



CITY OF MERRILL

CITY PLAN COMMISSION

AGENDA • TUESDAY NOVEMBER 7, 2023

Regular Meeting

City Hall Council Chambers

6:00 PM

To attend remotely call 574-485-2501 PIN 341 526 379 #

- I. Call to Order
- II. Minutes from previous meeting:
 1. Consider placing the minutes from the August 1, 2023 meeting on file
- III. Public Hearing:
 1. Public Hearing Notice
 2. Wisconsin Public Service Corporation, Aaron Kenealy (Edge Consulting) requesting a Conditional Use per M.M.C. Sec. 113-290 for the construction of a Telecommunications Tower at N1936 Sunset Drive, City of Merrill, Lincoln County Wisconsin. Pin# 251-3106-152-0095
- IV. Public Comment
- V. Adjournment

**CITY OF MERRILL
CITY PLAN COMMISSION
Tuesday, August 1, 2023**

Regular Meeting

City Hall Council Chambers

6:00 p.m.

- I. **The meeting was called to order** by Mayor Hass at 6:00 PM.
Members Present: Mayor Steve Hass, Alderperson Steve Sabatke, Melissa Schroeder and Alli Henkelman. Robert Reimann, Kyle Gulke were excused. Ralph Sturm was absent.
Others Present: City Attorney Hayden, City Clerk Anderson-Malm, Building Inspector/Zoning Administrator Pagel, Alderperson Weix, Debra Weix, Brian & Mandi Schmidt, Bob & Peggy Johnson, Eric Dayton, Holly Stoerzer and Merrill Community Media video operator.
- II. **Minutes of previous meeting** – Melissa Schroeder made a motion to approve the minutes from the July 10th meeting. Alli Henkelman seconded and the motion carried.
- III. **Public Hearing at 6:00 PM:**
City Attorney Hayden read the public hearing notice. Melissa Schroeder made a motion to open the public hearing. Alli Henkelman seconded and the motion carried. Building Inspector/Zoning Administrator Pagel explained the Plant Garden Center request for rezoning.
Mark Weix – 1007 Pine Bluff Avenue – spoke about all neighbors receiving the public notice. He stated one property owner did not receive the notice. BIZA Pagel stated the notices are only sent to citizens of the City of Merrill per the Ordinance. The neighbor who did not receive the notice lives in the Town of Scott.
Debra Weix – 1007 Pine Bluff Avenue – spoke regarding concerns of the property is sold and future growth.
Holly Stoerzer – owner of Plant Garden Center – spoke the Commission and residents regarding her intentions regarding the rezoning request. She stated she will leave a gracious amount of frontage to protect the homeowners concerns.
Following discussion, Melissa Schroeder made a motion to close the public hearing. Alli Henkelman seconded and the motion carried.
The Commission discussed the items that were addressed during the public hearing. Melissa Schroeder made a motion to approve the rezoning request and send to Council on August 9th. Alderperson Sabatke seconded for discussion. Following further discussion, the original motion was amended to approve the rezoning request to include a 30 foot buffer on Pine Bluff Avenue. Melissa Schroeder amended the original motion, Alderperson Sabatke seconded the amended motion and the motion carried. The request will be forwarded to the August 8th Common Council meeting.
- IV. **Public Comment:**
There was no public comment

Attachment: 2023-08-01 City Plan Minutes (10539 : Consider placing the minutes from the August 1, 2023 meeting on file)

V.

Adjournment:

Alderson Sabatke motioned to adjourn the meeting. Melissa Schroeder seconded and the motion carried. The meeting was adjourned at 6:16 PM.

Minutes prepared by Lori L. Anderson-Malm City Clerk

Attachment: 2023-08-01 City Plan Minutes (10539 : Consider placing the minutes from the August 1, 2023 meeting on file)

CITY OF MERRILL

1004 EAST FIRST STREET
MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

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, November 7, 2023**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) Wisconsin Public Service Corporation, requesting a Conditional Use per M.M.C. Sec. 113-290 for the construction of a Telecommunications Tower at N1936 Sunset Drive. City of Merrill, Lincoln County Wisconsin. Pin# 251-3106-152-0095.

