



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY NOVEMBER 1, 2022

Regular Meeting

City Hall Council Chambers

6:00 PM

To attend remotely call 417-719-9121 PIN 828 689 964 #

- I. Call to Order
- II. Minutes of previous meeting
 1. Minutes from June 7, 2022 meeting
- III. Public Hearing(s) at 6:00 PM
 1. Public Hearing Notice
 2. SC Swiderski requesting a Planned Unit Development per M.M.C. Sec. 113-66 to 113-69 in the City of Merrill, Lincoln County, Wisconsin, for Lots 2 and 3 of CSM 2855 to facilitate a multifamily development. Legally described in pin# 251-3106-152-0276, 251-3106-152-0277.
- IV. Public Comment
- V. Next meeting, date, time and location
 1. Call of the Chair
- VI. Adjournment

**CITY OF MERRILL
CITY PLAN COMMISSION
THURSDAY, June 7, 2022 MEETING MINUTES**
Regular Meeting City Hall Council Chambers 5:45 p.m.

1. The meeting was called to order by Mayor Hass at 5:45 PM.

Members Present: Mayor Steve Hass, Alderperson Steve Sabatke (arrived at 5:58 PM), Kyle Gulke, Ralph Sturm, Melissa Schroeder, Ryan Schwartzman and Robert Reimann.

Others Present: City Administrator Dave Johnson, City Public Works Director/City Engineer Rod Akey, City Attorney Tom Hayden, City Clerk Lori Anderson-Malm, Building Inspector/Zoning Administrator Darin Pagel, Alderperson Dick Lupton, and Merrill Productions video operator.

Residents in attendance: Kortni Wolf, Connor Langloch, Barb Peterson, Jeff Peterson, Laurie Thiel, Dan Schneider, Adam Rodriguez, LuAnn Du Playee, Tim Zimmerman.

2. Minutes of previous meeting - April 7, 2022 – Ryan Schwartzman made a motion to approve the April 7th, 2022 minutes. Melissa Schroeder seconded and the motion passed.

3. Agenda items for consideration:

1. Discussion on Air BNB Regulations: Building Inspector/Zoning Administrator Pagel started the discussion regarding Air BNB and VRBO rentals. It was decided this item would be on a future agenda for further discussion

Recess at 5:49 p.m.

4. Mayor Hass reconvened the meeting with continuation of Public Hearing at 6:00 p.m.

- 1. Public Hearing Notice was read by City Attorney Hayden.**
- 2. The City of Merrill requesting rezoning from Rural Development to R-1 to facilitate development of single family homes on 8 lots on the east side of Johnson Street within the City of Merrill, Lincoln County, Wisconsin.**

Melissa Schroeder made a motion to open the public hearing. Robert Reimann seconded and the motion passed.

City Administrator Johnson made a public comment asking the commission to approve the rezoning request on Johnson Street.

Ryan Schwartzman made a motion to close the public hearing. Robert Reimann seconded and the motion passed.

Ryan Schwartzman made a motion to approve the rezoning from Rural Development to R-1 to facilitate development of single family homes on 8 lots on the east side of Johnson Street. Melissa Schroeder seconded and the motion passed.

3. **Trinity Lutheran Church, requesting a Conditional Use Permit for a daycare facility at 201 Stange Street per M.M.C. Sec 113-100, within the City of Merrill, Lincoln County, Wisconsin. Legally described in pin #251-3106-142-0099.**

Ryan Schwartzman made a motion to open the public hearing. Melissa Schroeder seconded and the motion passed.

Mayor Hass asked Dan Schneider to answer questions regarding the proposed daycare facility.

Building Inspector/Zoning Administrator Pagel asked any motion should include right-of-way language regarding the fence on the property.

Melissa Schroeder made a motion to close the public hearing. Robert Reimann seconded and the motion passed.

Aldersperson Sabatke made a motion to approve the conditional use permit to Trinity Lutheran Church for a daycare facility and work with the city attorney's office to achieve a right-of-way with the city. Ryan Schwartzman seconded and the motion passed.

4. **Preliminary Plat for residential development between Eugene, Alexander and Heldt Streets aka Alexander Estates. Located within the City of Merrill, Lincoln County, Wisconsin.**

Ryan Schwartzman made a motion to open the public hearing. Melissa Schroeder seconded and the motion passed.

Representatives of Swiderski answered questions and gave a brief overview of the development.

Ryan Schwartzman made a motion to close the public hearing. Robert Reimann seconded and the motion passed.

Ryan Schwartzman made a motion to approve the preliminary plat for residential development between Eugene, Alexander and Heldt Streets. Melissa Schroeder seconded and the motion passed.

5. **Public Comment Period** - None.
6. **Next meeting** – Call of the Chair.
7. **Adjournment** – Ryan Schwartzman made a motion to adjourn. Melissa Schroeder seconded and the motion passed. The meeting was adjourned at 6:21 PM.

