

S6911 State Road 113
P.O. Box 115
Merrimac, WI 53561



Telephone: (608) 493-2588
Fax: (608) 493-2238
Website: TownOfMerrimac.net

NOTICE OF PUBLIC HEARING TOWN OF MERRIMAC

Notice is hereby given that the Planning & Zoning Commission of the Town of Merrimac will hold a public hearing in the Merrimac Town Hall on Wednesday, May 17, 2023 at 7:00pm to consider the following:

A Conditional Use Permit for a driveway greater than 400ft in length on a residential property in the Agriculture Conservation District per Town Ordinance 6.02 (1)(c); application made by Paul Stahlberg, E13230 County Road DL, Merrimac, WI, Tax Parcel 026-0487-00000 and 026-0483-00000.

The CUP application and plans are available for viewing online at <https://townofmerrimac.net/agendas-minutes/> or they are viewable at the clerk's office. All persons are invited to attend said hearing and be heard.

By Order of the Planning & Zoning Commission
Stephanie Brensike, Town Administrator

CLASS II Notice

HEARING NOTICE POSTED: April 26, 2023

HEARING NOTICE PUBLISHED: Apr 26, 2023 and May 3, 2023

Conditional Use Application

TOWN OF MERRIMAC PLANNING & ZONING COMMISSION

Name Mariah Ehmcke, General Engineering Staff Engineer. Paul Stahlberg, Property Owner.

Mailing Address 755 E Kilbourn Ave. Milwaukee, WI 53202

Phone (608) 742 - 2169 (General Engineering Co.)

Property Address E13230 County Rd. DL

Legal description: SE1/4, NE1/4, S 28, T 11 N, R 7 E, Town of Merrimac

Tax parcel number 0487-00000 & 0483-00000 Zoning district Agriculture or Undeveloped Lands

Lot area & dimensions: 2,683,300 sq. ft., 2,170 x 1,330 ft.

Current use & improvements Currently there is a garage on parcel # 0487. The proposed driveway will be constructed on parcels 0487 & 0483, the proposed single family residential dwelling will be constructed on parcel #0483.

Nature & disposition of any prior petition for Conditional Use Permit or Variance:
N/A

Description of all nonconforming structures & uses on the property:
N/A

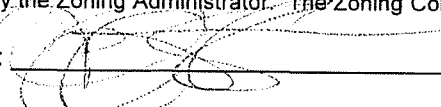
Conditional use requested (ordinance section # & specific use):
Per ordinance 6.02 (3) a conditional use permit must be approved for any driveway exceeding 400'. The proposed driveway is approximately 2,455'.

Reasons for Request for Conditional Use Permit:
Per ordinance 6.02 (3) a conditional use permit must be approved for any driveway exceeding 400'. The proposed driveway is approximately 2,455'.

Specific (design) standards for approval: Design/practices proposed to achieve standards:
Town of Merrimac ordinances and best management practices will be used in the design process.

PLEASE INCLUDE THE FOLLOWING: 1.) \$450.00 application fee. 2.) 13 copies of the plot plan showing the location, boundaries, dimensions, elevations, uses, and size of the following: subject site; existing and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions, existing and proposed street, side, and rear yards. 3.) Name and address of all property owners located within 200 feet of the property boundaries. 4.) Any additional information that may be requested by the Zoning Administrator.

I am requesting public hearing in accordance with Wisconsin Statute §62.23 and Town Ordinance 4.05 and/or Town Ordinance 4.06. I understand that the application fee is non-refundable; that a hearing may occur in no less than 30 days from acceptance of the application; and that a reasonable date for the hearing shall be set by the Zoning Administrator. The Zoning Commission meets on the 3rd Wednesday of each month.

Signed:  Date: 3.21.23

Remit application, supporting materials, and fees to:
Town of Merrimac, Tim McCumber, Town Administrator. PO BOX 115, Merrimac, WI 53561



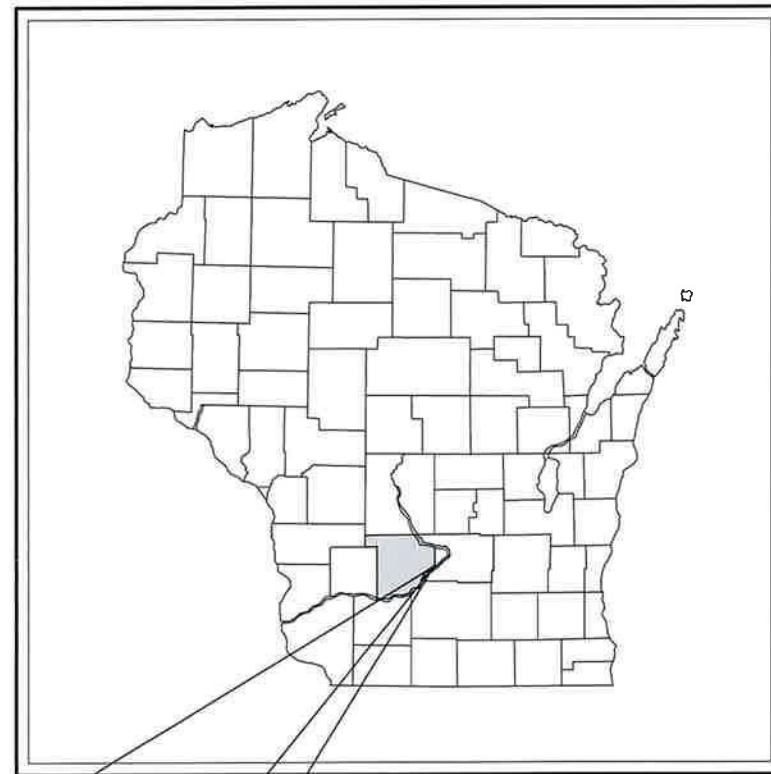
PAUL STAHLBERG DRIVEWAY MARCH 2023

TOWN OF MERRIMAC SAUK COUNTY, WI

General Engineering Company

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PROJECT LOCATION



NO SCALE



TOWN OF MERRIMAC
LOCATION PLAN

PROJECT LOCATION

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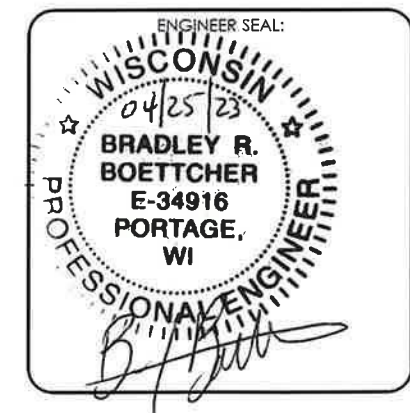
TITLE PAGE
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG
TOWN OF MERRIMAC
SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE
REVISION	1	MME	04/24/2023

SCALE

DRAWN BY: MME
REVIEWED BY: BRB
ISSUE DATE: 03/21/2023
GEC FILE NO.: 2-0615-217
SHEET NO.:

G1.0





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LEGEND & NOTES
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG
 TOWN OF MERRIMAC
 SAUK COUNTY, WI

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G1.1

CONSTRUCTION NOTES

GENERAL

- EXISTING DRIVEWAYS ARE DESIGNATED IN THE FOLLOWING MANNER:
 A -- ASPHALT
 G -- GRAVEL
 C -- CONCRETE
 D -- DIRT
- ALL EXISTING ASPHALT AND GRAVEL DRIVEWAY APRONS THAT ARE REQUIRED TO BE RECONSTRUCTED SHALL BE REPLACED WITH 8" OF CRUSHED AGGREGATE BASE COURSE.

STORM SEWER

- STORM SEWER PIPE LENGTHS ARE SHOWN MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

GRADING & EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- SILT FENCE & ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES, INCLUDING CLEARING & GRUBBING.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE ADDED ON AN AS-NEEDED BASIS.
- ANY AREAS WHERE GRADING IS COMPLETE SHALL BE STABILIZED WITH FERTILIZER, SEED, & MULCH AS SOON AS POSSIBLE.
- A COPY OF THIS EROSION CONTROL PLAN SHALL BE KEPT ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- STOCKPILES LEFT INACTIVE FOR 7 DAYS SHALL BE SEEDED AND SURROUNDED BY SILT FENCE.
- TRACKING PADS SHALL BE USED AT THE CONSTRUCTION ENTRANCE AND EXITS.
- ALTHOUGH ROCK CONSTRUCTION TRACKING PADS MAY NOT BE SHOWN ON THE PLANS, THE CONTRACTOR SHALL INSTALL THEM AS NECESSARY OR AS DIRECTED BY THE ENGINEER TO MINIMIZE TRACKING ONTO ADJACENT STREETS. THESE PADS ARE CONSIDERED INCIDENTAL TO THE WORK AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST CONTROL.
- POSITIVE DRAINAGE AWAY FROM THE BUILDING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE CONFIRMED BY THE ENGINEER.
- ALL FILL PLACED UNDER BUILDING AND PAVED AREAS SHALL BE STRUCTURALLY SOUND.
- SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE BARRIER'S HEIGHT.
- ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY.
- ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE STABILIZED.
- ALL EROSION CONTROL MAT SHALL BE INSTALLED WITHIN 24 HOURS OF FINAL GRADES BEING ESTABLISHED.

