



**CITY OF MERRILL
CITY PLAN COMMISSION**

AGENDA • TUESDAY, FEBRUARY 3, 2026

Regular Meeting

City Hall Council Chambers

6:00 PM

To attend remotely call 901-614-3885 PIN 577 470 290 #

I. Call to Order

II. Minutes from Previous Meeting

1. Consider placing the minutes from the November 4, 2025 meeting on file

III. Public Hearing

1. Public Hearing Notice
2. JAS Enterprises, LLC., requesting a Planned Unit Development for a Multifamily Residential Development at 703 S. Center Avenue.
3. Opportunity Development Center Inc, requesting rezoning from Public to Business at 508 Eugene Street (formerly Highland Community Church)
4. Jon Malm, Woodsconsin, LLC, requesting a Conditional Use for placement of a shipping container at 705 S. Center Avenue.

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, NOVEMBER 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: Mayor Hass, Melissa Schroeder (remote), Chad Krueger, D8 Alderperson Rutkowski, Jim Finucan
Present Not Voting: Building/Zoning Administrator Darin Pagel, City Clerk Anderson-Malm, Derek Burgener, Ryan Trumbley
Excused: City Administrator Rod Akey, Alli Henkelman
Absent: Ralph Sturm
- II. **Minutes from Previous Meeting**
 1. **Consider placing the minutes from the September 2nd meeting on file**
- (D8 Alderperson Rutkowski/ Krueger) motion/second to place minutes on file. The motion passed.
- III. **Public Hearing**
 1. **Public Hearing** - Mayor Hass read the public hearing notice.
(Schroeder/Krueger) motion/second to open the public hearing. The motion passed. The public hearing opened at 6:02 pm. Building Inspector/Zoning Administrator Pagel gave an overview of the project. There was no one to speak for or against the project. (D8 Alderperson Rutkowski/Krueger) motion/second to close the public hearing. The motion passed. The public hearing closed at 6:04 pm.
 2. **Primetime Estates LLC, requesting a Condominium Plat under M.M.C. Sec 111-3 at 604 Eugene Street, City of Merrill, Lincoln County, Wisconsin. Legally described in PIN # 251-3106-152-0236.**
- (Schroeder/Finucan) motion/second to approve. The motion passed.
- IV. **General Agenda Items for Consideration**
 1. **Discuss and consider vacating the alley between 603 & 605 S Foster St.**
- Building Inspector/Zoning Administrator Pagel updated the committee regarding the alley vacation. (D8 Alderperson Rutkowski/Krueger) motion/second to approve. The motion passed.
- V. **Public Comment** There was no public comment.
- VI. **Adjournment** (Schroeder/D8 Alderperson Rutkowski) motion/second to adjourn. The motion passed. The meeting adjourned at 6:06 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, February 3, 2026 in the Council Chambers, City Hall**, 1004 East First Street, Merrill, Wisconsin, on the following proposed matters, to wit;

- 1.) JAS Enterprises, LLC., requesting a Planned Unit Development under M.M.C. Sec 113-66 to 69 for a Multifamily Residential Development at 703 S Center Avenue, City of Merrill, Lincoln County, Wisconsin. Legally described in PIN# 251-3106-132-0037.
- 2.) Opportunity Development Center Inc., requesting rezoning under M.M.C. Sec 113-430 from Public to Business at 508 Eugene Street, formerly Highland Community Church, City of Merrill, Lincoln County, Wisconsin. Legally described in PIN# 251-3106-152-0250 and 251-3106-152-0234.
- 3.) Jon Malm, Woodsconsin LLC, 705 S Center Avenue, requesting a Conditional Use under M.M.C. Sec 113-317(n) for placement of a shipping container at 705 S Center Avenue, City of Merrill, Lincoln County, Wisconsin. Legally described in PIN# 251-3106-132-0056.

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

Dated: January 13, 2026

CITY OF MERRILL, WISCONSIN

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT

CITY OF MERRILL

NAME: JAS ENTERPRISES, LLC STREET ADDRESS: 236308 N. TRAY ST
WAUWATON, WI 54403
PROPERTY ADDRESS: 703 S. CENTER AVE TAX ROLL# 251-3106-132-0037
MERRILL, WI 54452
LEGAL DESCRIPTION: CSM 475 IN V2 P374 D0290804 AND A PCL

OF LAND DESC AS-CM AT NE CR OF CSM 475 POB-TM ALG ARC OF CURVE
TO LEFT BEING S ROW
EXISTING USE: EMPTY LOT PROPOSED USE: RESIDENTIAL DUPLEXES

REASONS FOR REQUESTING A PUD: _____

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 or proposed land use including shape, size and arrangement or 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 or a phased development.
13. General outline of intended organizational structure related to property owner's 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 Treasurer's office at time of application.

All information submitted is accurate to the best of my knowledge.

 12/22/25

Signature of Applicant

Additional Requirements – 703 S. Center Avenue

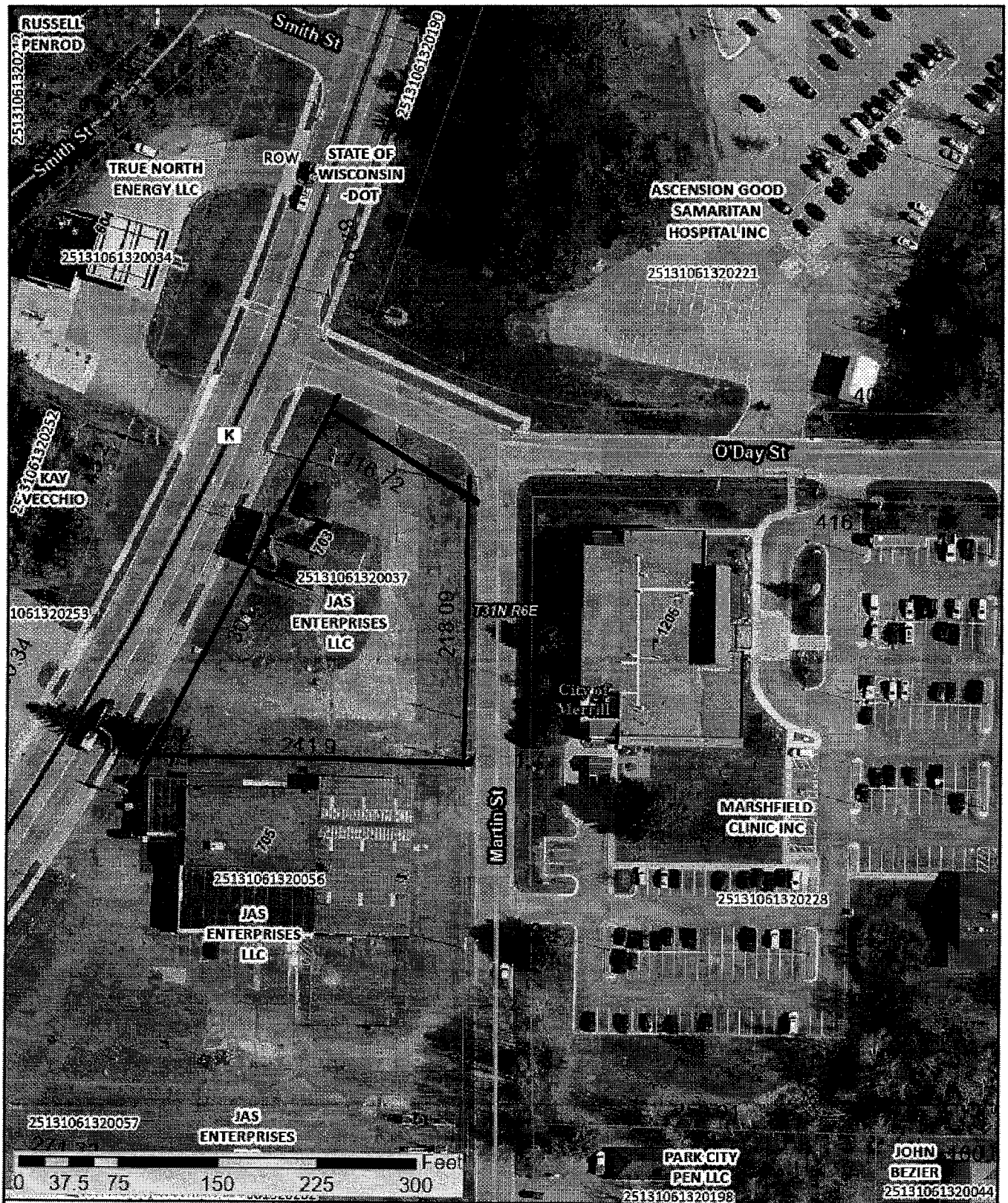
1. JAS Enterprises, LLC owns the only abutting property, 705 S. Center Avenue.
2. Signed Development agreement and purchase agreement attached
3. JAS Enterprises, LLC 705 S. Center Avenue – Commercial spaces for lease, indoor mini storage, seasonal storage

