBRUARY 4, 2025 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: Schroeder (remote), Henkelman, Alderperson Rutkowski, Sturm, Finucan
Present Not Voting: Mayor Steve Hass, Building/Zoning Administrator Darin Pagel,
City Administrator/Public Works Director/City Engineer Rod Akey, City Attorney
Thomas Hayden, City Clerk Anderson-Malm, Merrill Community Media
Absent: Chad Krueger
- II. **Minutes from Previous Meeting**
 1. **Consider placing the minutes from the September 3, 2024 meeting on file** - Melissa Schroeder motioned to place the minutes on file. Allie Henkelman seconded and the motion passed.
- III. **Agenda Items for Consideration**
 1. **Review and consider the Tall Pines Final Plat** - BIZA Pagel addressed the committee and answered questions. Mayor Hass motioned to approve the Tall Pines final plat. Melissa Schroeder seconded and the motion passed.
- IV. **Public Comment** There was no public comment.
- V. **Adjournment** Ralph Sturm motioned to adjourn. Allie Henkelman seconded and the motion passed. The meeting was adjourned at 6:02 pm.

Minutes respectfully submitted by City Clerk Anderson-Malm
Minutes are in draft form until approved at the next scheduled meeting.

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, June 3, 2025 in the Council Chambers, City Hall, 1004 East First Street, Merrill, Wisconsin, on the following proposed matters, to wit;

- 1.) Lincoln County, 801 N Sales Street, requesting rezoning from Public to Thoroughfare Commercial, addresses of 607 N Sales Street and 2100 E 6th Street, located in the City of Merrill, Lincoln County, Wisconsin. Legally described in PIN# 251-3106-182-0229.

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

Dated: May 14, 2025

CITY OF MERRILL, WISCONSIN

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

APPLICATION FOR ZONING AMENDMENT
CITY OF MERRILL

NAME: County of Lincoln STREET ADDRESS: 801 N. Sales St, Merrill, WI
PROPERTY ADDRESS: 2100 E. 6th Street Merrill, WI 54452 TAX ROLL#: 251-3106-182-0229
607 N Sales Street Merrill, WI 54452
LEGAL DESCRIPTION: LOT 1 CSM 567607 D0567607

EXISTING USE: Skilled Nursing Facility and Office Building PROPOSED USE: Skilled Nursing Facility and Office Building

REASONS FOR REQUESTING A ZONE CHANGE: We are requesting to re-zone this parcel from public to thoroughfare commercial. There will not be changes to the existing use of the Skilled Nursing Facility and office building currently on this parcel. This re-zoning will be contingent the sale closing of the property to a non-government entity.

ADDITIONAL REQUIREMENTS

- 1.) Names and addresses of all abutting and opposite property owners within 300 feet of the property to be altered.
- 2.) Principal use of all properties within 300 feet of the property to be altered.
- 3.) 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.
- 4.) Any further information that may be pertinent in considering the application.
- 5.) FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
- 6.) 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.

Ranee Krueger 5/12/25
Signature of Applicant Date
Administrative Coordinator
Lincoln County

Lincoln County

Owner (s):

LINCOLN COUNTY
PINE CREST
SOCIAL SERVICES

Location:

SWNW, Sect. 7, T31N, R7E

Mailing Address:

LINCOLN COUNTY
PINE CREST
801 N SALES ST
MERRILL, WI 54452

School District:

3500 - MERRILL AREA SCHOOL

Request Mailing Address Change

Tax Parcel ID Number: Tax District: Status:

251-3106-182-0229 251-CITY OF MERRILL Active 01-09-2024

Alternate Tax Parcel Number: Government Owned: Acres:

15.2330

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

LOT 1 CSM 567607 D0567607

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

607 N SALES ST MERRILL, WI 54452
2100 E 6TH ST MERRILL, WI 54452

Taxes	
0 Lottery credits claimed	
Tax History	
* Click on a Tax Year for detailed payment information.	
Tax Year* Omitted Tax Bill Taxes Paid Taxes Due Interest Penalty Fees Total Payoff	
2024	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
Total	\$0.00
<p><i>If the first installment is not received by the municipality by January 31 of the year due, interest and penalty will also be due. Please contact the County Treasurer's Office at (715) 539-1067 for the exact amount due if it is after January 31 or if taxes are 3 years or more delinquent.</i></p>	
<p><i>NOTE: Current year tax bills may not be processed by the county.</i></p>	