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

Dated: October 16, 2023

CITY OF MERRILL, WISCONSIN

By: _____
Lori Anderson-Malm
City Clerk

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 10/5/2023

APPLICANT'S NAME: Aaron Kenealy (Edge Consulting)

BUSINESS NAME: Wisconsin Public Service

PHONE #: 608-644-1449 EMAIL: akenealy@edgeconsult.com

PROPERTY ADDRESS: N1936 Sunset Dr., Merrill, WI 54452

PROPERTY OWNER'S NAME: Wisconsin Public Service

PIN #: 251-31061520095

EXISTING USE: Hydro dam and sub-station

PROPOSED USE: Addition of communication tower

REASON FOR REQUESTING A CONDITIONAL USE PERMIT: Required for erection of communication tower.

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.



Signature of Applicant

Signature of Applicant



SITE LOCATION MAPS



Wisconsin Public Service

**ALEXANDER
MERRILL, WISCONSIN
EXHIBIT DRAWINGS
110' MONOPOLE**

SHEET INDEX:

NO.:	PAGE TITLE:
G-001	TITLE SHEET
1-2	LEASE EXHIBIT*
C-101	SITE PLAN
C-102	ENLARGED SITE PLAN
T-201	SITE ELEVATION
T-301	ANTENNA AND DISH ORIENTATION
T-501	CABLE ROUTING

*** PREPARED BY OTHERS**

PROJECT DIRECTORY:

CLIENT:
WISCONSIN PUBLIC SERVICE
2830 S. ASHLAND AVENUE
GREEN BAY, WI 54304
CONTACT: BETH GONNERING
PHONE: 414.221.2371
CONTACT: TYLER SPINDLER
PHONE: 920.433.2244

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC
824 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: AARON KEENEALY
PHONE: 608.844.1449
FAX: 608.844.1549
EDGE PROJECT #: 35602

SURVEYOR:
MERIDIAN SURVEYING
N9837 FRIENDSHIP DR.
KAUKALANA, WI 54130
CONTACT: CRAIG KEACH
PHONE: 920.893.0881

PROJECT INFO:

SITE LOCATION:
N1528 SUNSET DRIVE
MERRILL, WI 54452

PROPERTY OWNER:
WISCONSIN PUBLIC SERVICE
P.O. BOX 19001
GREEN BAY, WI 54307-0001

IA INFORMATION (NAD 83/2011)
-TOWER BASE-
LAT: 45°11'13.35"
LONG: 89°48'20.65"

PLSS INFORMATION:
PART OF GOVERNMENT LOT 3,
SECTION 8, T.31N., R.1E,
CITY OF MERRILL,
LINCOLN COUNTY
WISCONSIN


TO OBTAIN LOCATION OF
PARTICIPATE'S UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX A LOCATE 1-800-338-3380
TDD(FOR HEARING IMPAIRED) 1-800-642-2289

WIS. STATUTE 192.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

ENGINEER SEAL:

**PRELIMINARY
NOT FOR CONSTRUCTION**

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF WISCONSIN.

SIGNATURE: _____

DATE: _____

REVISIONS

WPS PROJ # 2002

DATE: 01/10/2023
DESIGNED BY: JAM
REVIEWED BY: AMK
ENGINEER: MPM

Edge
Consulting Engineers, Inc.
481 Maple Street
Prairie du Sac, WI 53578
608.844.1449
www.edgeinc.com