EXISTING LINETYPES LEGEND

- San SANITARY SEWER
- ST STORM SEWER
- WM WATER MAIN
- FM FORCE MAIN
- E ELECTRIC
- OE OVERHEAD ELECTRIC
- G GAS
- FO FIBER OPTIC
- T TELEPHONE
- TV TV
- X-X-X-X FENCE
- o-o-o-o GUARD RAIL
- GL-GL-GL GRADING LIMITS
- SF-SF-SF SILT FENCE
- DB-DB-DB DOUBLE SEDIMENT BARRIER
- ||||| TRAIN TRACKS
- ~~~~~ TREELINE

SYMBOLS LEGEND

- ⊙ EXISTING MANHOLE
- ⊙ PROPOSED MANHOLE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- ⊗ VALVE
- ⊗ CURB STOP
- ⊠ TRACER WIRE TERMINAL BOX
- △ WELL
- PROPERTY CORNER
- LIGHT POLE
- ⌵ POWER / TELEPHONE POLE
- ⌵ GUY WIRE
- UTILITY PEDESTAL
- SIGN
- ⊠ SOIL BORING
- ⊠ MONITORING WELL
- ⊠ MAILBOX
- ⚠ POTENTIAL HAZARD
- ⊕ BENCHMARK
- ⊕ GEC-CP # CONTROL POINT
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- ♿ HANDICAP SYMBOL

ABBREVIATION LIST

- B-B = BACK TO BACK
- BOC = BACK OF CURB
- BOP = BOTTOM OF PIPE
- BOW = BOTTOM OF WALL
- C-C = CENTER TO CENTER
- CL = CENTERLINE
- CP = CONTROL POINT
- DIA = DIAMETER
- ELEV = ELEVATION
- EOG = EDGE OF GRAVEL
- EOP = EDGE OF PAVEMENT
- EX = EXISTING
- FL = FLOW LINE
- FM = FORCE MAIN
- HC = HORIZONTAL CURVE
- HP = HIGH POINT
- IE = INVERT ELEVATION
- INL = INLET
- INV = INVERT
- IOS = INSIDE OF STRUCTURE
- L = LENGTH
- LN = LINE
- LP = LOW POINT
- MH = MANHOLE
- MIN = MINIMUM
- MP = MIDPOINT
- PC = POINT OF CURVE
- PI = POINT OF INTERSECTION
- PRO = PROPOSED
- PT = POINT OF TANGENT
- PVC = POINT OF VERTICAL CURVE
- PVI = POINT OF VERTICAL INTERSECTION
- PVMT = PAVEMENT
- PVT = POINT OF VERTICAL TANGENT
- R = RADIUS
- ROW = RIGHT OF WAY
- S = SANITARY SEWER SERVICE LATERAL
- SAN = SANITARY SEWER
- SE = SPOT ELEVATION
- ST = STORM SEWER
- STA = STATION
- STD = STANDARD
- TC = TOP OF CURB
- TOP = TOP OF PIPE
- TOW = TOP OF WALL
- TYP = TYPICAL
- UOS = UNLESS OTHERWISE SPECIFIED
- VC = VERTICAL CURVE
- W = WATER MAIN SERVICE LATERAL
- WM = WATER MAIN

DIGGERS HOTLINE NOTE



OWNER

PAUL STAHLBERG
 755 KILBOURN AVE.
 MILWAUKEE, WI 53202

UTILITIES

- ELECTRIC**
ALLIANT ENERGY
 2777 COLUMBIA DRIVE
 PORTAGE, WI 53901
 PHONE: (608) 742-0835
- TELEPHONE**
TDS
 525 JUNCTION ROAD
 MADISON, WI 53717
 PHONE: (888) 225-5837
- GAS**
ALLIANT ENERGY
 2777 COLUMBIA DRIVE
 PORTAGE, WI 53901
 PHONE: (608) 742-0835
- CABLE TV**
MERRIMAC COMMUNICATIONS