Prepared by: Lori L. Anderson-Malm City Clerk

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 1, 2022**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) SC Swiderski requesting a Planned Unit Development per M.M.C. Sec.113-66 to 113-69 in the City of Merrill, Lincoln County, Wisconsin, for Lots 2 and 3 of CSM 2855 to facilitate a multifamily development. Legally described in pin# 251-3106-152-0276, 251-3106-152-0277.

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

Dated: October 17, 2022

CITY OF MERRILL, WISCONSIN

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

Attachment: City Plan Public Notice Information (9370 : Public Hearing Notice)

APPLICATION FOR PLANNED UNIT DEVELOPMENT CITY OF MERRILL

NAME: SC Swiderski, LLC STREET ADDRESS: 401 Banger St. Mosinee, WI
 PROPERTY ADDRESS: S. Alexander + Webster St TAX ROLL#: 251-3106-152-0276
Merrill, WI 54452 251-3106-152-0277 (to
 LEGAL DESCRIPTION: See attached divided
2'

EXISTING USE: R4 + PUD PROPOSED USE: PUD

REASONS FOR REQUESTING A ZONE CHANGE: We are proposing to amend the original PL
Zoning approval to fit our new project consisting of 3 - 4 unit buildings on
2 of CSM 2855, 2 duplexes and 2 - 6 unit buildings on lot 1. CSM 291
and 2 - 20 unit buildings on lot 2 CSM 2918.

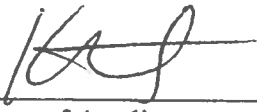
ADDITIONAL REQUIREMENTS

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 of proposed land use including shape, size and arrangement of 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 of a phased development.

Attachment: City Plan Public Notice Information (9370 : Public Hearing Notice)

- general outline of intended organizational structure related to property owners' association, deed restrictions and private provision of common services.
4. 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 Clerk-Treasurer at time of application.