SHOW/DO NOT SHOW

DATE: 01/10/2023

SCALE: AS SHOWN

DESIGNED BY: JAM

CHECKED BY: AMK

ENGINEER: MPM

TITLE SHEET

ALEXANDER

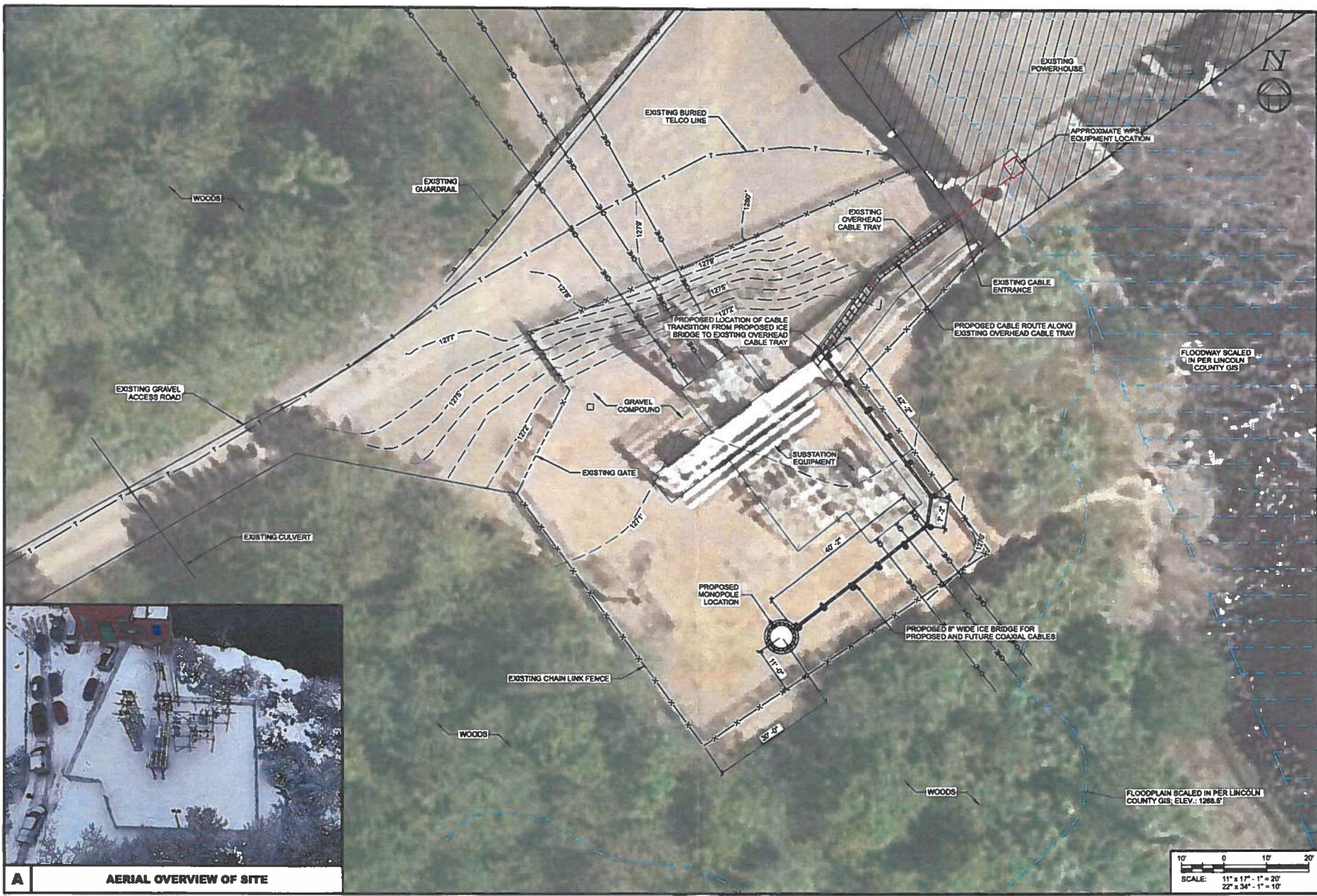


Wisconsin Public Service

G-001

PLOTTED: 01/10/2023

Attachment: Conditional Use - Edge Consulting (10541) : Wisconsin Public Service Corporation,