 377 PALISADE STREET
 MERRIMAC, WI, 53561
 PHONE: (608) 493-9470
- WATER**
PRIVATE WELLS
- MUNICIPALITY**
TOWN OF MERRIMAC
 S6911 STATE HWY 113
 MERRIMAC, WI 53561
 PHONE: (608) 493-2588



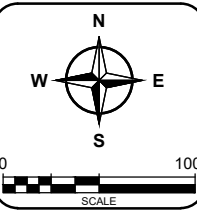
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**EXISTING SITE PLAN
 PAUL STAHLBERG DRIVEWAY
 PAUL STAHLBERG**

TOWN OF MERRIMAC
 SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE



DRAWN BY	MME
REVIEWED BY	BRB
ISSUE DATE	03/21/2023
GEC FILE NO.	2-0615-217
SHEET NO.	C1.0



- NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. ALL GENERAL NOTES FOUND ON SHEET G1.1.
 3. CONTOURS SHOWN ARE FROM SAUK CO. GIS

DIGGERS HOTLINE
 DIAL 811 or 1-800-242-8511

To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
 Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days Notice Before You Excavate



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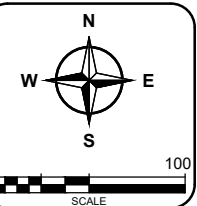
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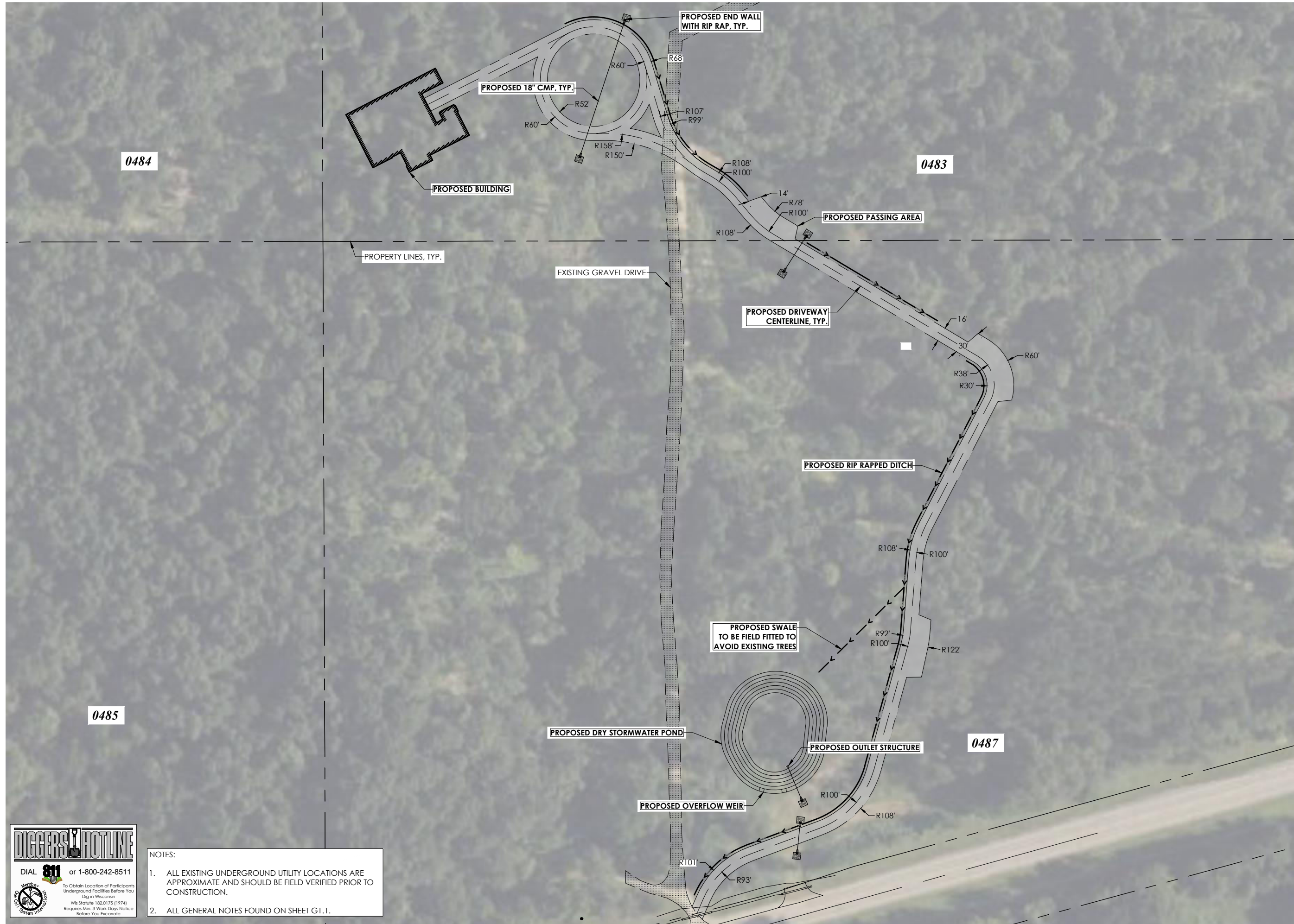
**PROPOSED SITE PLAN
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG**

TOWN OF MERRIMAC
SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE
REVISION #1	1	MME	04/24/2023



DRAWN BY	MME
REVIEWED BY	BRB
ISSUE DATE	03/21/2023
GEC FILE NO.	2-0615-217
SHEET NO.	C2.0



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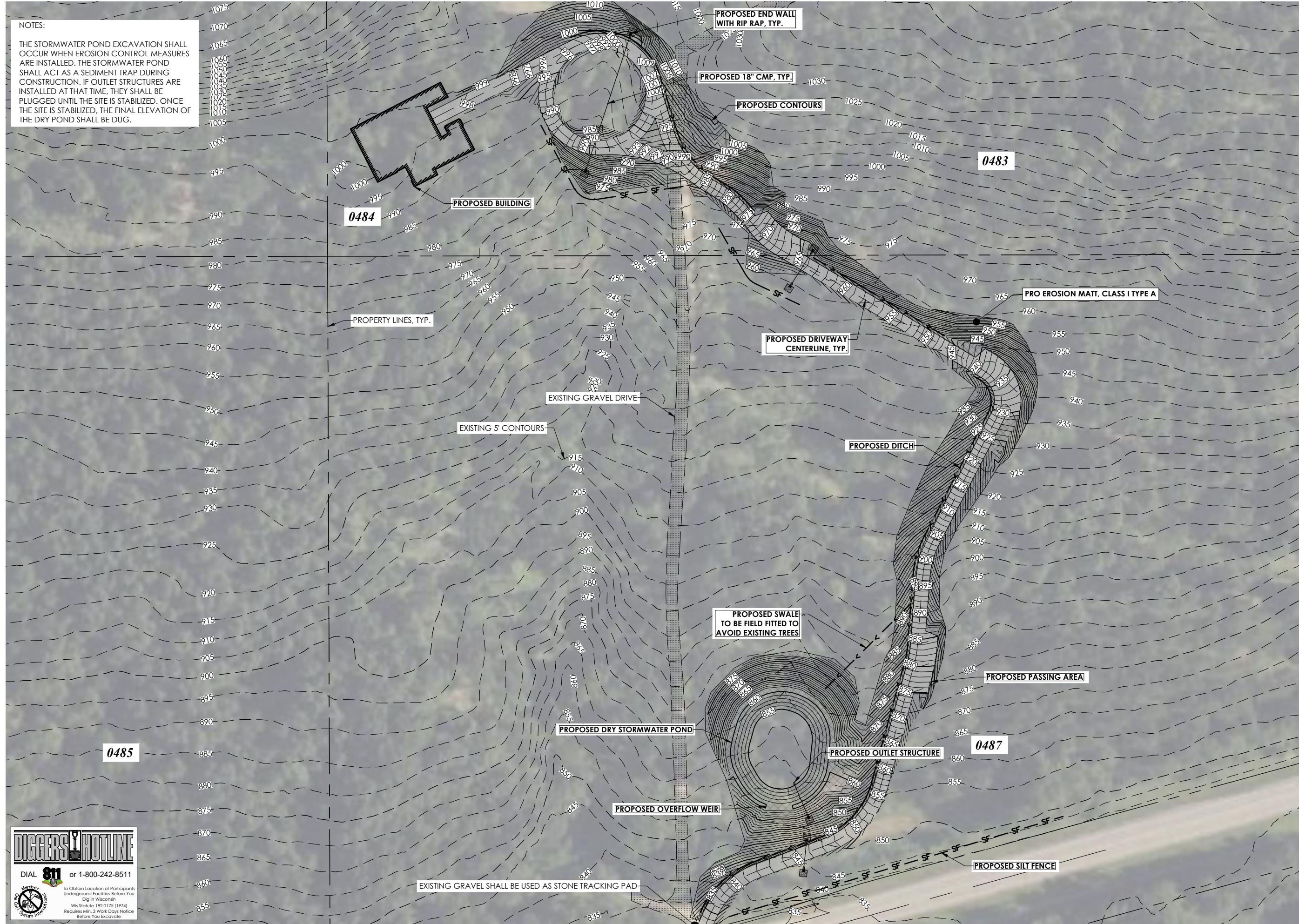
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PROPOSED GRADING & E.C. PLAN
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG

TOWN OF MERRIMAC
 SAUK COUNTY, WI

NOTES:
 THE STORMWATER POND EXCAVATION SHALL OCCUR WHEN EROSION CONTROL MEASURES ARE INSTALLED. THE STORMWATER POND SHALL ACT AS A SEDIMENT TRAP DURING CONSTRUCTION. IF OUTLET STRUCTURES ARE INSTALLED AT THAT TIME, THEY SHALL BE PLUGGED UNTIL THE SITE IS STABILIZED. ONCE THE SITE IS STABILIZED, THE FINAL ELEVATION OF THE DRY POND SHALL BE DUG.



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DIGGERS HOTLINE
 DIAL 811 or 1-800-242-8511
 To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
 Wis Statute 182.0175 (1974) Requires Min. 3 Work Days Notice Before You Excavate



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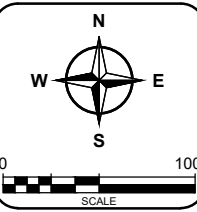