Aspirus Merrill Hospital

Shell Service Station

Marshfield Clinic

4. Plans sent
5. Proposed residential facility – 4 duplex units, each with two separate dwellings. All one level, ADA compliant. Each unit 3 bed, 2 bath to provide lower maintenance, retirement type living spaces that are located in a convenient area of Merrill.
6. Attached
7. Attached
8. Attached
9. Attached
10. Attached
11. Attached
12. Looking to break ground May 2026 and complete project end of 2026
13. None intended
14. Funding approx. 2 million through Incredible Bank.
15. All units will be leased and managed by JAS Enterprises, LLC
16. JAS Enterprises will be utilizing local contractors to build these lower maintenance, affordable residences located in convenient location in the community of Merrill. This brings revenue to local business and gives freedom to residences looking to downsizing without losing the comforts of a traditional home.



Lincoln County, WI

Author:

Date Printed: 12/23/2025

The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to the Land Services Department, 801 North Sales St. Marsh, WI, 54452. Phone (715) 539-1087.

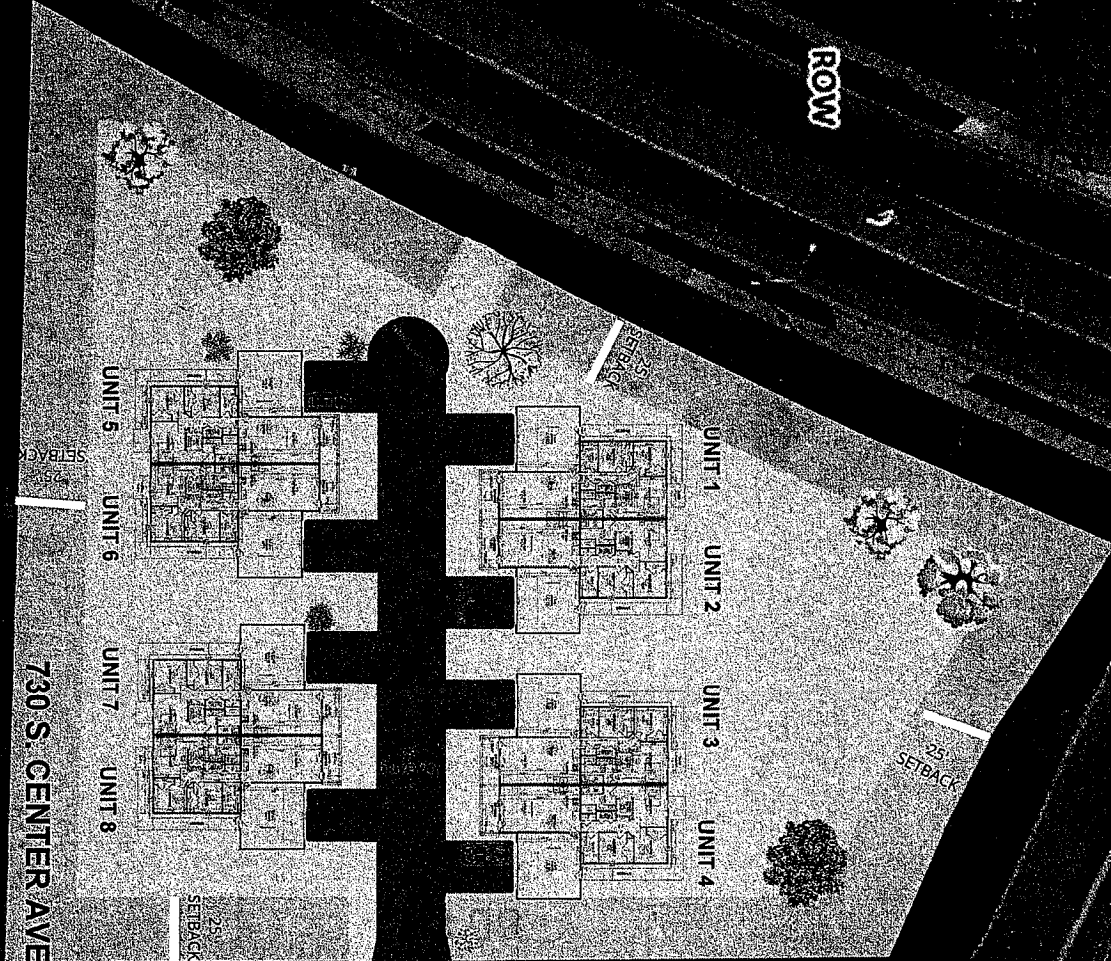


21ENERGY 20034
LLC

52

ROW

K



730 S. CENTER AVE

Martin St

O'Day St

HOSPITAL INC

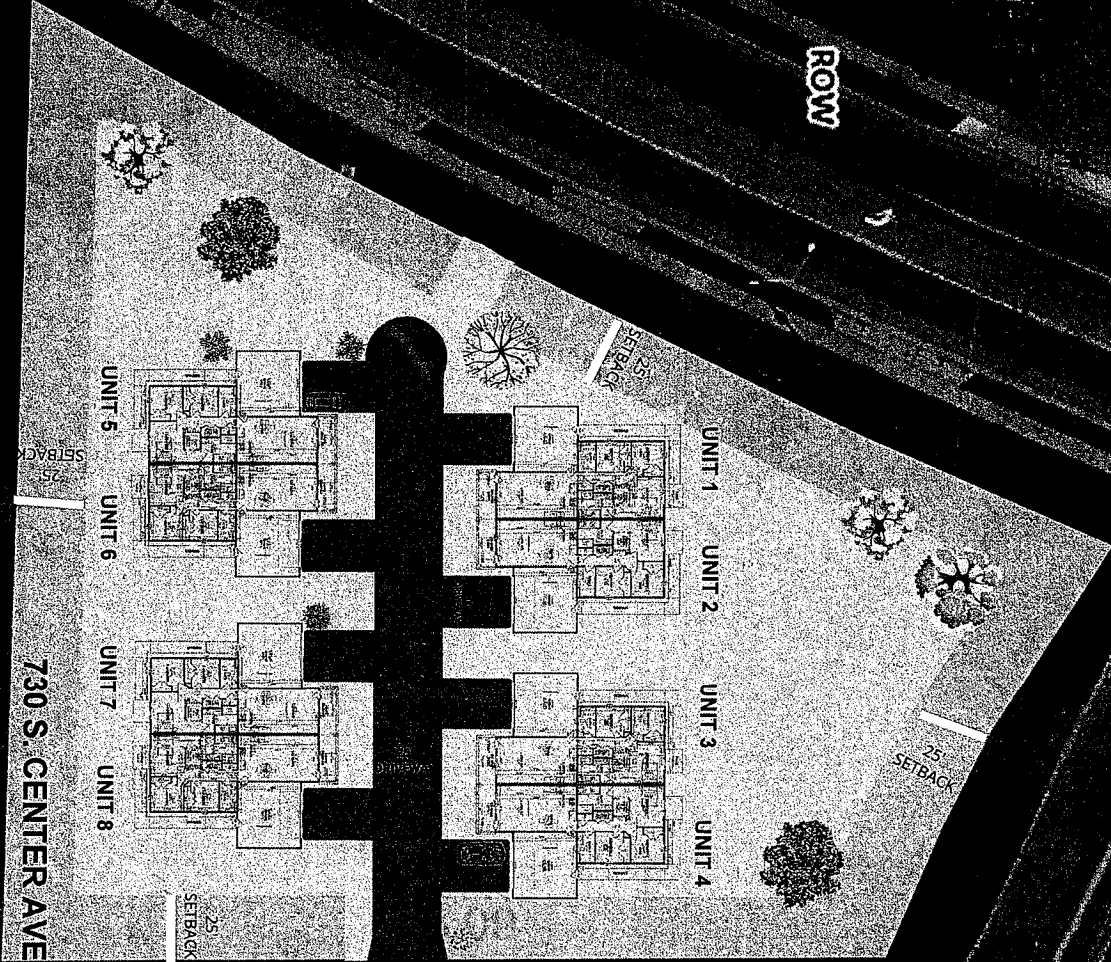
MARSHFIELD
251 CLINIC INC

21ENERGY/20034
LIC

52

K

ROW



730 S. CENTER AVE

Martin St

O'Day St

HOSPITAL INC

MARSHFIELD
251 CLINIC INC

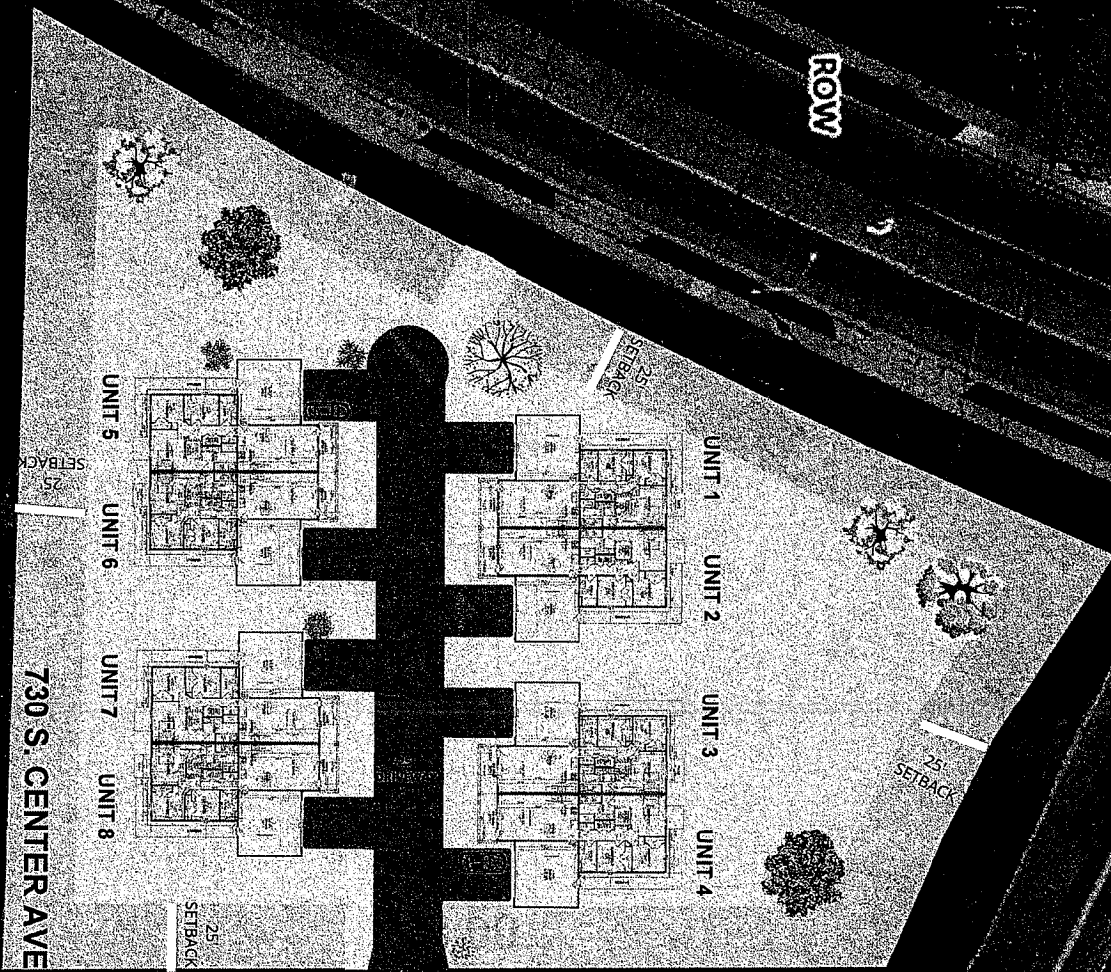
1205

21ENERGY 20034
LLC

52

ROW

K



730 S. CENTER AVE

Martin St

HOSPITAL INC

O'Day St

MARSHFIELD
251 CLINIC INC