A AERIAL OVERVIEW OF SITE

REVISIONS

WPS PROJ # 28802

DATE: 01/10/2023
 DESIGNED BY: ALM
 REVIEWED BY: APE
 ENGINEER: WPS

Edge
 Consulting Engineers, Inc.
 40750 East
 Main Street, Ste. 200
 Edenburg, WI 53125
 608.441.4444
 www.edge-engineers.com

ENGINEERING STAMP

SCALE	11" x 17"	1" = 20'
SCALE	22" x 34"	1" = 10'

ENLARGED SITE PLAN
ALEXANDER

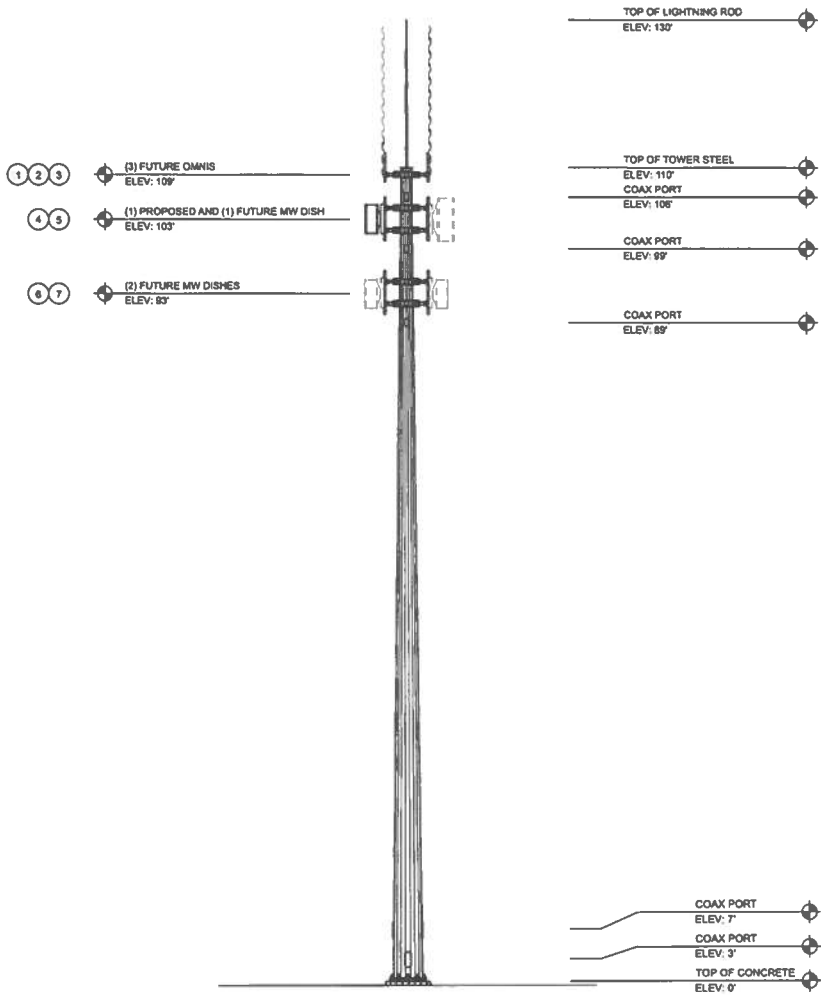
WPS
Wisconsin Public Service Corporation

C-102

PLOTTED: 01/10/2023

Attachment: Conditional Use - Edge Consulting (10541 : Wisconsin Public Service Corporation,

NOTES:
 1. ALL DIMENSIONS SHOWN ARE REFERENCED FROM THE TOP OF CONCRETE
 2. CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER