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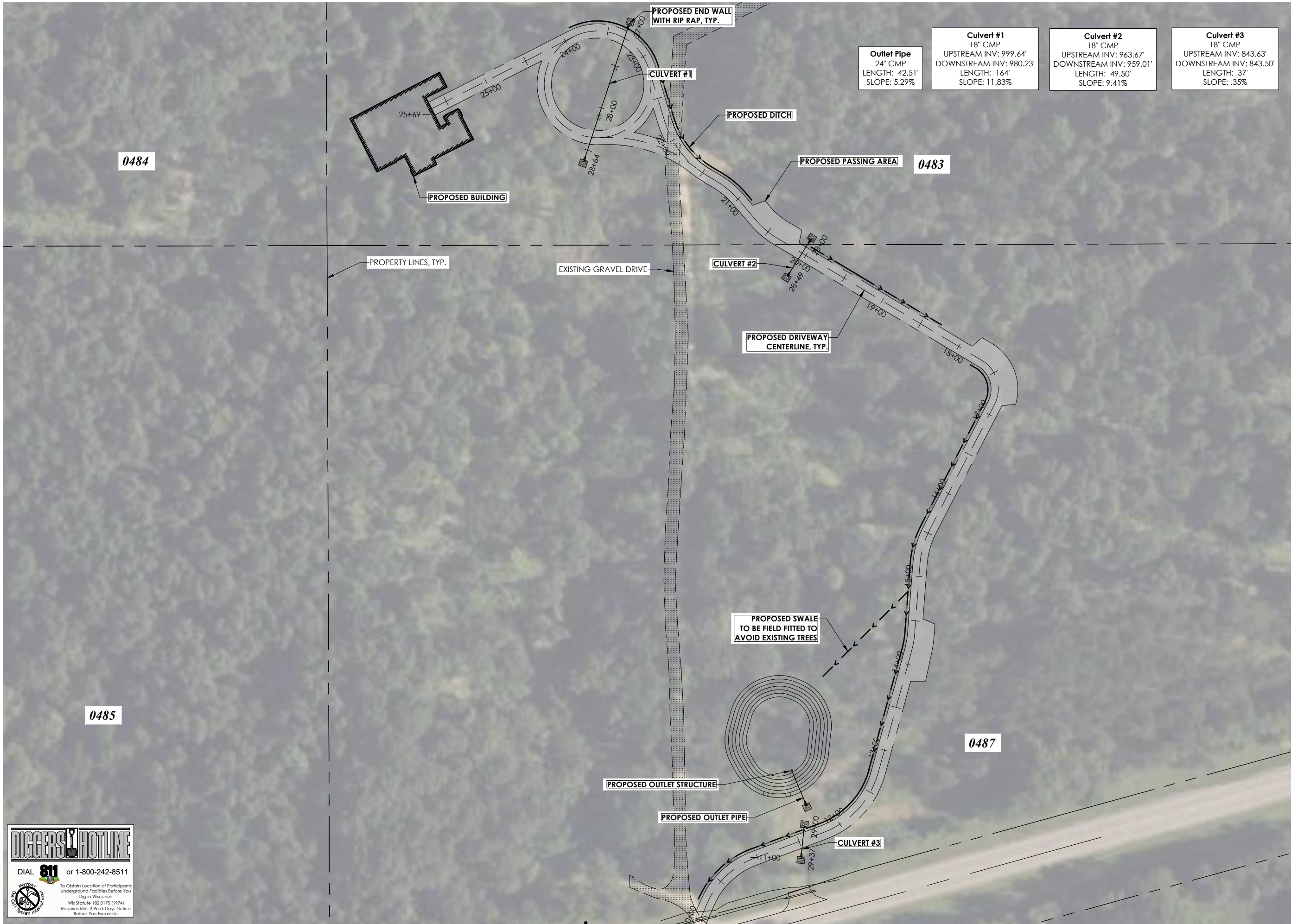
**PROPOSED UTILITY PLAN
 PAUL STAHLBERG DRIVEWAY
 PAUL STAHLBERG**

TOWN OF MERRIMAC
 SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE
REVISION #1	1	MME	04/24/2023



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REVIEWED BY	BRB
ISSUE DATE	03/21/2023
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SHEET NO.	C4.0



Outlet Pipe 24" CMP LENGTH: 42.51' SLOPE: 5.29%	Culvert #1 18" CMP UPSTREAM INV: 999.64' DOWNSTREAM INV: 980.23' LENGTH: 164' SLOPE: 11.83%	Culvert #2 18" CMP UPSTREAM INV: 963.67' DOWNSTREAM INV: 959.01' LENGTH: 49.50' SLOPE: 9.41%	Culvert #3 18" CMP UPSTREAM INV: 843.63' DOWNSTREAM INV: 843.50' LENGTH: 37' SLOPE: .35%
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0484

0483

0485

0487

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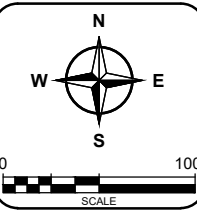
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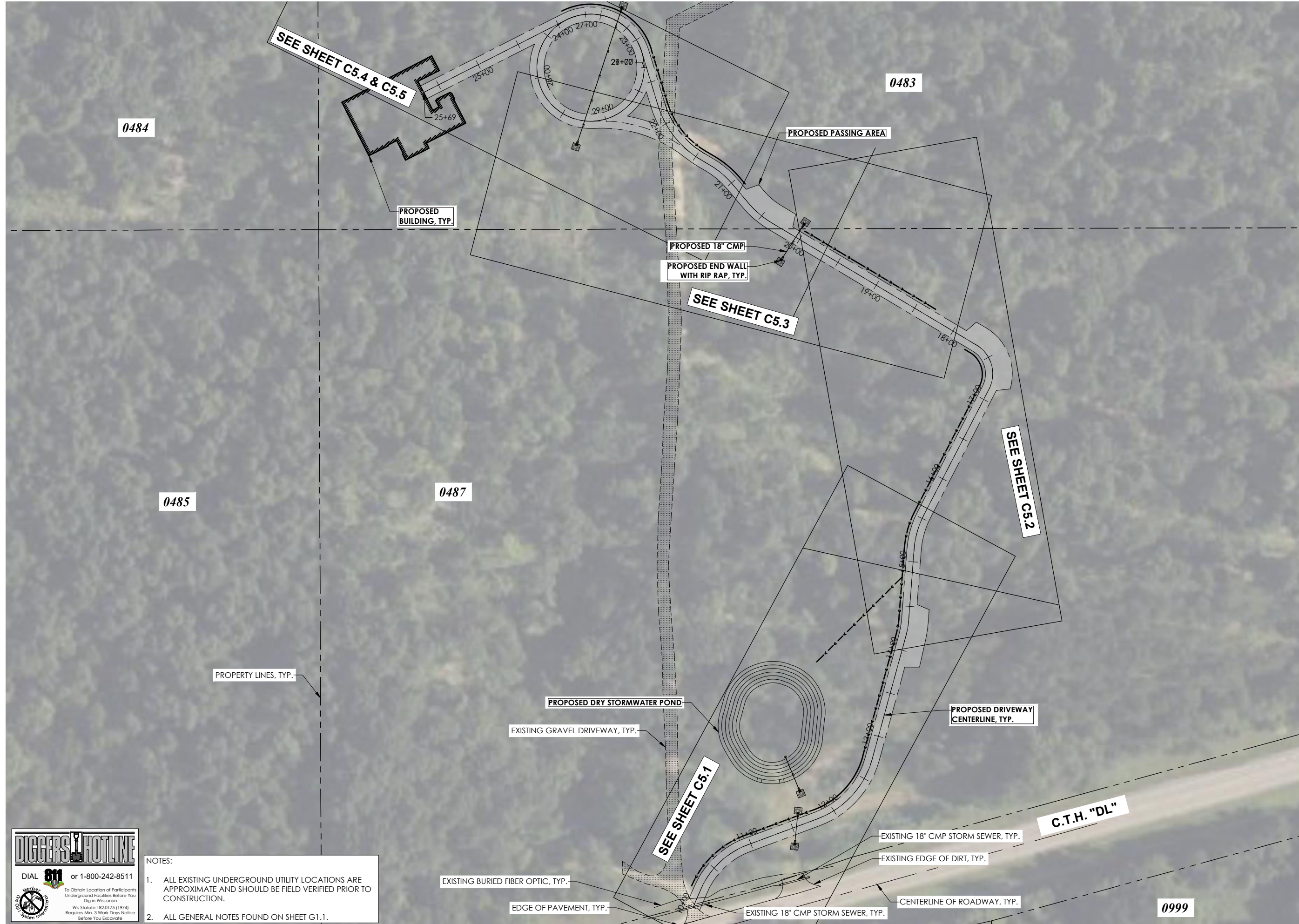
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OVERALL PLAN & PROFILE
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG
 TOWN OF MERRIMAC
 SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE
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DRAWN BY	MME
REVIEWED BY	BRB
ISSUE DATE	03/21/2023
GEC FILE NO.	2-0615-217
SHEET NO.	C5.0



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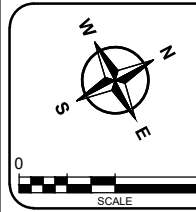
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 - ALL GENERAL NOTES FOUND ON SHEET G1.1.



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PLAN & PROFILE
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG
 TOWN OF MERRIMAC
 SAUK COUNTY, WI

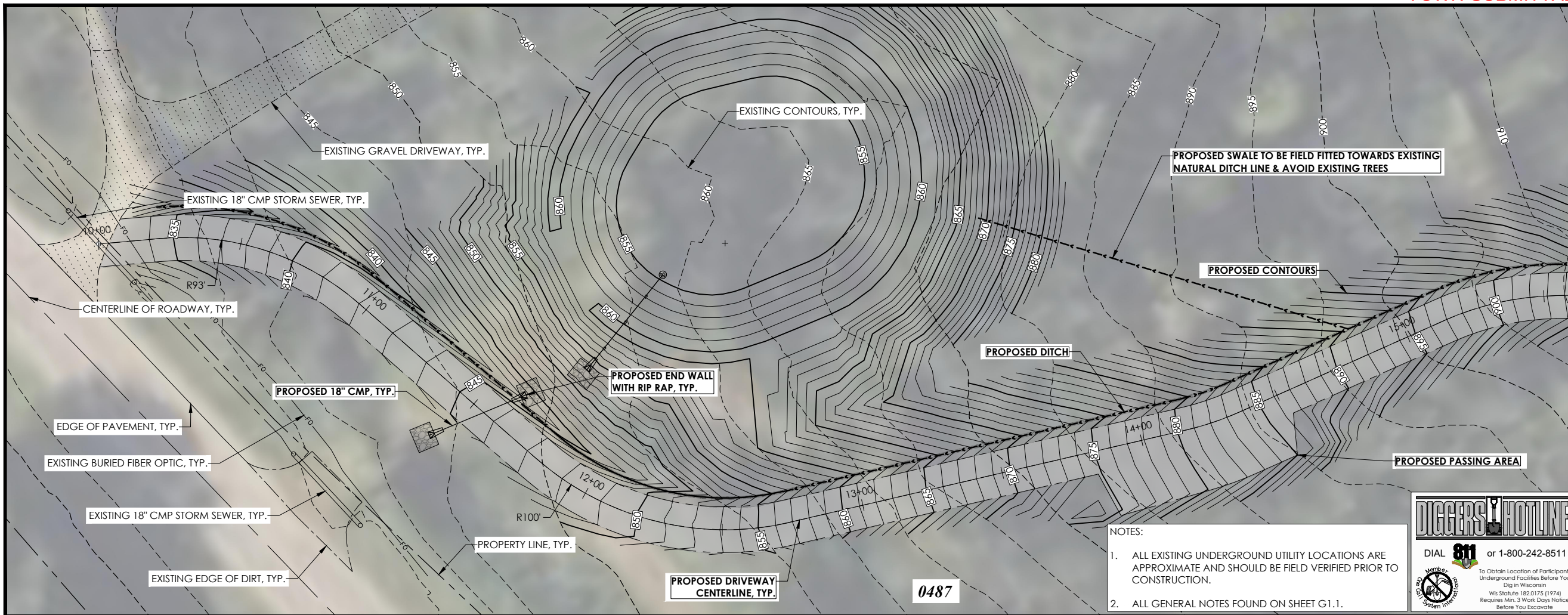
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	1	MME	04/24/2023



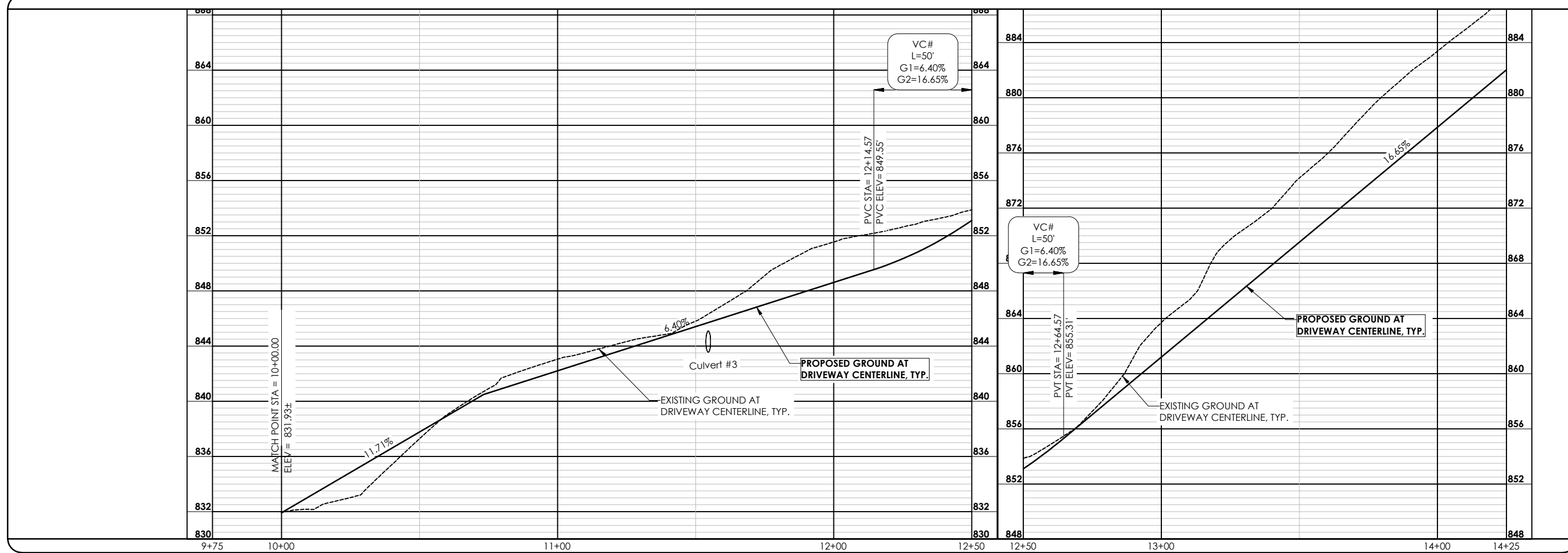
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 SHEET NO.

C5.1

SEE SHEET: C5.2



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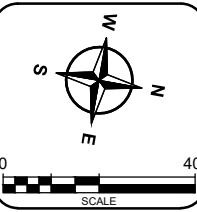
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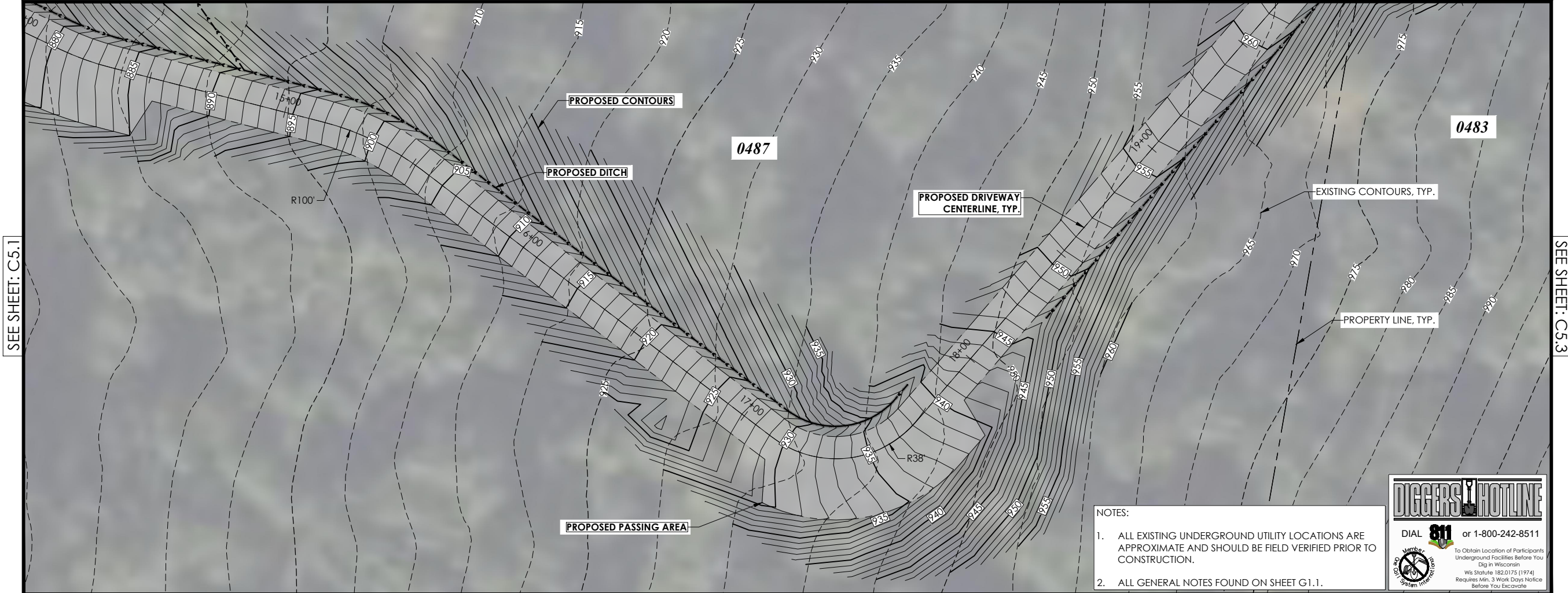
PLAN & PROFILE
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG
 TOWN OF MERRIMAC
 SAUK COUNTY, WI

