



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • MONDAY, APRIL 13, 2026

Regular Meeting

City Hall Council Chambers

6:00 PM

To attend remotely call 209-779-0271 PIN 960 179 071 #

I. Call to Order

II. Minutes from Previous Meeting

1. Consider placing the minutes from the March 3rd meeting on file.

III. Public Hearing

1. Public Hearing Notice
2. Derek Burgener, requesting rezoning under M.M.C. Sec 113-430 from Industrial to R-5 Residential at 121 Valley Street, aka 1208 W 1st Street, City of Merrill, Lincoln County, Wisconsin. Legally described in PIN# 251-3106-152-0086. An additional map will be provided at the meeting.

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, MARCH 3, 2026 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), Alli Henkelman, D8
Aldersperson Rutkowski, Ralph Sturm, Jim Finucan
Present Not Voting: Building Inspector/Zoning Administrator Darin Pagel, City
Administrator/Public Works Director/City Engineer Rod Akey, City Clerk Anderson-
Malm, Anthony Baumann (Town of Merrill), Matt Leder (Town of Scott), Steve
Uttech (Town of Pine River), Darryl Landeau (North Central WI Regional Planning
Commission)
Excused: Chad Krueger

- II. **Minutes from Previous Meeting**
 1. **Consider placing the minutes from the February 3rd meeting on file**
- (Schroeder/Henkelman) motion/second to place minutes on file. The motion
passed.

- III. **Public Hearing**
 1. **Public Hearing Notice** - City Clerk Anderson-Malm read the public hearing
notice.

 2. **Update to the City of Merrill Sewer Service Plan originally adopted in
1996 to protect water quality.** - (Finucan/Rutkowski) motion/second to open
the public hearing. The motion passed. The public hearing started at 6:02 pm.
Darryl Landeau - North Central WI Regional Planning Commission, gave an
update regarding the Sewer Service Plan. The plan has been modernized
from the 1996 version and was adjusted for procedural items and boundaries.
Anthony Baumann - W4168 Cty Rd C - spoke regarding concerns about the
plan. He addressed concerns of lack of communication and transparency with
the three townships, the City of Merrill and North Central WI Regional
Planning Commission. He had questions regarding the Little Florida mobile
home park regarding their plans for sewer expansion. He also voiced
concerns regarding annexation.
Darryl Landeau readdressed the commission and responded to the concerns
from the Town of Merrill representative.
CA Akey discussed the Little Florida portion of the concerns. The City of
Merrill would extend the sewer on city property and Little Florida owners
would cover their area. The owners of Little Florida would be responsible for
contacting the townships for approval. The city is looking into any back
payments that may be owed to the townships. He also stated this plan is
required by the DNR and EPA. The townships are not required to vote on this
plan and this is not the next step in annexation.
Zoning Administrator Pagel stated the sewer plan was adjusted with the
Nickolas and NorTrac additions.

Commission member Sturm asked questions regarding the Little Florida concerns which were answered by CA Akey.

Following discussion, (D8 Alderperson Rutkowski/Henkelman) motion/second to approve the City of Merrill Sewer Service Plan and forward to the Common Council with a recommendation. The motion passed.

(Henkelman/Sturm) motion/second to close the public hearing. The motion passed, and the public hearing closed at 6:18 pm.

3. **An amendment to M.M.C. Section 113-317(n) for the removal of Conditional Use language.** - (Finucan/Henkelman) motion/second to open the public hearing. The motion passed. The public hearing opened at 6:25 pm. Building Inspector/Zoning Administrator Pagel explained the conditional use language ordinance revisions. Shipping containers remain as temporary use. There was no one to speak for or against the ordinance language revision. (Henkelman/Sturm) motion/second to close the public hearing. The motion passed, and the public hearing closed at 6:27 pm. (Mayor Hass/Schroeder) motion/second to approve the amendment and forward it to the Common Council. The motion passed.

IV. Public Comment There was no public comment.

- V. **Adjournment** (Henkelman/D8 Alderperson Rutkowski) motion/second to adjourn. The motion passed. The meeting was adjourned at 6:29 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

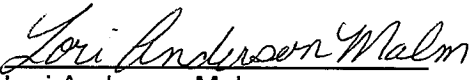
All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m. on Monday, April 13, 2026 in the Council Chambers, City Hall**, 1004 East First Street, Merrill, Wisconsin, on the following proposed matters, to wit;

- 1.) Derek Burgener, requesting rezoning under M.M.C. Sec 113-430 from Industrial to R-5 Residential at 121 Valley Street, aka 1208 W 1st Street, City of Merrill, Lincoln County, Wisconsin. Legally described in PIN# 251-3106-152-0086.

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

Dated: March 15, 2026

CITY OF MERRILL, WISCONSIN

By: 
Lori Anderson-Malm
City Clerk

1208 W 1ST

APPLICATION FOR ZONING AMENDMENT
CITY OF MERRILL

NAME: Derek Bergener STREET ADDRESS: _____

PROPERTY ADDRESS: 121 N Valley St TAX ROLL#: 251-3106-152-0086

LEGAL DESCRIPTION: _____

EXISTING USE: office PROPOSED USE: Residential Rental

REASONS FOR REQUESTING A ZONE CHANGE: Rent out house

Rezone to RS.

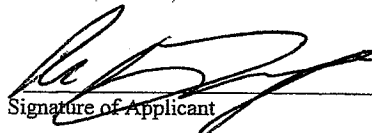
Lot will be 88ft deep + 70ft wide and

we will provide a survey upon acceptance from city.

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.


 Signature of Applicant

3/6/20
 Date

Rezone to RS

Requesting to make
the property the house
sits on Residential
Zoning.

88 ft deep
20 ft wide



Lot to be rezoned