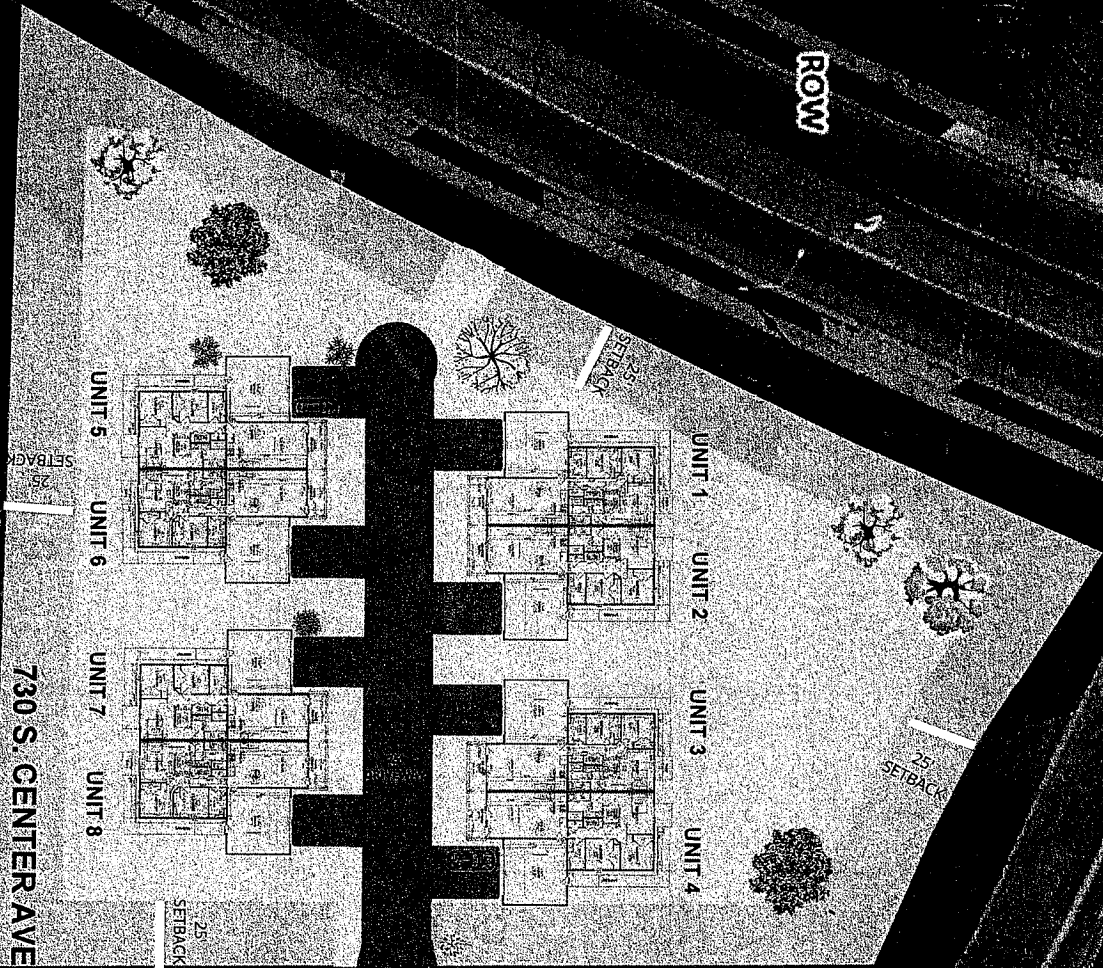
1205

21ENERGY 20034
LLC

52

ROW

K



730 S. CENTER AVE

Martin St

O'Day St

HOSPITALING

MARSHFIELD
25:1 CLINIC INC

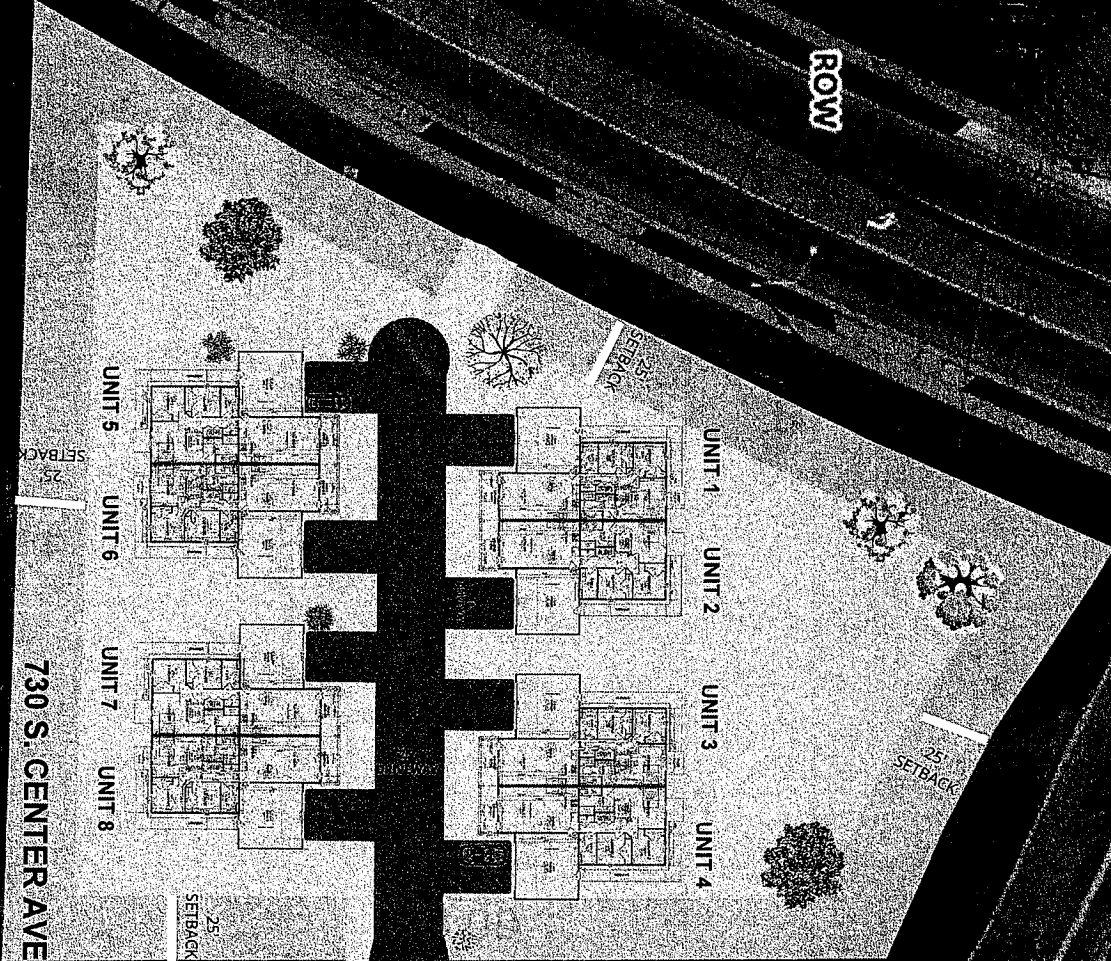
1205

ENERGY 20034
LLC

52

ROW

K



730 S. CENTER AVE

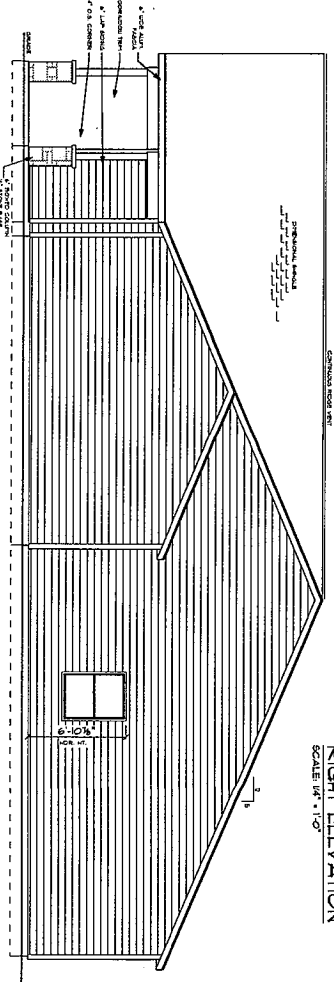
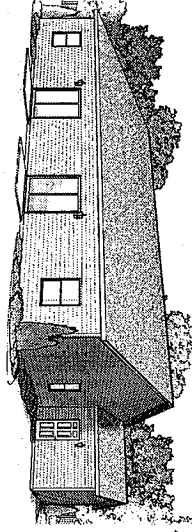
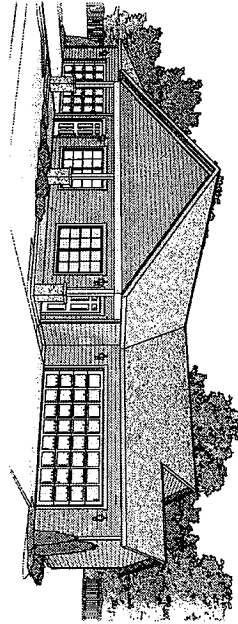
Martin St

O'Day St

HOSPITAL INC

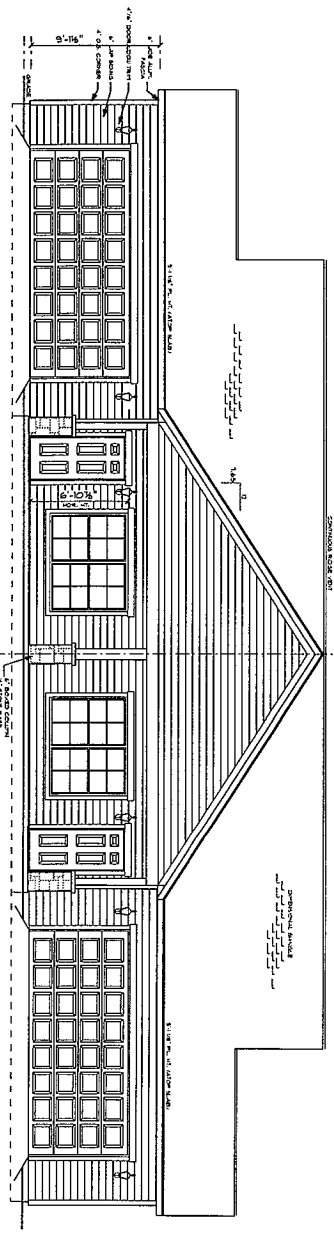
MARSHFIELD
251 CLINIC INC

1205



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

UNIT B



FRONT ELEVATION
SCALE 1/4" = 1'-0"

UNIT A

UNIT B

Merrill Dev. 2 Unit

© GRANITE DESIGN GROUP, LLC 2025

Merrill Dev. 2 Unit



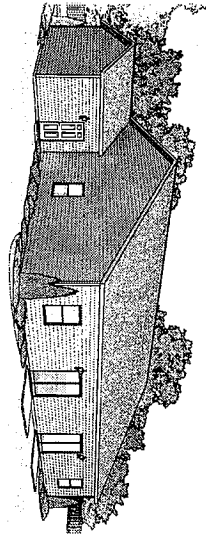
Granite Design Group, LLC
227478 Raven Ave. PHONE: 1.715.551.1778
Wausau WI 54401 jsmith800@gmail.com