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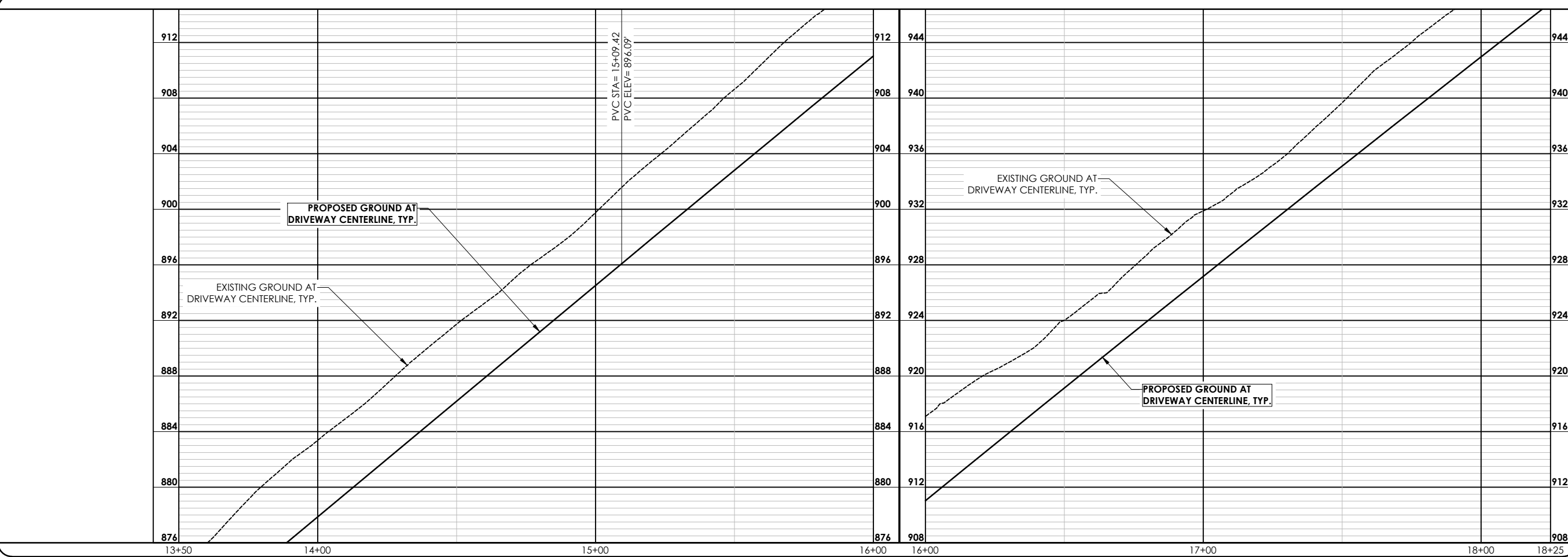
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C5.2



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DIGGERS HOTLINE
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 Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days Notice Before You Excavate



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SEE SHEET: C5.1

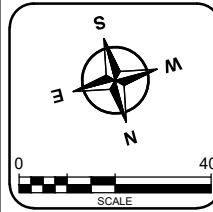
SEE SHEET: C5.3



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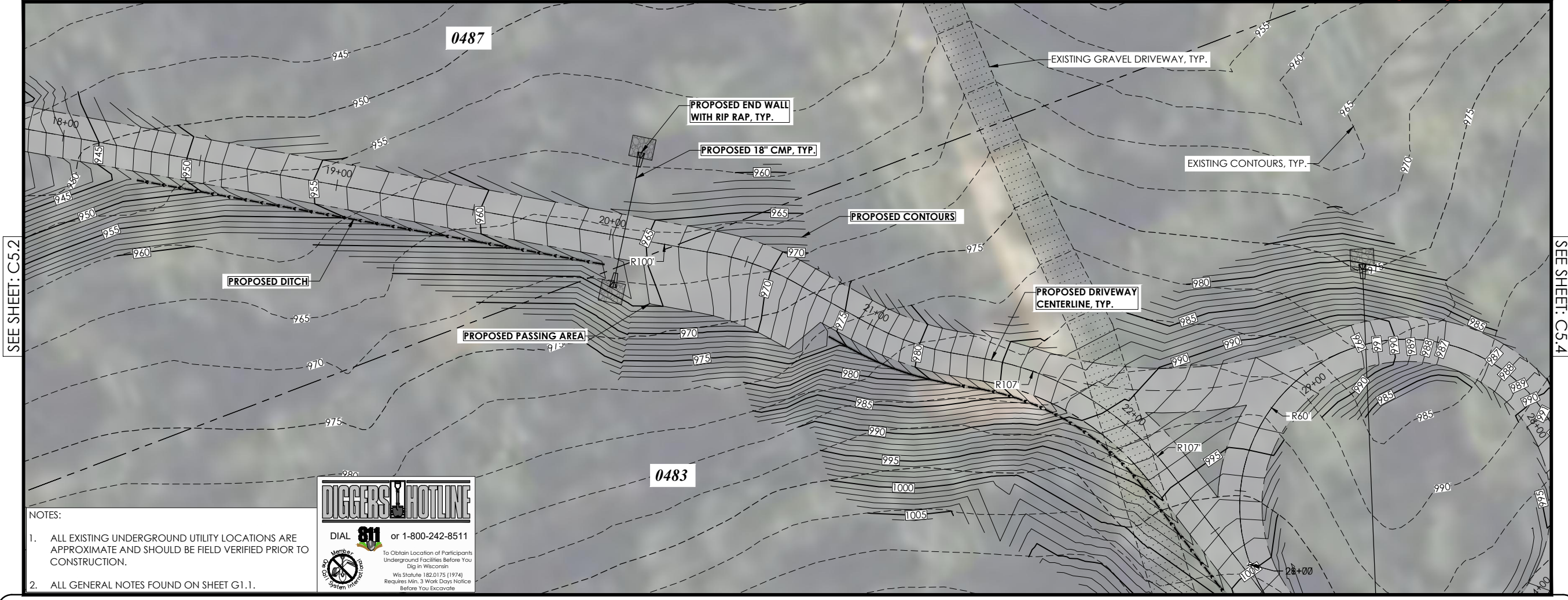
PLAN & PROFILE
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG
 TOWN OF MERRIMAC
 SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE
REVISION #1	1	MME	04/24/2023



DRAWN BY: MME
 REVIEWED BY: BRB
 ISSUE DATE: 03/21/2023
 GEC FILE NO.: 2-0615-217
 SHEET NO.

C5.3

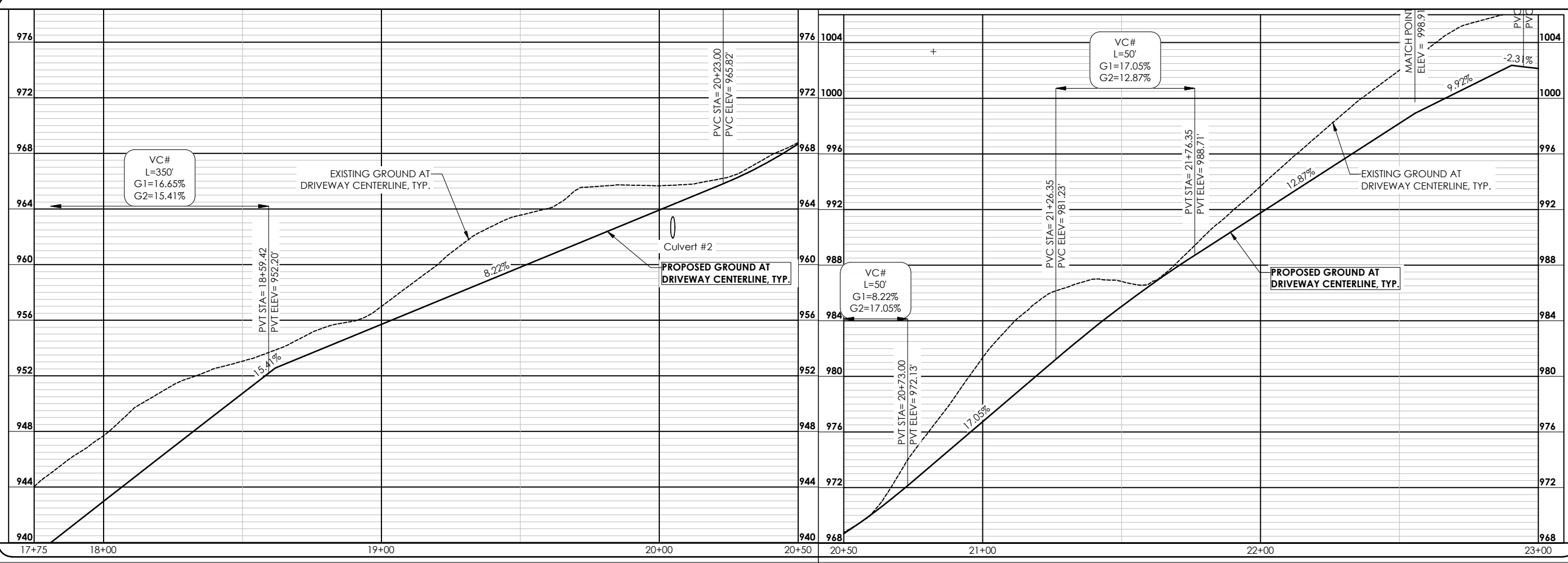


SEE SHEET: C5.2

SEE SHEET: C5.4

- NOTES:
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - ALL GENERAL NOTES FOUND ON SHEET G1.1.

DIGGERS HOTLINE
 DIAL 811 or 1-800-242-8511
 To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
 Wis Statute 182.0175 (1974) Requires Min. 3 Work Days Notice Before You Excavate



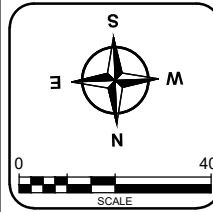
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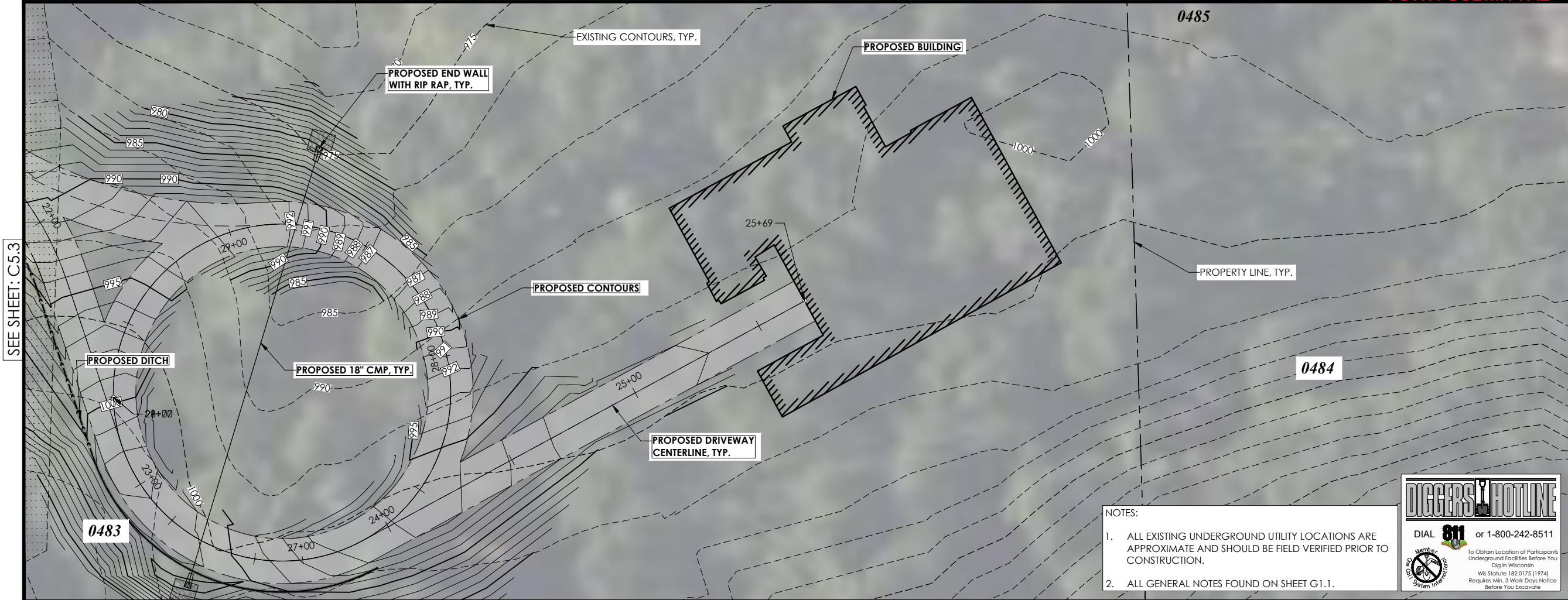
PLAN & PROFILE
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG
 TOWN OF MERRIMAC
 SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE
REVISION #1	1	MME	04/24/2023



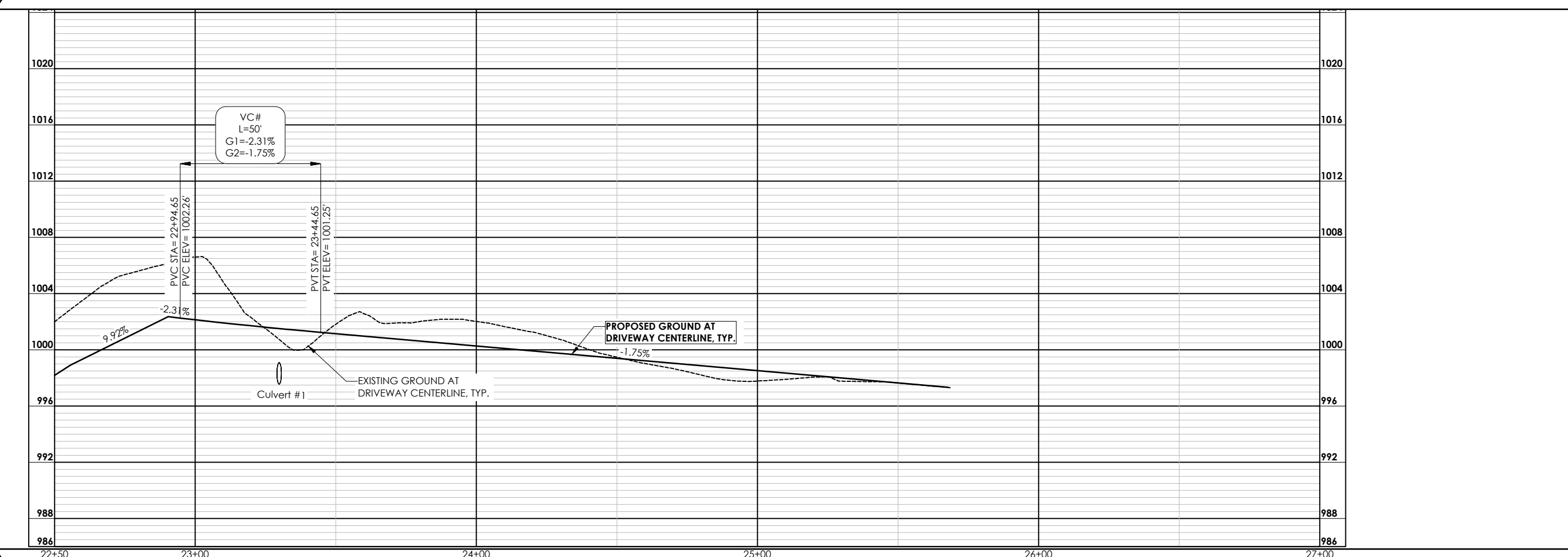
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 REVIEWED BY: BRB
 ISSUE DATE: 03/21/2023
 GEC FILE NO.: 2-0615-217
 SHEET NO.

C5.4



- NOTES:
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - ALL GENERAL NOTES FOUND ON SHEET G1.1.

DIGGERS HOTLINE
 DIAL 811 or 1-800-242-8511
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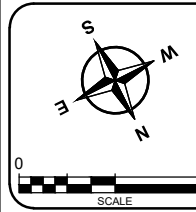
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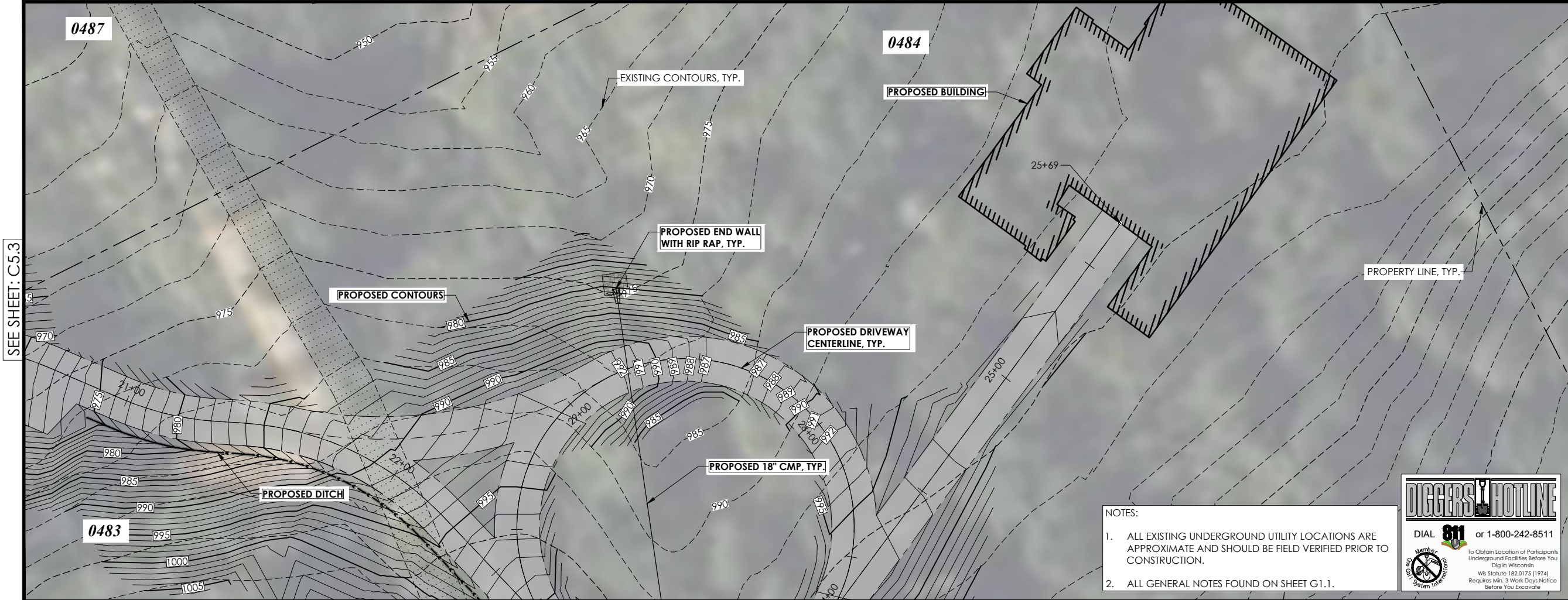
PLAN & PROFILE
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG
 TOWN OF MERRIMAC
 SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE
REVISION	1	MME	04/24/2023



DRAWN BY: MME
 REVIEWED BY: BRB