A TOWER PROFILE

TOWER LOADING LEGEND									
ANTENNA ID	ANTENNA TYPE	QUANTITY	ANTENNA MODEL	ANTENNA MOUNT	MOUNTING HEIGHT	ANTENNA AZIMUTH	TX LINE SIZE	COAX QUANTITY	COMMENTS
1	Omnid	1	6 sq 8 2 way antenna	Stand-off arm	109	0	7/8" Hellex	1	Future
2	Omnid	1	6 sq 8 2 way antenna	Stand-off arm	109	120	7/8" Hellex	1	Future
3	Omnid	1	6 sq 8 2 way antenna	Stand-off arm	109	240	7/8" Hellex	1	Future
4	MW Dish	1	4' 11 GHz MW Drum Dish With M-SS Aerial Eclipse ODU v2	(1) Universal Ring Mount Assembly with 4-1/2" O.D. Mast Pipes	103	23	LMR400	2	Ima HS RT
5	MW Dish	1	4' 6 GHz MW Drum Dish With M-SS Aerial Eclipse ODU v2		103	180	LMR400	2	Future
6	MW Dish	1	4' 11 GHz MW Drum Dish With M-SS Aerial Eclipse ODU v2	(1) Universal Ring Mount Assembly with 4-1/2" O.D. Mast Pipes	93	0	LMR400	2	Future
7	MW Dish	1	4' 5.8 GHz Solid MW Dish w/ Radome		93	180	7/8" Hellex	2	Future

B TOWER LOADING LEGEND

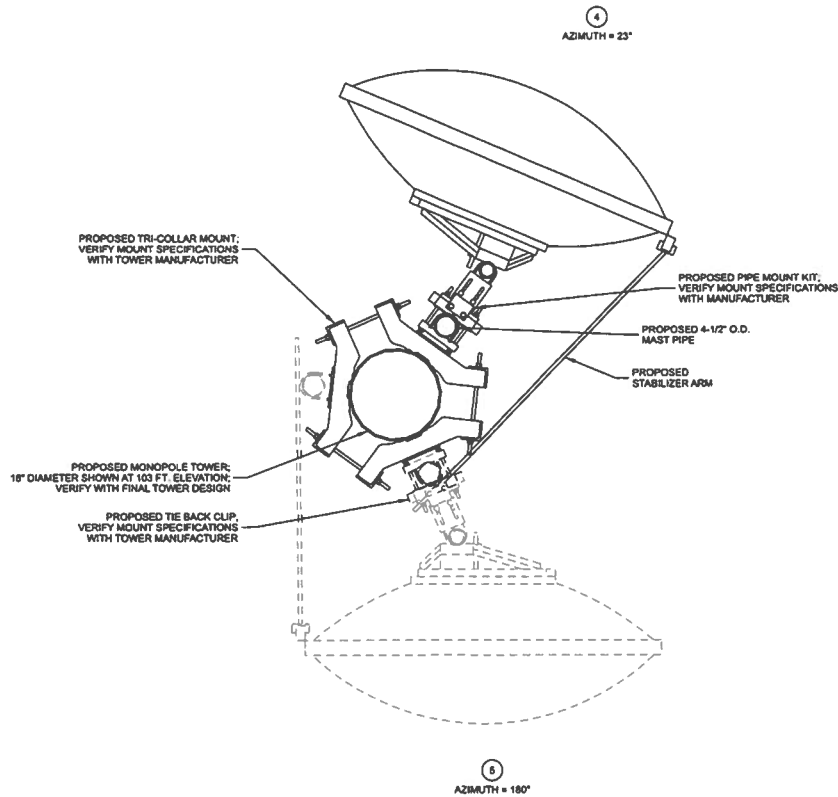
REVISED
 - WPS PROJ # 20682
 DATE: 01/10/23
 DESIGNED BY: JAM
 REVIEWED BY: APK
 ENGINEER: MSA
Edge
 Consulting Engineers
 400 West Street
 Appleton, WI 54912
 (920) 833-3333

ENGINEERING: SDMS
 DATE: 01/10/23
 DESIGNED BY: JAM
 REVIEWED BY: APK
 CHECKED BY: MSA

SITE ELEVATION
 ALEXANDER

WPS
 Wisconsin Public Service
T-201
 PLOTTED: 01/10/23

Attachment: Conditional Use - Edge Consulting (10541) : Wisconsin Public Service Corporation,