567607
LINCOLN COUNTY WI
Sarah L. Koss
REGISTER OF DEEDS
REC FEE: 30.00

RECEIVED AND RECORDED

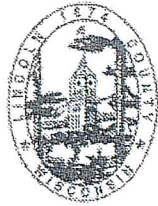
Instrument Number: 567607

Document Type: CERTIFIED SURVEY MAP

Number of Pages: 3

Recording Date and Time: 12/7/2023 10:30:00 AM

I hereby certify that this instrument was RECORDED on the date and time stamped above in the OFFICIAL PUBLIC RECORDS of the REGISTER OF DEEDS, Lincoln County, Wisconsin.

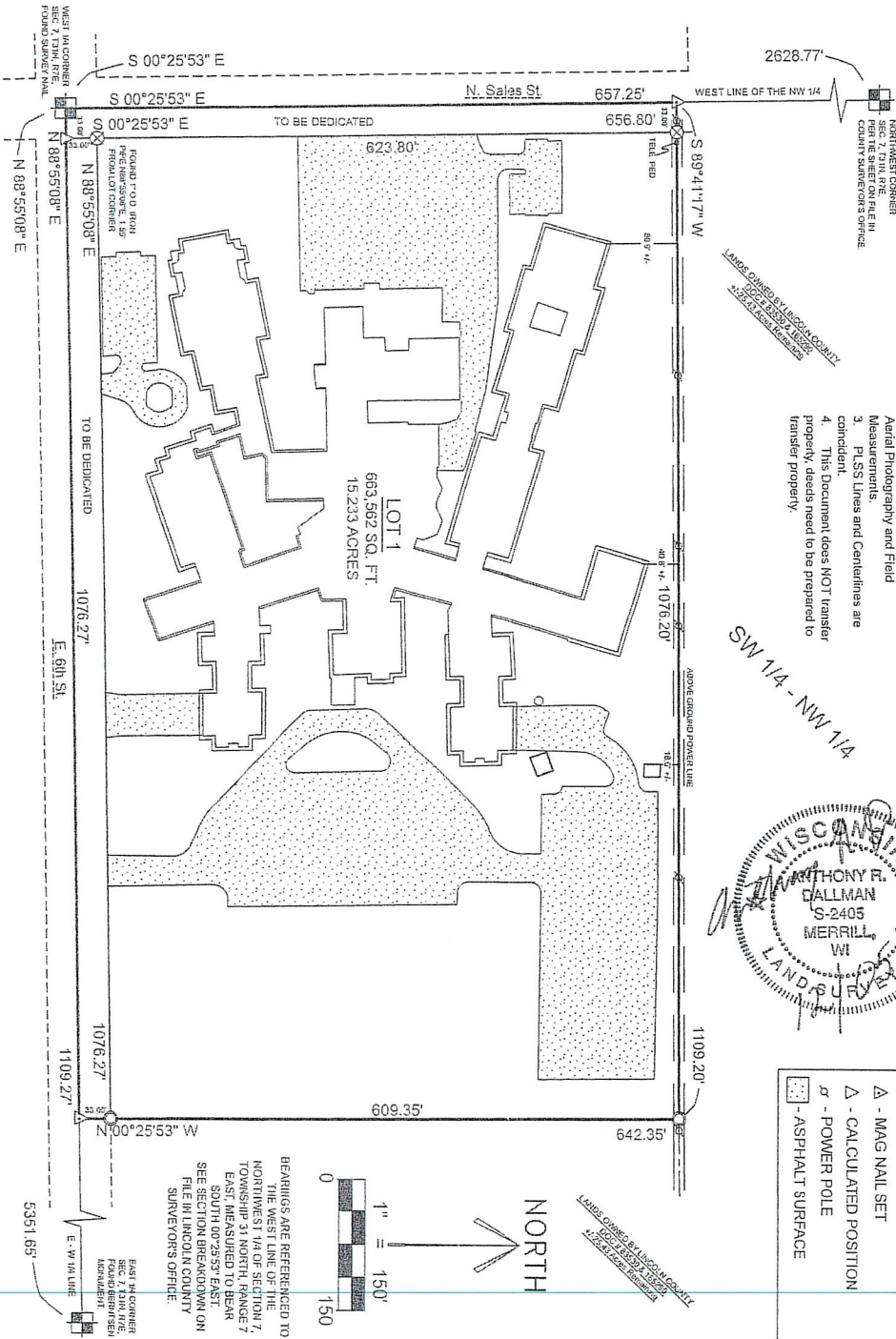


Sarah Koss, Register
Register of Deeds
Lincoln County Wisconsin

This cover page is PAGE 1 of this document and is part of the Official Public Record.