 ISSUE DATE: 03/21/2023
 GEC FILE NO.: 2-0615-217
 SHEET NO.

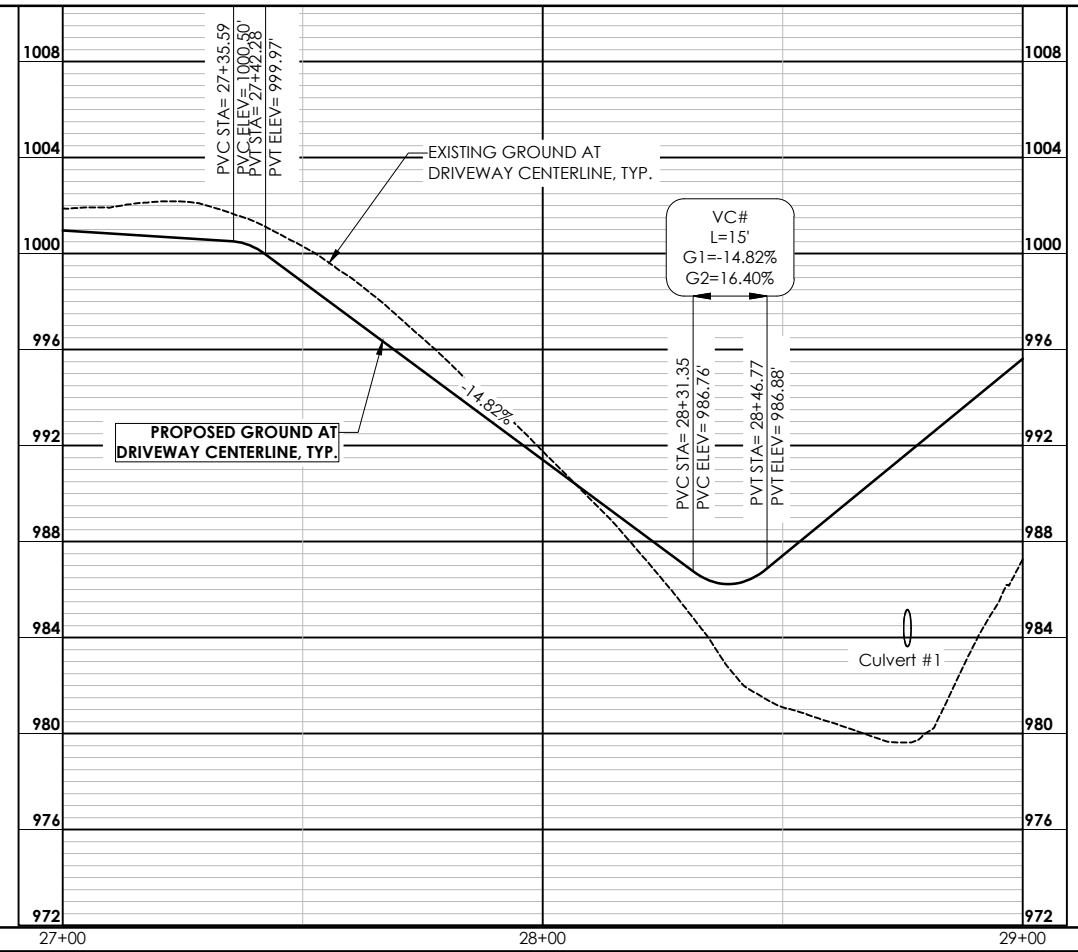
C5.5



NOTES:

- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL GENERAL NOTES FOUND ON SHEET G1.1.

DIGGERS HOTLINE
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G:\Current Files R-Z\Stahlberg, Paul\2-0615-217\2022\CAD 2-0615-217_2_CIVIL\Production Drawing\1_Bld Plan Sets\C5-0-PP-2-0615-217.dwg, C5.5, 4/25/2023 9:37:48 AM



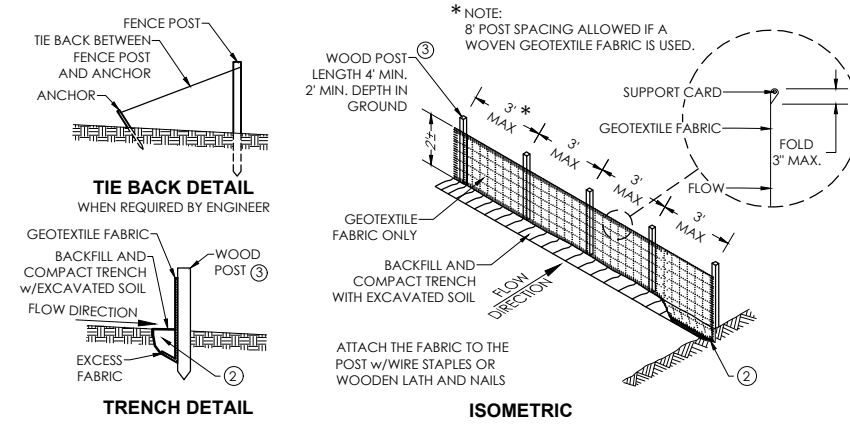
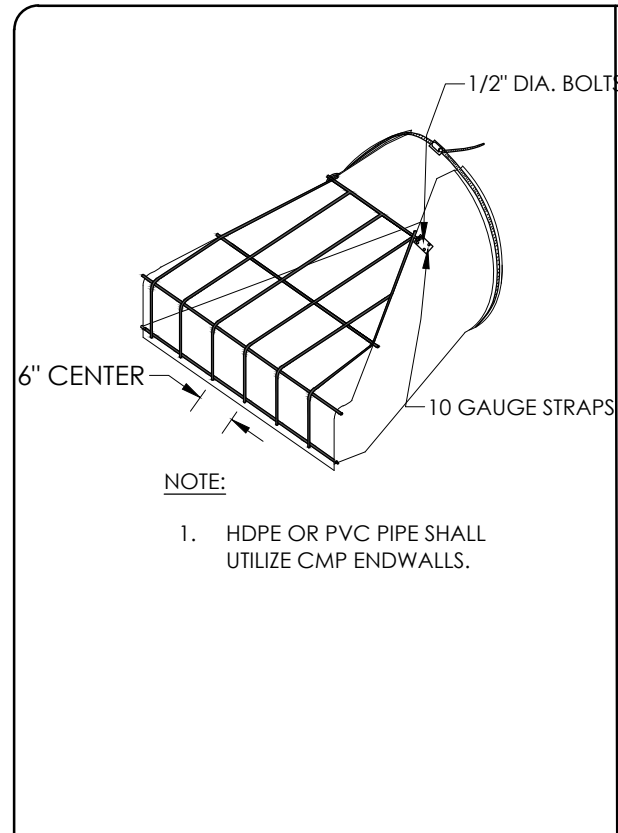
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MISCELLANEOUS DETAILS
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG

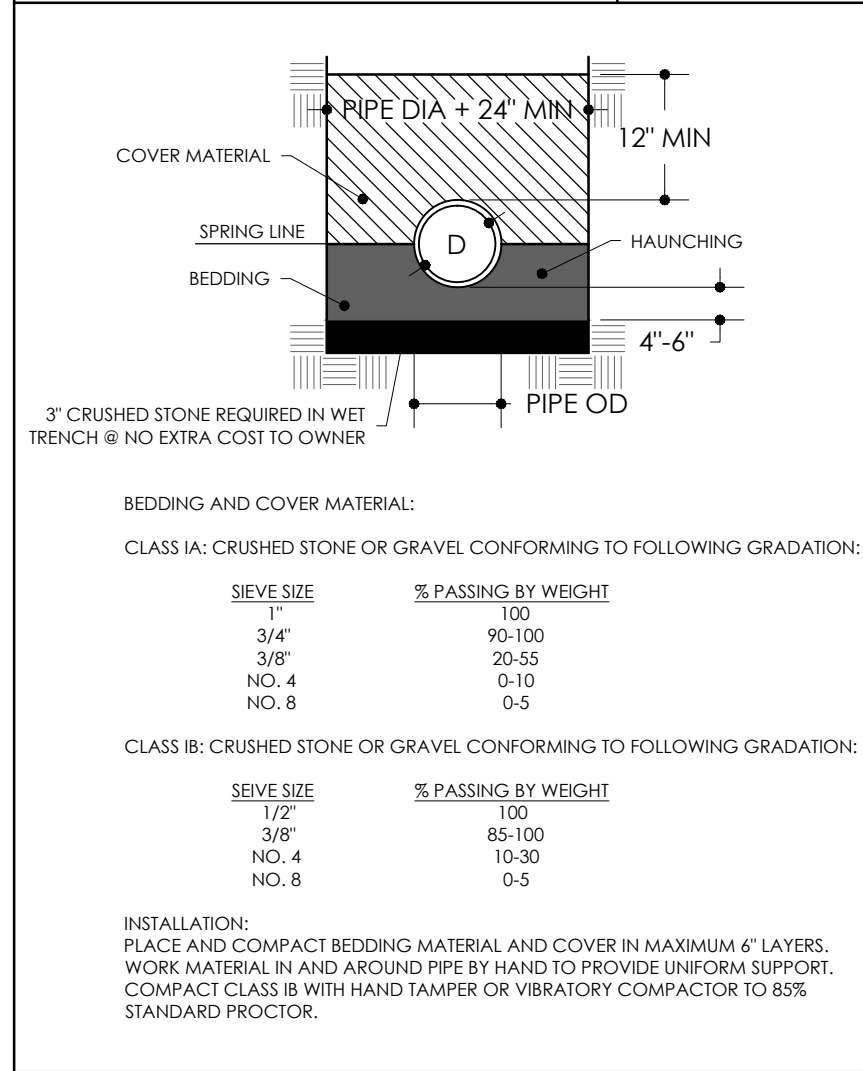
TOWN OF MERRIMAC
SAUK COUNTY, WI



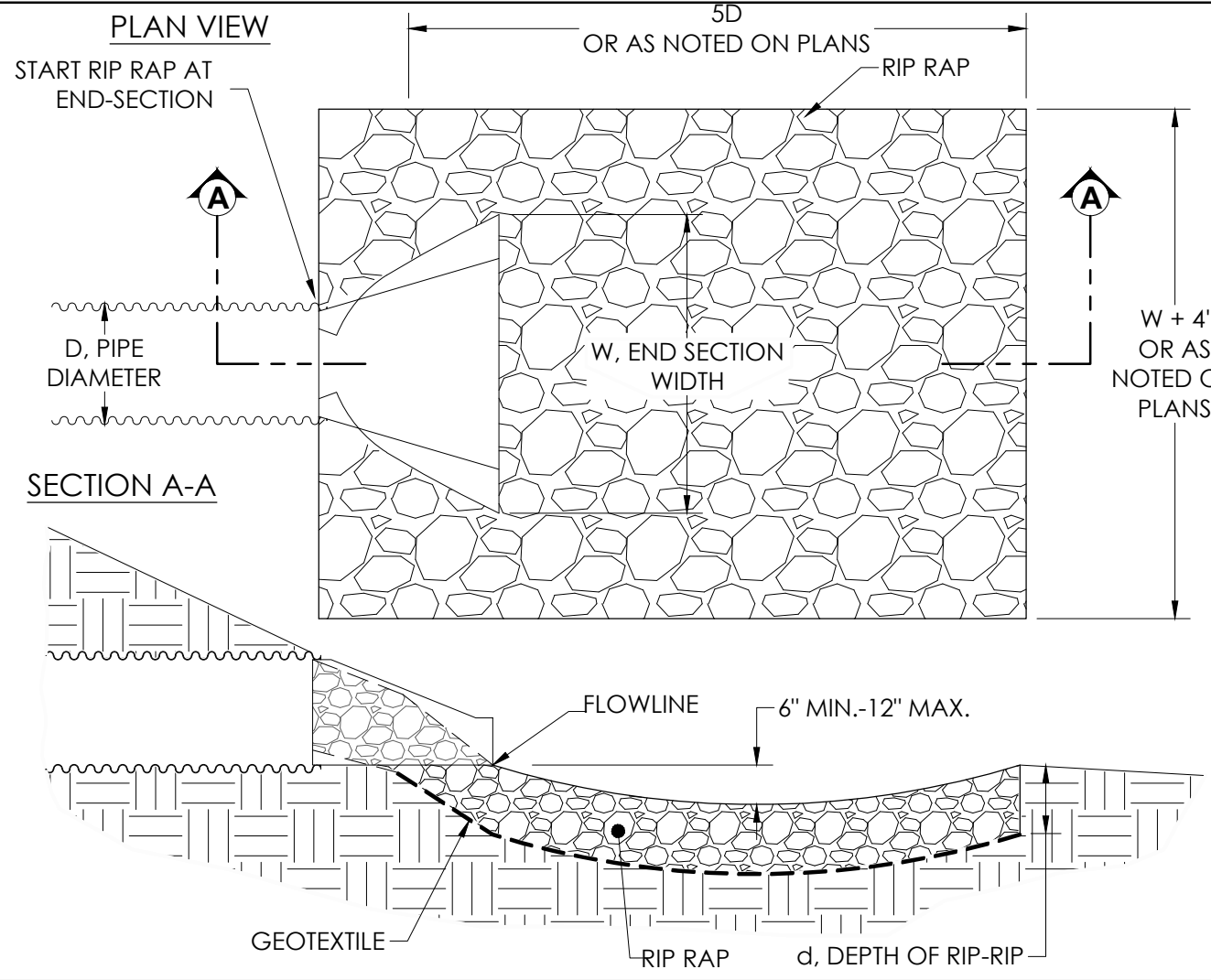
- NOTES:**
① HORIZONTAL BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
② TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
③ WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.

TYPICAL END SECTION

SILT FENCE

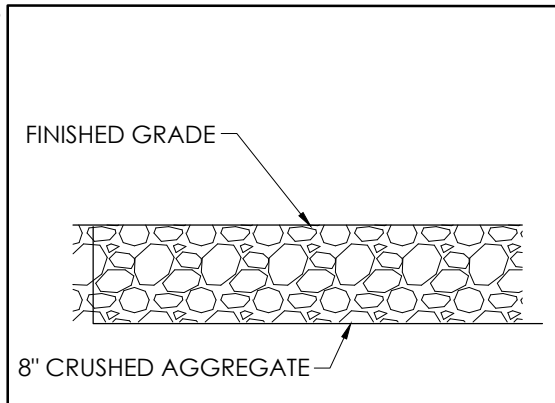


FLEXIBLE PIPE BEDDING



RIP RAP AT PIPE DISCHARGE

RIP RAP CLASS	WIS DOT RIP RAP EQUIVALENT	d, DEPTH
1	--	9"
2	LIGHT	18"
3	HEAVY	27"
4	EXTRA HEAVY	36"



TYPICAL GRAVEL SECTION

NO.	DATE	BY

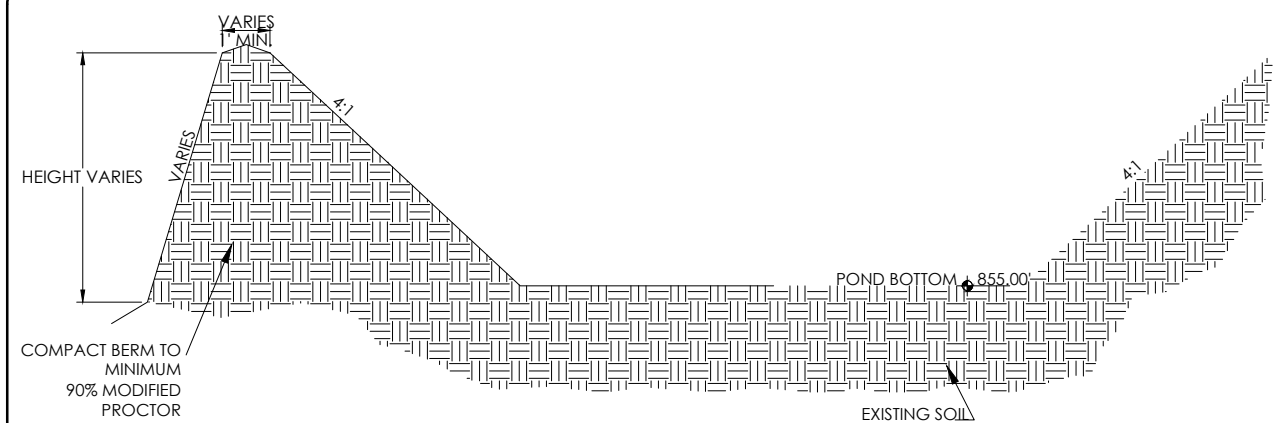
AS NOTED
SCALE

DRAWN BY: MME
REVIEWED BY: BRB
ISSUE DATE: 03/21/2023
GEC FILE NO.: 2-0615-217
SHEET NO.

G:\Current Files R-Z\Stahlberg, Paul\2-0615-217\2022\CAD 2-0615-2172_CIVIL\Production Drawing\1_Bld Plan Sets\1-C6.0-MISC DT-2-0615-217.dwg, C6.0, 4/25/2023 9:57:56 AM



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DRY POND SECTION A-A

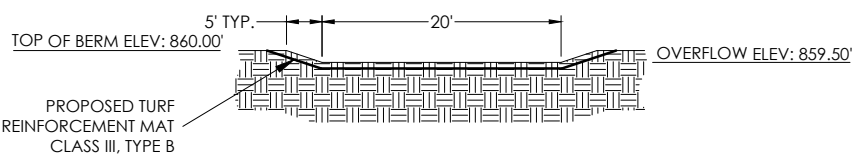
NOTE:
DESIGN ELEVATIONS ARE SHOWN FOR ALL POND BERMS. CONTRACTOR SHALL INSTALL POND BERMS 0.5' HIGHER THAN DESIGN ELEVATIONS TO ALLOW FOR SETTLEMENT.

BASIN SHALL BE CONSTRUCTED IN ACCORDANCE TO SCDHEC DRY POND/INFILTRATION BASIN TECHNICAL STANDARDS.

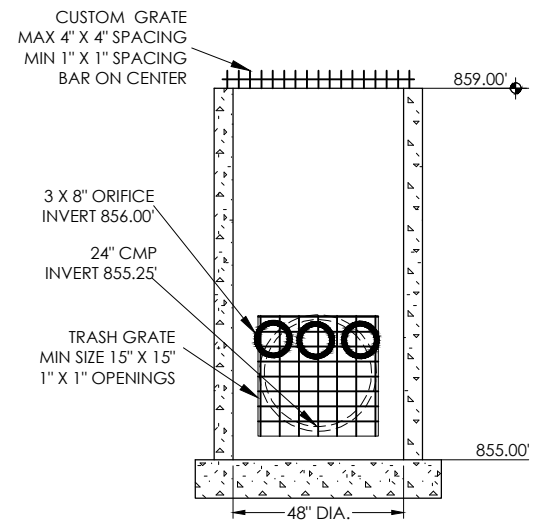
CLEAN OUTS WILL BE PROVIDED AT A MINIMUM, EVERY 100 FEET ALONG THE INFILTRATION PRACTICE TO ALLOW FOR ACCESS AND MAINTENANCE.

ALL OUTLET PIPES SHALL HAVE ANTI-SEEP COLLAR OR SEEPAGE CONTROL SHALL BE PROVIDED.