- NOTES:**
1. REFER TO SHEET T-201 FOR ANTENNA ID REFERENCE
 2. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH

A MICROWAVE DISH LAYOUT AT 103'
 SCALE: 11" x 17" - 1/2" = 1'-0"
 22" x 34" - 1" = 1'-0"

REVISIONS

WPS PROJ. # 10541

DATE 01/12/2023
 DESIGNED BY: AJM
 REVIEWED BY: APK
 ENGINEER: MRM

Edge
 Engineering & Consulting, Inc.
 601 Olive Street
 Suite 200
 Madison, WI 53703
 608.261.1100
 608.261.1101
 www.edgeinc.com

ENGINEER'S STAMP

DATE PLOTTED	DATE SET
DESIGNED BY: AJM	DESIGNED BY: AJM
REVIEWED BY: APK	REVIEWED BY: APK
ENGINEER: MRM	ENGINEER: MRM

ANTENNA AND DISH ORIENTATION
 ALEXANDER



T-301

PLOTTED: 01/12/2023

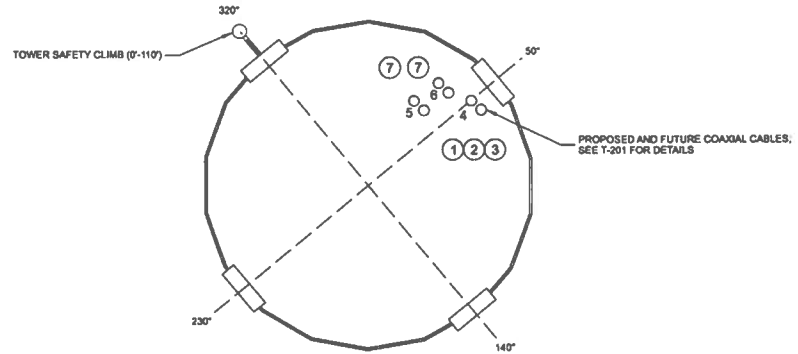
Attachment: Conditional Use - Edge Consulting (10541 : Wisconsin Public Service Corporation,



NOTES:

1. REFER TO SHEET T-201 FOR ANTENNA ID REFERENCE
2. PORT OPENINGS ARE 4" DIA UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL PROPERLY SIZED BOOTS, CUSHIONS AND PLUGS FOR EACH PORT OPENING OUTSIDE OF SHELTER.

A ENTRY PANEL ROUTING



NOTES:

1. REFER TO SHEET T-201 FOR ANTENNA ID REFERENCE.
2. DOUBLE STACKING OF 1-5/8" AND TRIPLE STACKING OF 7/8" COAX IS ALLOWED.
3. DOUBLE STACKING OF WAVEGUIDE IS ALLOWED WHEN USING CUSHION TYPE SNAP IN HANGERS
4. GROUP LINES WITHIN LADDERS FOR SIMILAR TERMINATION LEVEL. SEPARATE WAVEGUIDE FROM COAX.
5. PROVIDE & INSTALL PROPERLY SIZED SNAP-INS FOR EACH COAX.
6. TOWER LOADING DESIGN SHALL ASSUME (3) COAX LADDERS INSTALLED

B TOWER ORIENTATION (BASE)

REVISIONS

WPS PROJ # 20022

DATE: 01/11/2023
 DESIGNED BY: AJM
 REVIEWED BY: APK
 PROJECT#: 10541

Edge
 Consulting Engineers, Inc.
 601 State Street
 Madison, WI 53703
 608.255.1100
 www.edgeinc.com

ENGINEERING STAMP

DATE: 01/11/2023	SCALE: SEE DRAWING
DESIGNED BY: AJM	CHECKED BY: APK
PROJECT#: 10541	DATE: 01/11/2023

CABLE ROUTING
 ALEXANDER

WPS
 Wisconsin Public Service
 10541
T-501
 PLOTTED 01/11/2023

Attachment: Conditional Use - Edge Consulting (10541) : Wisconsin Public Service Corporation,