SCALE: As Noted
DRAWN BY: Joe
DATE: 12/10/2025

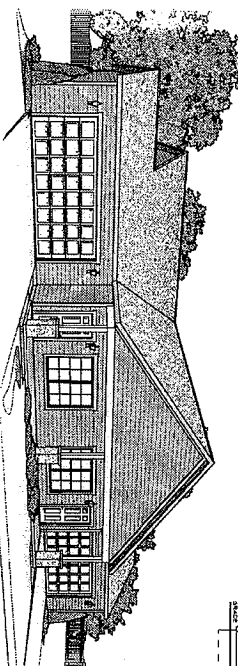


APPROVED:
CHECKED BY:

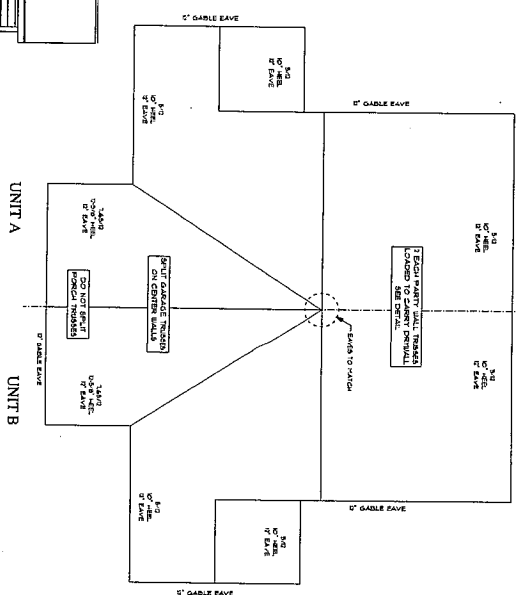
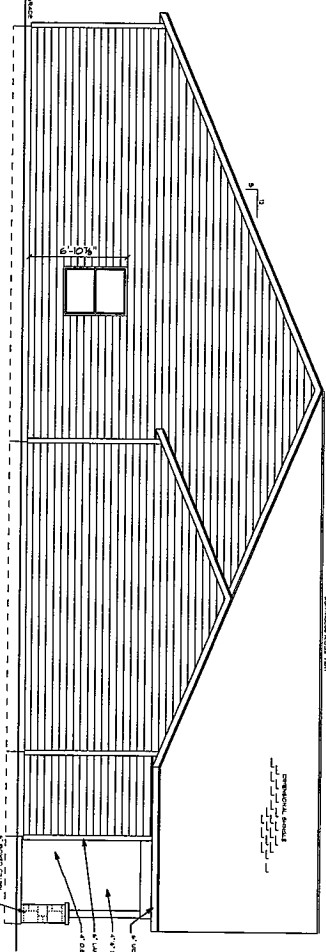
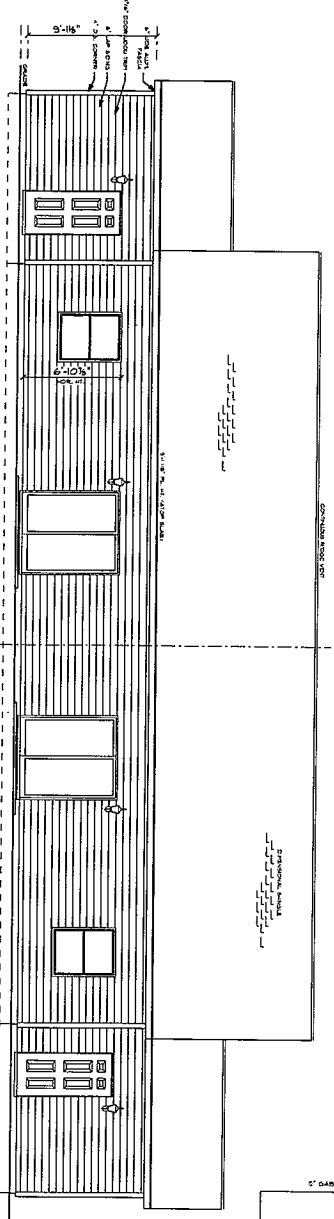
PAGE: 1



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

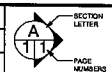
© GRANITE DESIGN GROUP, LLC 2025
 ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF GRANITE DESIGN GROUP, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRANITE DESIGN GROUP, LLC. GRANITE DESIGN GROUP, LLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. GRANITE DESIGN GROUP, LLC IS NOT PROVIDING ANY CONTRACT ADMINISTRATION SERVICES. GRANITE DESIGN GROUP, LLC IS NOT PROVIDING ANY ARCHITECTURAL SERVICES. GRANITE DESIGN GROUP, LLC IS NOT PROVIDING ANY ENGINEERING SERVICES. GRANITE DESIGN GROUP, LLC IS NOT PROVIDING ANY LANDSCAPE ARCHITECTURE SERVICES. GRANITE DESIGN GROUP, LLC IS NOT PROVIDING ANY INTERIOR DESIGN SERVICES. GRANITE DESIGN GROUP, LLC IS NOT PROVIDING ANY OTHER SERVICES. GRANITE DESIGN GROUP, LLC IS NOT PROVIDING ANY OTHER SERVICES.

Merrill Dev. 2 Unit



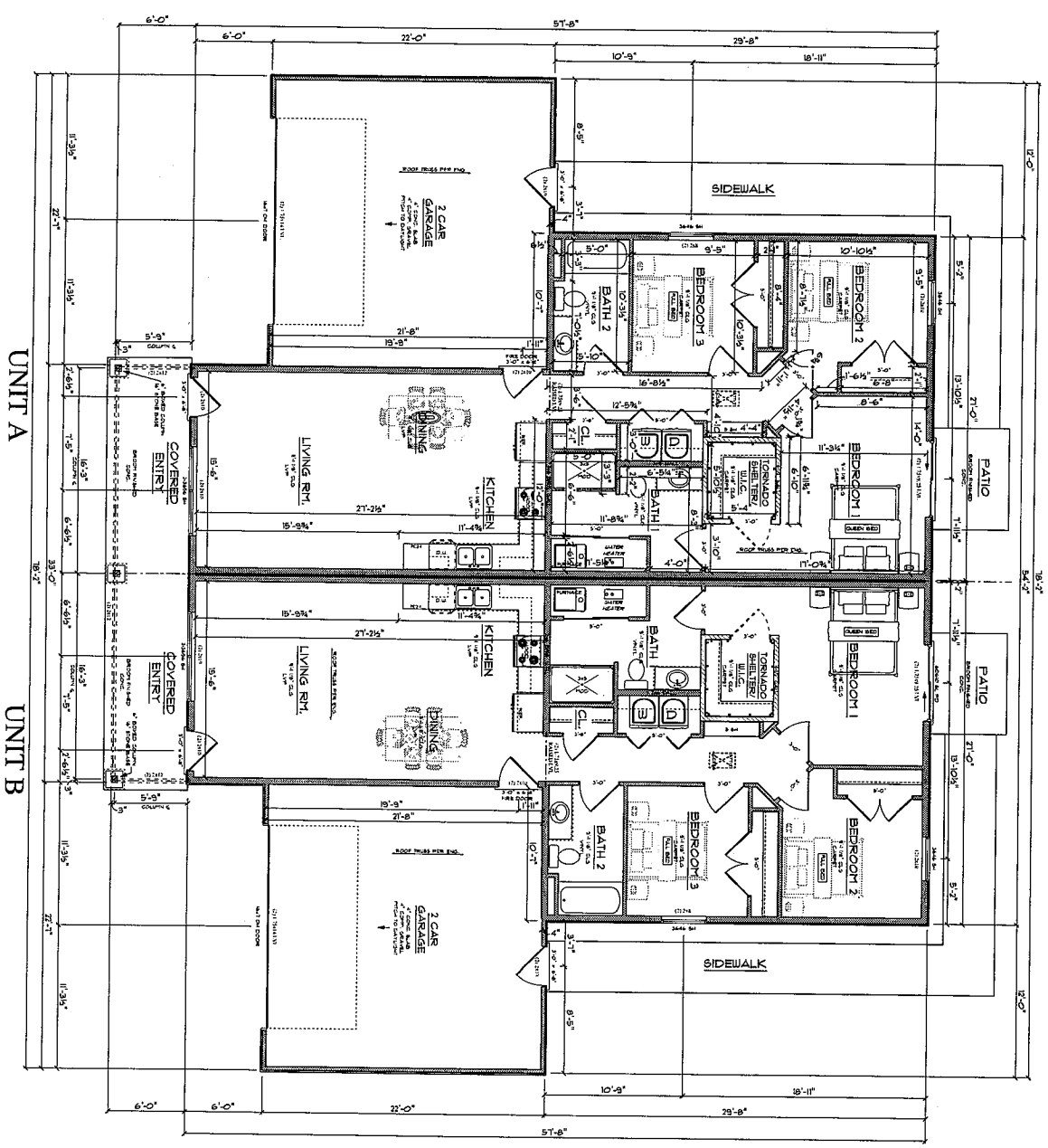
Granite Design Group, LLC
 227476 Raven Ave.
 Wausau WI 54401
 PHONE: 1.715.551.1778
 jim@800@gm3.com