ALL DRY PONDS WILL BE 4' DEEP AND WILL HAVE MIN TOP AND BOTTOM SLOPE OF 0.5%. EACH POND WILL HAVE A 1' SECTION THAT WILL BE UTILIZED FOR INFILTRATION. (THE LOWEST ORIFICE AND CULVERT DISCHARGE PIPE WILL BE 1' ABOVE THE BOTTOM OF THE POND.) THE DRY POND SHALL BE CONSTRUCTED FIRST AND WILL BE USED AS A SEDIMENT TRAP DURING CONSTRUCTION. IF OUTLET STRUCTURE ARE INSTALLED AT THAT TIME, THEY SHALL BE PLUGGED UNTIL THE SITE IS STABILIZED. ONCE THE SITE IS STABILIZED, THE FINAL FOOT OF THE DRY POND SHALL BE DUG WHICH WILL THEN BE UTILIZED FOR INFILTRATION.



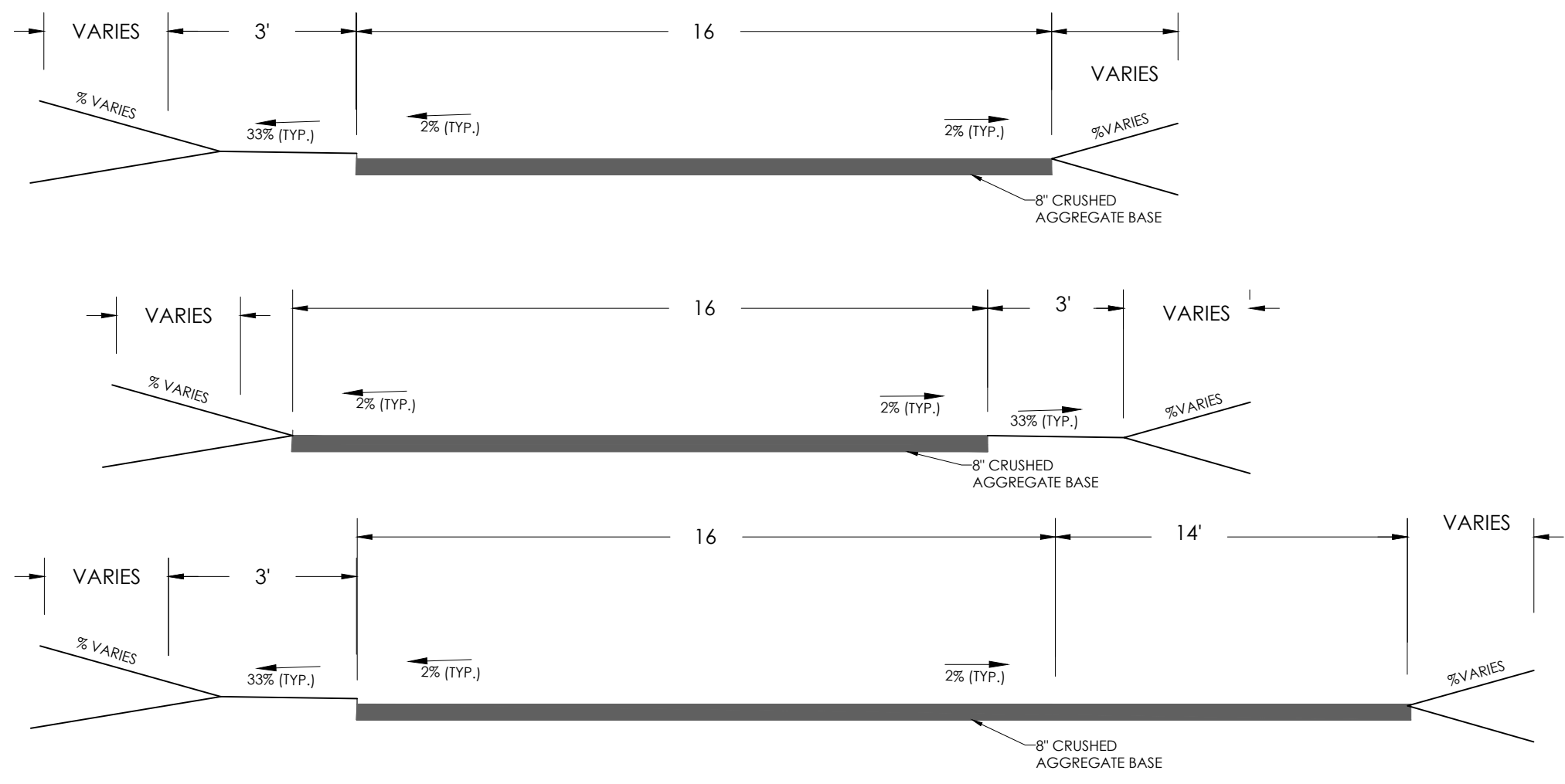
DRY POND WEIR



OUTLET STRUCTURE

NOTE:
TRASH GRATES SHALL BE PROVIDED OVER ALL ORIFICES.

DRY STORMWATER POND



TYPICAL CROSS SECTIONS

MISCELLANEOUS DETAILS
PAUL STAHLBERG DRIVEWAY
PAUL STAHLBERG
TOWN OF MERRIMAC
SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE

AS NOTED
SCALE

DRAWN BY: MME
REVIEWED BY: BRB
ISSUE DATE: 03/21/2023
GEC FILE NO.: 2-0615-217
SHEET NO.

G:\Current Files R-Z\Stahlberg, Paul\2-0615-217\2022\CAD\2-0615-2172_CIVIL\Production Drawing\1_Bld Plan Sets\1-C6-0-MISC DT-2-0615-217.dwg, C6.1, 4/25/2023 10:09:35 AM

S6911 State Road 113
P.O. Box 115
Merrimac, WI 53561



Telephone: (608) 493-2588
Fax: (608) 493-2238
Website: TownOfMerrimac.net

NOTICE OF PUBLIC HEARING TOWN OF MERRIMAC

Notice is hereby given that the Planning & Zoning Commission of the Town of Merrimac will hold public hearings in the Town Hall located at S6911A State Road 113, Merrimac, Wisconsin; **Wednesday, May 17, 2023** at 7:00pm to consider the following applications:

A Conditional Use Permit for Heritage Acres, LLC, E13313 State Hwy 78/113, for a greenhouse, gift shop, and coffee shop with outside yard sales on an Agriculture District parcel per Town Ordinance 5.02; Carol Baier, S7710 Oneida Way, Merrimac, WI 53561, tax parcel 026-0032-10000.

The CUP application and plans are available for viewing online at <https://townofmerrimac.net/agendas-minutes/> or they are viewable at the clerk's office. All persons are invited to attend said hearing and be heard.

By Order of the Planning & Zoning Commission
Stephanie Brensike, Town Administrator

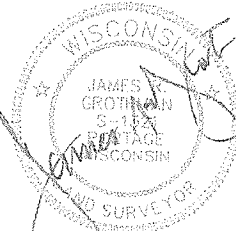
For Publication April 27, May 3, 2023
Posted in Town April 26, 2023

As prepared by:

G GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI 53201