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


 Signature of Applicant _____ Date 10/11/22
 SE Smiderki

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784



552477

LINCOLN COUNTY CERTIFIED SURVEY MAP
MAP NO. 2855 VOLUME 17 PAGE 77

PREPARED FOR: CITY OF MERRILL

LANDOWNER: HEINZ ROTH

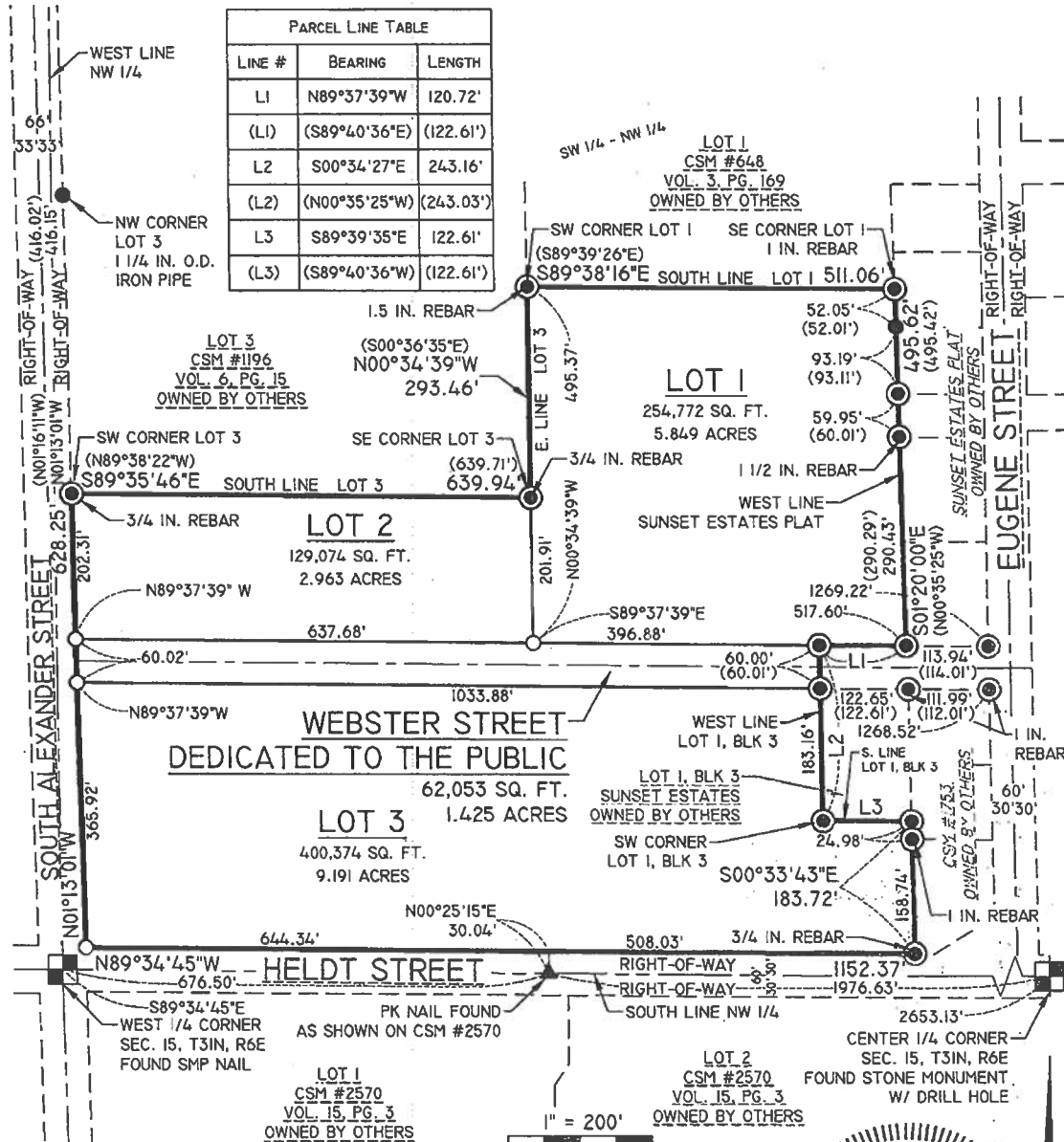
SARAH L. KOSS
LINCOLN COUNTY, WI
REGISTER OF DEEDS

07/01/2021 12:41:39PM

RECORDING FEE: 30.00
PAGES: 2

OF PART OF ASSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 617, LOCATED
IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 31
NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

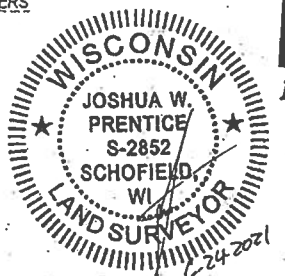
PARCEL LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°37'39"W	120.72'
(L1)	(S89°40'36"E)	(122.61')
L2	S00°34'27"E	243.16'
(L2)	(N00°35'25"W)	(243.03')
L3	S89°39'35"E	122.61'
(L3)	(S89°40'36"W)	(122.61')



NOTES:
1. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 6 EAST. MEASURED TO BEAR SOUTH 89°34'15" EAST.
2. FIELD WORK WAS COMPLETED ON 6-18-2021.
3. RIGHTS-OF-WAY SHOWN ARE BASED ON SURVEYS OF RECORD AND MONUMENTS FOUND IN THE FIELD.

LEGEND

●	- 1 IN. BAR FOUND UNLESS NOTED
●	- 1-3/4 IN. O.D. IRON PIPE FOUND UNLESS NOTED
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126')	- RECORDED BEARING/LENGTH
(126.00')	- MEASURED BEARING/LENGTH





CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. 2855 VOLUME 17 PAGE 77

PREPARED FOR: CITY OF MERRILL

LANDOWNER: HEINZ ROTH

OF PART OF ASSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 617, LOCATED
IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 31
NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

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 PART OF ASSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 617, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE SOUTH 89°34'45" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, 676.50 FEET; THENCE NORTH 00°25'15" EAST, 30.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HELDT STREET AND THE POINT OF BEGINNING; THENCE NORTH 89°34'45" WEST, 644.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH ALEXANDER STREET; THENCE NORTH 01°13'01" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 628.25 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 1196, RECORDED IN VOLUME 6, ON PAGE 15, AS DOCUMENT NUMBER 370061, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 89°35'46" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 3, 639.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°34'39" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 3, 293.46 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 648, RECORDED IN VOLUME 3, ON PAGE 169, AS DOCUMENT NUMBER 319881, FILED IN SAID REGISTER OF DEEDS OFFICE; THENCE SOUTH 89°38'16" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, 511.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF THE SUNSET ESTATES PLAT, RECORDED IN VOLUME 6 ON PAGE 175 AS DOCUMENT NUMBER 437213, FILED IN SAID REGISTER OF DEEDS OFFICE; THENCE SOUTH 01°20'00" EAST, COINCIDENT WITH SAID WEST LINE OF SUNSET ESTATES PLAT, 495.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEBSTER STREET; THENCE NORTH 89°37'39" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF WEBSTER STREET, 120.72 FEET TO SAID WEST LINE OF SUNSET ESTATES PLAT; THENCE SOUTH 00°34'27" EAST, COINCIDENT WITH SAID WEST LINE OF SUNSET ESTATES PLAT, 243.16 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3 OF SUNSET ESTATES PLAT; THENCE SOUTH 89°39'35" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 3, 122.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3 AND THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 1753, RECORDED IN VOLUME 9 ON PAGE 5 AS DOCUMENT NUMBER 430724, RECORDED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 00°33'43" EAST, COINCIDENT WITH SAID WEST LINE OF CERTIFIED SURVEY MAP NUMBER 1753, 183.72 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF HELDT STREET; THENCE NORTH 89°34'45" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 508.03 FEET TO THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 846,273 SQUARE FEET, 19.428 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE CITY OF MERRILL, AGENT OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MERRILL.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 24TH DAY OF JUNE 2021

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852

\$30.00 pd c.

CITY OF MERRILL APPROVAL CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS WITHIN THE CITY OF MERRILL AND IS HEREBY APPROVED.

DATE 6-30-21 APPROVED Darin Fager

DATE 6-30-21 SIGNED [Signature]