SCALE: As Noted
 DRAWN BY: Joe
 DATE: 12/10/2025



APPROVED:
 CHECKED BY:

PAGE:
 2



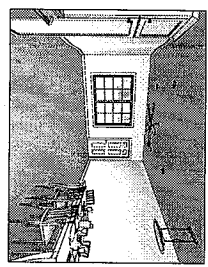
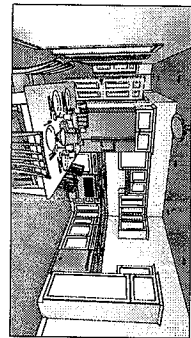
UNIT A

UNIT B

1ST FLOOR PLAN

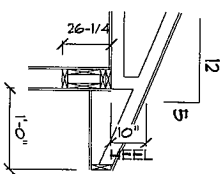
SCALE: 1/4" = 1'-0"

Unit A Living Space	1266 sq. ft.
Unit A Garage	453 sq. ft.
Unit B Living Space	1266 sq. ft.
Unit B Garage	453 sq. ft.



EAVE DETAIL

SCALE: 3/4" = 1'-0"



- GENERAL NOTES:**
 1. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND NOTES.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 3. FINISHES ARE AS NOTED OR REFER TO FINISH SCHEDULE.
 4. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS.
- ROOF DESIGN NOTES:**
 1. ROOF TYPE: GABLE.
 2. ROOF FINISH: AS NOTED.
 3. ROOF STRUCTURE: AS NOTED.
 4. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS.
- WALL DESIGN NOTES:**
 1. WALL TYPE: CONCRETE BLOCK.
 2. WALL FINISH: AS NOTED.
 3. WALL STRUCTURE: AS NOTED.
 4. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS.

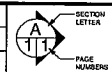
© GRANITE DESIGN GROUP, LLC 2025

Merrill Dev. 2 Unit



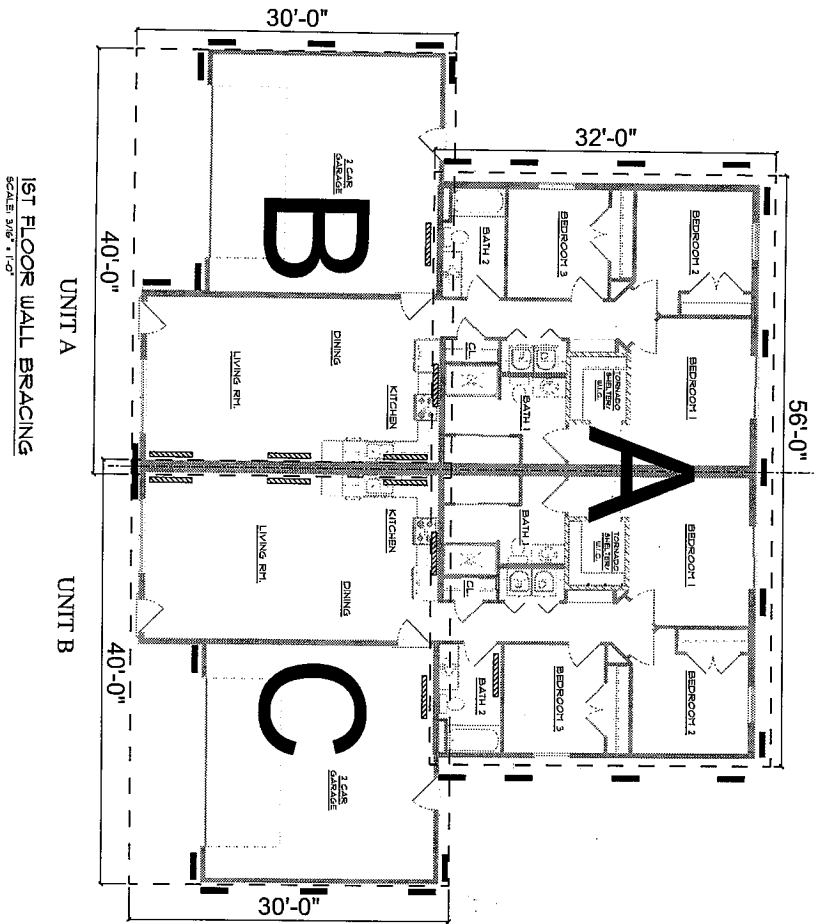
Granite Design Group, LLC
227476 Raven Ave.
Waukau WI 54401
PHONE: 1.715.551.1778
jmh@h200@gmail.com

SCALE: As Noted
DRAWN BY: Joe
DATE: 12/10/2025



APPROVED: _____
CHECKED BY: _____

PAGE: 4



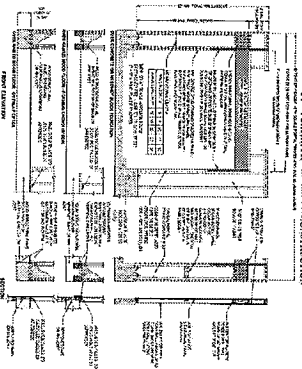
1ST FLOOR WALL BRACING
SCALE: 3/8" = 1'-0"

UNIT A

UNIT B

LEGEND

- 1/4" THICK WALL BRACING
- 1/2" THICK WALL BRACING
- 3/4" THICK WALL BRACING
- 1" THICK WALL BRACING
- 2" THICK WALL BRACING
- 3" THICK WALL BRACING
- 4" THICK WALL BRACING
- 6" THICK WALL BRACING
- 8" THICK WALL BRACING
- 10" THICK WALL BRACING
- 12" THICK WALL BRACING
- 14" THICK WALL BRACING
- 16" THICK WALL BRACING
- 18" THICK WALL BRACING
- 20" THICK WALL BRACING
- 24" THICK WALL BRACING
- 30" THICK WALL BRACING
- 36" THICK WALL BRACING
- 42" THICK WALL BRACING
- 48" THICK WALL BRACING
- 54" THICK WALL BRACING
- 60" THICK WALL BRACING
- 72" THICK WALL BRACING
- 84" THICK WALL BRACING
- 96" THICK WALL BRACING
- 108" THICK WALL BRACING
- 120" THICK WALL BRACING
- 132" THICK WALL BRACING
- 144" THICK WALL BRACING
- 156" THICK WALL BRACING
- 168" THICK WALL BRACING
- 180" THICK WALL BRACING
- 192" THICK WALL BRACING
- 204" THICK WALL BRACING
- 216" THICK WALL BRACING
- 228" THICK WALL BRACING
- 240" THICK WALL BRACING
- 252" THICK WALL BRACING
- 264" THICK WALL BRACING
- 276" THICK WALL BRACING
- 288" THICK WALL BRACING
- 300" THICK WALL BRACING