LINCOLN COUNTY CERTIFIED SURVEY MAP NO. 567607

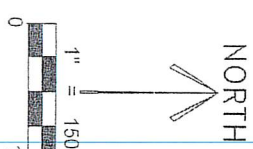
Of part of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 31
North, Range 7 East, City of Merrill, Lincoln County, Wisconsin.



- NOTES:**
1. Lands labeled as "TO BE DEDICATED" are intended to be dedicated for road purposes.
 2. Buildings located by Ortho-rectified Aerial Photography and Field Measurements.
 3. PL SS Lines and Centerlines are indicated.
 4. This Document does NOT transfer property, deeds need to be prepared to transfer property.



LEGEND	
	7/8" x 1/8" REBAR
	WEIGHING 2.04 LBS./LIN. FT. SET
	CHISELED "X" IN CONCRETE SET
	MAG. NAIL SET
	CALCULATED POSITION
	POWER POLE
	ASPHALT SURFACE



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 7 EAST, MEASURED TO BEARINGS ASSUMED TO BE ON FILE IN LINCOLN COUNTY SURVEYORS OFFICE.

SHEET 1 OF 2

Rex
Lincoln County *30.00hg.*

Land Services Department, 801 N. Sales St. Suite. 103, Merrill, WI 54452 P/I 715-539-1087 FAX 715-539-8325

DRAWN BY A.R.D.	DATE DECEMBER 4, 2023
CHECKED BY A.R.D.	PROJECT NO. 7317(2)
PREPARED FOR:	LINCOLN COUNTY

LINCOLN COUNTY CERTIFIED SURVEY MAP NO. 567607

Of part of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 31 North, Range 7 East, City of Merrill, Lincoln County, Wisconsin.

I, Anthony R. Dallman, Registered Land Surveyor S-2405, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided a part of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 31 North, Range 7 East, City of Merrill, Lincoln County, Wisconsin described as follows:

Commencing at the West 1/4 corner of said Section 7, also being the point of beginning; Thence North 88°55'08" East, 1109.27 feet coincident the South line of said Southwest 1/4 of the Northwest 1/4 to a M.A.G. Nail; Thence North 00°25'53" West, 642.35 feet to a 7/8" rebar; Thence South 89°41'17" West, 1109.20 feet to a M.A.G. Nail on the West Line of said Southwest 1/4 of the Northwest 1/4; Thence South 00°25'53" East, 657.25 feet coincident said West line to the point of beginning.

That the above described parcel of land contains 720,761 square feet, or 16.54 acres more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of LINCOLN COUNTY Owner of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Merrill in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 5TH day of December, 2023

Anthony R. Dallman
Lincoln County Surveyor
Anthony R. Dallman
R.L.S. No. 2405

OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also 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.

WITNESS the hand and seal of said owner this 6TH day of DECEMBER, 2023.

In the presence of:

Don Friske (Seal)
Don Friske, Lincoln County Board Chair

Christopher J. Marlowe
Christopher J. Marlowe, Lincoln County Clerk



CITY OF MERRILL APPROVAL

I, Darin Paged (Building & Zoning Administrator), hereby certify that the above Certified Survey is approved, with no objection, to be recorded in the Office of the Register of Deeds.

Darin Paged Building & Zoning Administrator 12-6-23 Date

SHEET 2 OF 2

<h1>Lincoln County</h1>	DRAWN BY A.R.D.	DATE DECEMBER 4, 2023
	CHECKED BY A.R.D.	PROJECT NO. 7317(2)
	PREPARED FOR: LINCOLN COUNTY	

Land Services Department, 801 N. Sales St. Suite. 103, Merrill, WI 54452 PII 715-539-1087 FAX 715-539-8325