SEE PLAN

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	1/4" THICK WALL BRACING	100	LINEAL FEET	SEE PLAN
2	1/2" THICK WALL BRACING	200	LINEAL FEET	SEE PLAN
3	3/4" THICK WALL BRACING	300	LINEAL FEET	SEE PLAN
4	1" THICK WALL BRACING	400	LINEAL FEET	SEE PLAN
5	2" THICK WALL BRACING	500	LINEAL FEET	SEE PLAN
6	3" THICK WALL BRACING	600	LINEAL FEET	SEE PLAN
7	4" THICK WALL BRACING	700	LINEAL FEET	SEE PLAN
8	6" THICK WALL BRACING	800	LINEAL FEET	SEE PLAN
9	8" THICK WALL BRACING	900	LINEAL FEET	SEE PLAN
10	10" THICK WALL BRACING	1000	LINEAL FEET	SEE PLAN
11	12" THICK WALL BRACING	1100	LINEAL FEET	SEE PLAN
12	14" THICK WALL BRACING	1200	LINEAL FEET	SEE PLAN
13	16" THICK WALL BRACING	1300	LINEAL FEET	SEE PLAN
14	18" THICK WALL BRACING	1400	LINEAL FEET	SEE PLAN
15	20" THICK WALL BRACING	1500	LINEAL FEET	SEE PLAN
16	24" THICK WALL BRACING	1600	LINEAL FEET	SEE PLAN
17	30" THICK WALL BRACING	1700	LINEAL FEET	SEE PLAN
18	36" THICK WALL BRACING	1800	LINEAL FEET	SEE PLAN
19	42" THICK WALL BRACING	1900	LINEAL FEET	SEE PLAN
20	48" THICK WALL BRACING	2000	LINEAL FEET	SEE PLAN
21	54" THICK WALL BRACING	2100	LINEAL FEET	SEE PLAN
22	60" THICK WALL BRACING	2200	LINEAL FEET	SEE PLAN
23	72" THICK WALL BRACING	2300	LINEAL FEET	SEE PLAN
24	84" THICK WALL BRACING	2400	LINEAL FEET	SEE PLAN
25	96" THICK WALL BRACING	2500	LINEAL FEET	SEE PLAN
26	108" THICK WALL BRACING	2600	LINEAL FEET	SEE PLAN
27	120" THICK WALL BRACING	2700	LINEAL FEET	SEE PLAN
28	132" THICK WALL BRACING	2800	LINEAL FEET	SEE PLAN
29	144" THICK WALL BRACING	2900	LINEAL FEET	SEE PLAN
30	156" THICK WALL BRACING	3000	LINEAL FEET	SEE PLAN
31	168" THICK WALL BRACING	3100	LINEAL FEET	SEE PLAN
32	180" THICK WALL BRACING	3200	LINEAL FEET	SEE PLAN
33	192" THICK WALL BRACING	3300	LINEAL FEET	SEE PLAN
34	204" THICK WALL BRACING	3400	LINEAL FEET	SEE PLAN
35	216" THICK WALL BRACING	3500	LINEAL FEET	SEE PLAN
36	228" THICK WALL BRACING	3600	LINEAL FEET	SEE PLAN
37	240" THICK WALL BRACING	3700	LINEAL FEET	SEE PLAN
38	252" THICK WALL BRACING	3800	LINEAL FEET	SEE PLAN
39	264" THICK WALL BRACING	3900	LINEAL FEET	SEE PLAN
40	276" THICK WALL BRACING	4000	LINEAL FEET	SEE PLAN
41	288" THICK WALL BRACING	4100	LINEAL FEET	SEE PLAN
42	300" THICK WALL BRACING	4200	LINEAL FEET	SEE PLAN

SEE PLAN

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	1/4" THICK WALL BRACING	100	LINEAL FEET	SEE PLAN
2	1/2" THICK WALL BRACING	200	LINEAL FEET	SEE PLAN
3	3/4" THICK WALL BRACING	300	LINEAL FEET	SEE PLAN
4	1" THICK WALL BRACING	400	LINEAL FEET	SEE PLAN
5	2" THICK WALL BRACING	500	LINEAL FEET	SEE PLAN
6	3" THICK WALL BRACING	600	LINEAL FEET	SEE PLAN
7	4" THICK WALL BRACING	700	LINEAL FEET	SEE PLAN
8	6" THICK WALL BRACING	800	LINEAL FEET	SEE PLAN
9	8" THICK WALL BRACING	900	LINEAL FEET	SEE PLAN
10	10" THICK WALL BRACING	1000	LINEAL FEET	SEE PLAN
11	12" THICK WALL BRACING	1100	LINEAL FEET	SEE PLAN
12	14" THICK WALL BRACING	1200	LINEAL FEET	SEE PLAN
13	16" THICK WALL BRACING	1300	LINEAL FEET	SEE PLAN
14	18" THICK WALL BRACING	1400	LINEAL FEET	SEE PLAN
15	20" THICK WALL BRACING	1500	LINEAL FEET	SEE PLAN
16	24" THICK WALL BRACING	1600	LINEAL FEET	SEE PLAN
17	30" THICK WALL BRACING	1700	LINEAL FEET	SEE PLAN
18	36" THICK WALL BRACING	1800	LINEAL FEET	SEE PLAN
19	42" THICK WALL BRACING	1900	LINEAL FEET	SEE PLAN
20	48" THICK WALL BRACING	2000	LINEAL FEET	SEE PLAN
21	54" THICK WALL BRACING	2100	LINEAL FEET	SEE PLAN
22	60" THICK WALL BRACING	2200	LINEAL FEET	SEE PLAN
23	72" THICK WALL BRACING	2300	LINEAL FEET	SEE PLAN
24	84" THICK WALL BRACING	2400	LINEAL FEET	SEE PLAN
25	96" THICK WALL BRACING	2500	LINEAL FEET	SEE PLAN
26	108" THICK WALL BRACING	2600	LINEAL FEET	SEE PLAN
27	120" THICK WALL BRACING	2700	LINEAL FEET	SEE PLAN
28	132" THICK WALL BRACING	2800	LINEAL FEET	SEE PLAN
29	144" THICK WALL BRACING	2900	LINEAL FEET	SEE PLAN
30	156" THICK WALL BRACING	3000	LINEAL FEET	SEE PLAN
31	168" THICK WALL BRACING	3100	LINEAL FEET	SEE PLAN
32	180" THICK WALL BRACING	3200	LINEAL FEET	SEE PLAN
33	192" THICK WALL BRACING	3300	LINEAL FEET	SEE PLAN
34	204" THICK WALL BRACING	3400	LINEAL FEET	SEE PLAN
35	216" THICK WALL BRACING	3500	LINEAL FEET	SEE PLAN
36	228" THICK WALL BRACING	3600	LINEAL FEET	SEE PLAN
37	240" THICK WALL BRACING	3700	LINEAL FEET	SEE PLAN
38	252" THICK WALL BRACING	3800	LINEAL FEET	SEE PLAN
39	264" THICK WALL BRACING	3900	LINEAL FEET	SEE PLAN
40	276" THICK WALL BRACING	4000	LINEAL FEET	SEE PLAN
41	288" THICK WALL BRACING	4100	LINEAL FEET	SEE PLAN
42	300" THICK WALL BRACING	4200	LINEAL FEET	SEE PLAN

© GRANITE DESIGN GROUP, LLC 2025

APPLICATION FOR ZONING AMENDMENT

CITY OF MERRILL

NAME: Opportunity Development Centers, Inc. *1191 Huntington Ave.*
STREET ADDRESS: Wisconsin Rapids, WI 54494
PROPERTY ADDRESS: 508 Eugene St. TAX ROLL#: 25131061520850
25131061520834

LEGAL DESCRIPTION: (MUST PROVIDE DEED) 501 c3 - Community & home service provider


EXISTING USE: Church PROPOSED USE: disability service provider

REASONS FOR REQUESTING A ZONE CHANGE: Sale of property

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 with at 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.

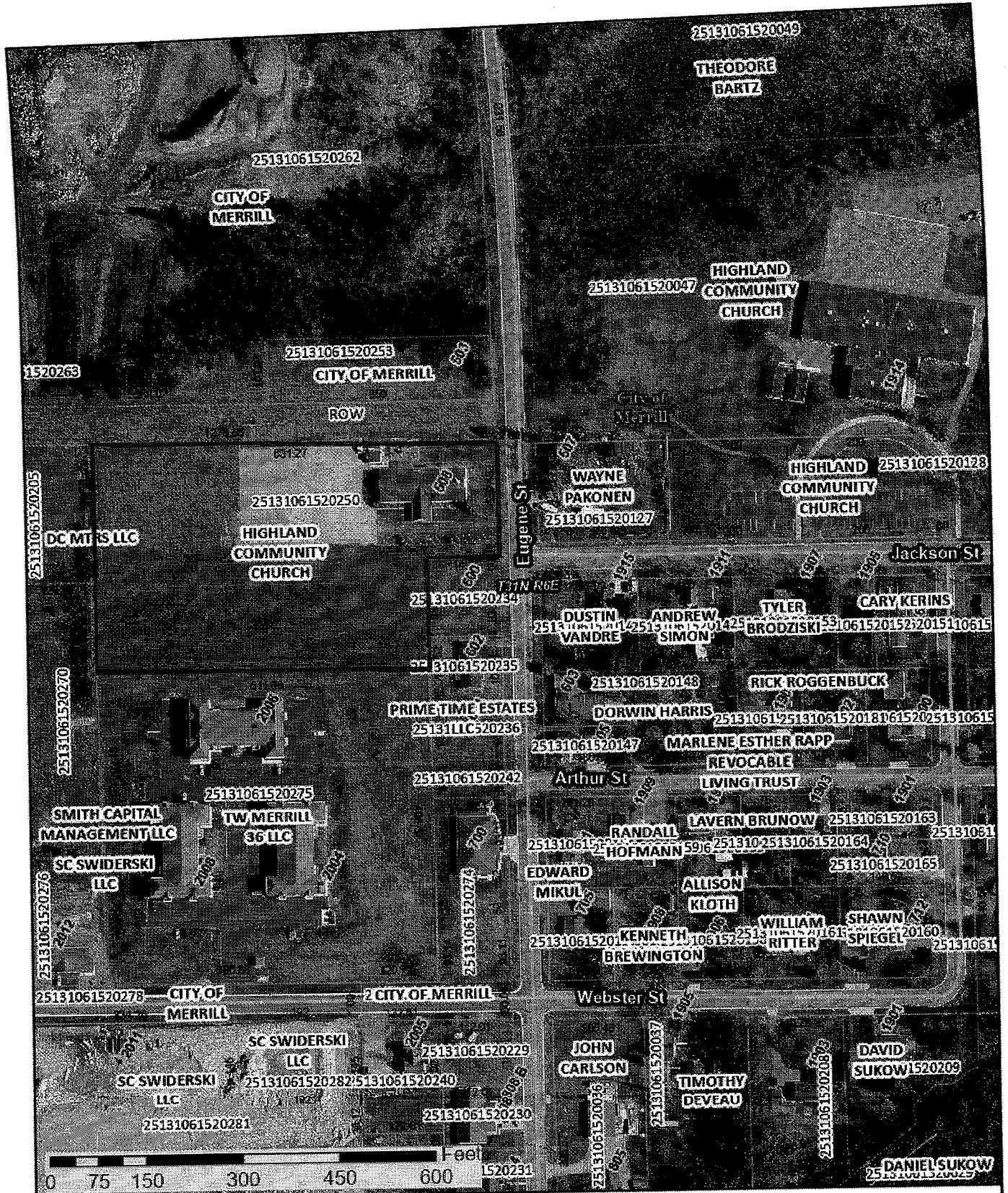
All information submitted is accurate to the best of my knowledge.



Signature of Applicant

1/15/2026

Date



Lincoln County, WI

Author:

Date Printed: 1/5/2026

The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to the Land Services Department, 801 North Sales St. Merrill, WI, 54452. Phone (715) 538-1067.

**APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF MERRILL**

DATE 1/12/2026

APPLICANT'S NAME: Jon MALM

BUSINESS NAME: WOODSCONSIN, LLC

PHONE #: 8476028510 EMAIL: JMALM13@GMAIL

PROPERTY ADDRESS: 705 SOUTH CENTER AVENUE

PROPERTY OWNER'S NAME: JAS ENTERPRISES, LLC

X PIN #: 251-

EXISTING USE: WOODWORKING FURNITURE BUSINESS

PROPOSED USE: STORAGE FOR BUSINESS

REASON FOR REQUESTING A CONDITIONAL USE PERMIT: STORING WOOD

FOR BUILDING FURNITURE IN A STORAGE CONTAINER

THAT IS LOCATED IN THE MIDDLE OF THE LARGE

PROPERTY WITH DEEP SETBACKS FROM NEIGHBORS

**PLEASE PROVIDE A SEPARATE ATTACHMENT WITH A RESPONSE
TO EACH OF THE FOLLOWING ITEMS**

(Required per Section 113-100 of the Zoning Code)

1. A statement, in writing by applicant, that describes how the proposed conditional use(s) shall conform to the standards set forth in Section 113-103 hereinafter.
 - a) The establishment, maintenance or operation of the conditional use will not be detrimental or endanger public health, safety, morals, comfort or general welfare.
 - b) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with use of adjacent land (describe mitigating features to be part of the operations of the proposed use).
 - c) Describe how the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Zoning District.
 - d) Describe if adequate utilities, access roads, drainage, and other required site improvements have been or will be provided. Estimation of noise levels for the proposed use.

- e) Describe what adequate measures have been taken to provide ingress and egress and how designed as to minimize traffic congestion in public streets.
 - f) A complete site plan showing building location, parking, landscaping, fencing or screening along with any other information which would aid in review.
 - g) Complete exterior renderings of the buildings showing design characteristics along with proposed colors.
2. Additional information as may be required by the Plan Commission of Common Council, or Officers of the City.
 3. A fee of \$175.00 must accompany the application.

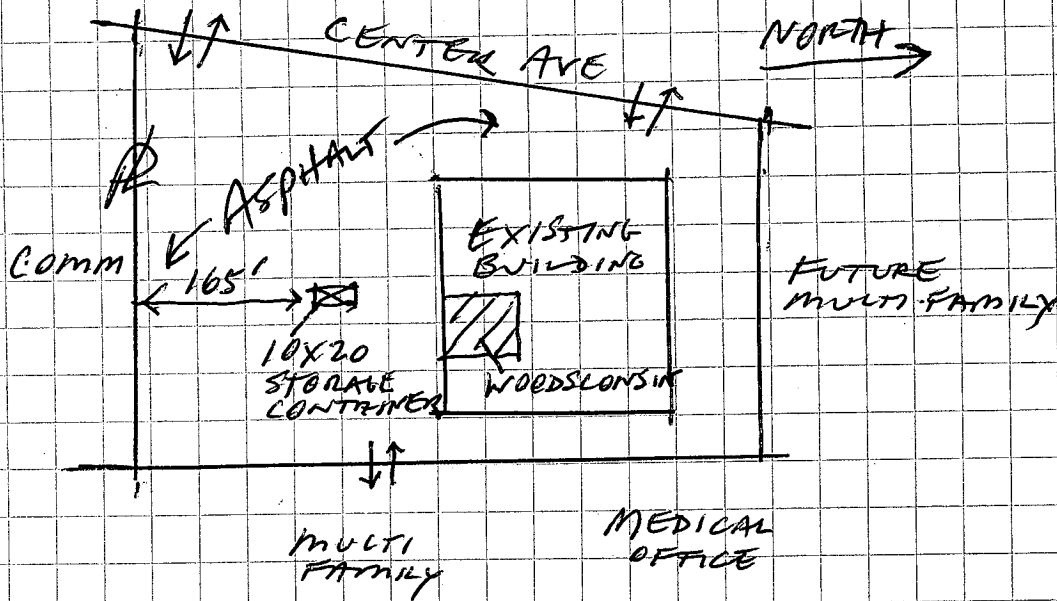
The information submitted with this application is true and accurate to the best of my knowledge and belief.

 1/12/26

Signature of Applicant

Signature of Applicant

1/12/26 APPLICATION FOR CONDITIONAL USE PERMIT
JON MALM - WOODSLONSIN



1. THE 10x20 STORAGE CONTAINER IS ~~THE~~ SETBACK FROM THE SURROUNDING USES, IT'S A LOW FREQUENCY & QUIET USE, IT'S VITAL TO BUSINESS.
2. USE IS COMPATIBLE WITH SURROUNDING NEIGHBORS. NO ADDITIONAL UTILITIES ARE REQUIRED TO SUPPORT THE USE.
3. ALL ACCESS IS AVAILABLE ON ALL SIDES OF THE PROPERTY. THE AREA IS 100% ASPHALT.
4. THE STORAGE CONTAINER IS YELLOW WITH DOUBLE DOORS ON THE ONE END.