PHONE: PORTAGE: (608) 742-7789 SAUK: (608) 644-8677
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(SEE LOGS REFERENCING THIS SURVEY MAP)

SEAL:



12-06-2017

G & A FILE NO. 1217-692



DRAFTED BY: A. KASPER

CHECKED BY: SO

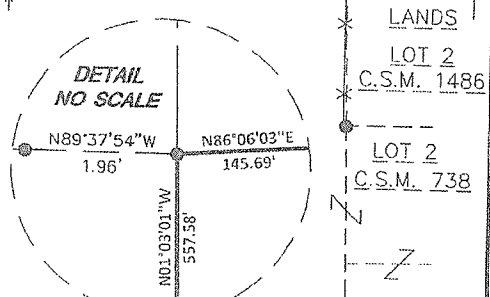
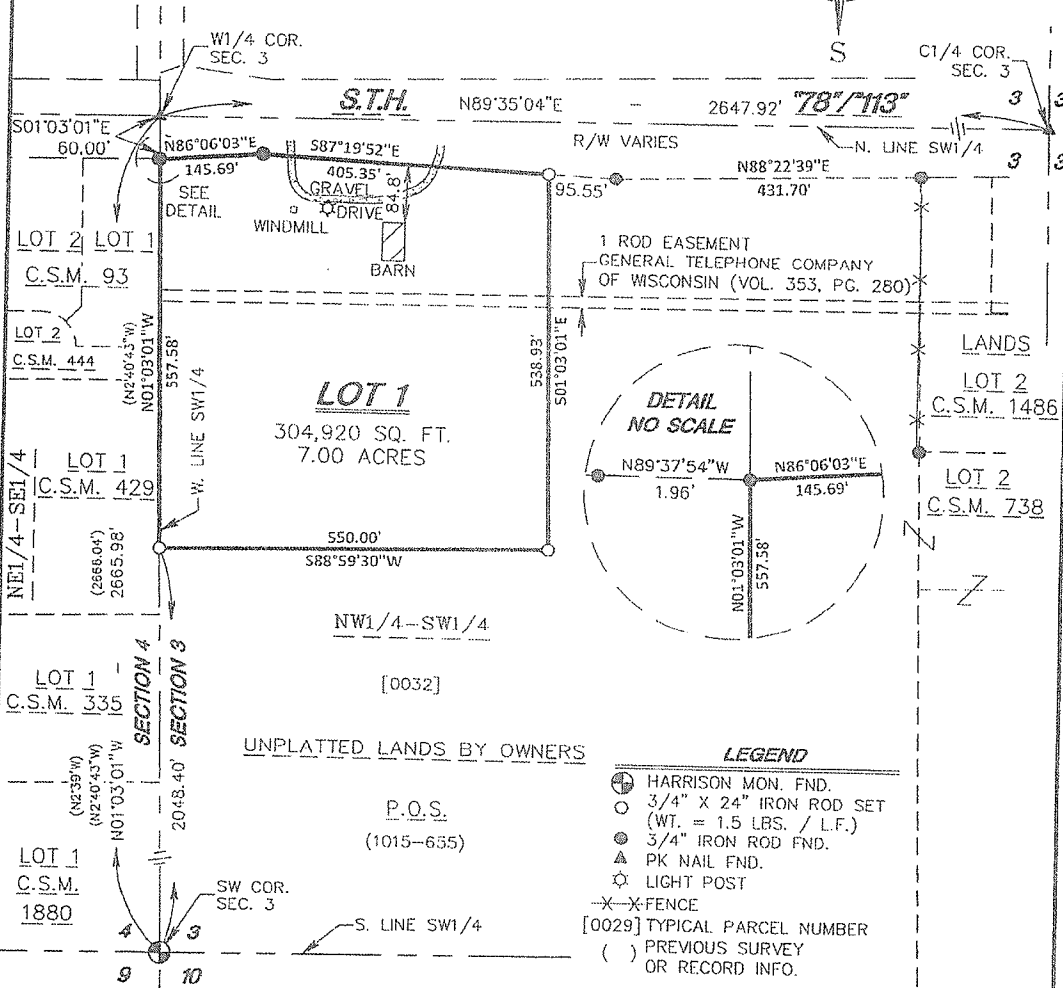
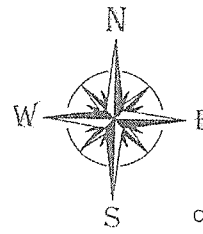
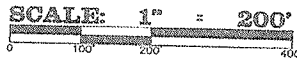
PROJ. 1015-655

DWG. 1217-692 SHEET 1 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

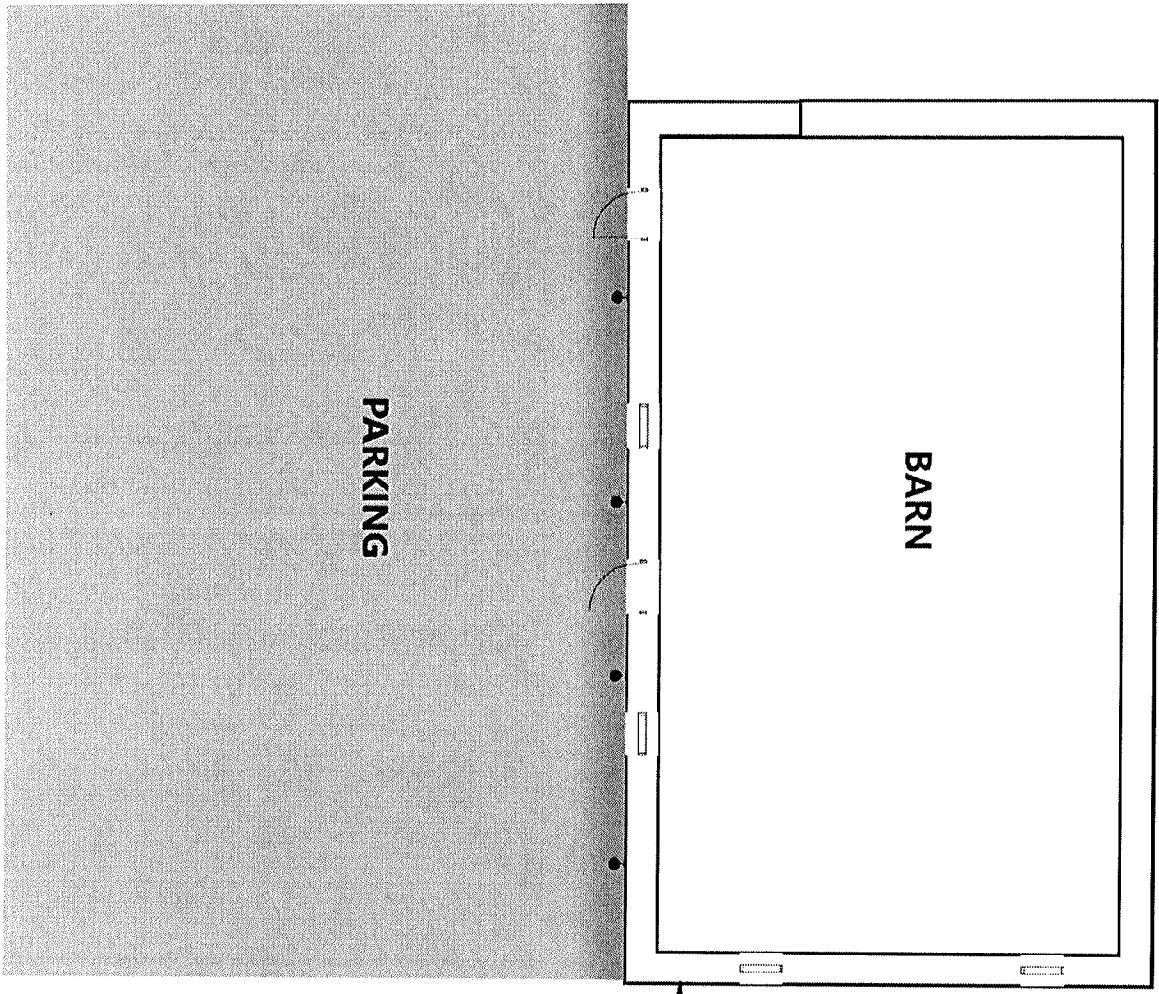
BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 3, T. 10 N, R. 7 E, TOWN OF MERRIMAC, SAUK COUNTY, WISCONSIN. Volume _____ Page _____

BASIS OF BEARINGS: IS THE WEST LINE OF THE SW1/4, SECTION 3 WHICH BEARS N01°03'01"W AS REFERENCED TO GRID NORTH, SAUK COUNTY COORDINATE SYSTEM NAD83(97).



- LEGEND**
- ⊕ HARRISON MON. FND.
 - 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
 - 3/4" IRON ROD FND.
 - ▲ PK NAIL FND.
 - ☆ LIGHT POST
 - X-X- FENCE
 - [0029] TYPICAL PARCEL NUMBER
 - () PREVIOUS SURVEY OR RECORD INFO.

CLIENT/OWNER: HERITAGE ACRES RANCH, LLC
c/o CAROL BAIR
S7710 ONEIDA WAY
MERRIMAC, WI 53561



BARN

PARKING

25'



SHED

Shed Dimensions: 14' x 30' x 9'



**Conditional Use Permit
Heritage Acres Ranch LLC
E13313 State Highway 78/113**

April 25, 2023

Ultimately, there is a plan to have a business that would have greenhouse sales, coffee shop and a retail/mercantile utilizing the existing barn on premises. At this time, due to the costs of finishing the overhaul of the main barn, this plan will be done in phases. The permit that is being applied for now would entail the establishment of having outside sales of the greenhouse portion.

The greenhouse sales portion would entail the use of the existing garden shed and seasonal tents. There would be no sales from inside the main barn. This portion of the plan would cover sales of items such as gardening, landscaping, seasonal items such as flowers and pumpkins, supplies and related items. The gravel parking lot is already established on the west side of the main barn and lighting would encompass the needs and safety of the area without disturbance to the houses nearby. Since there are no working bathrooms on site, the use of portable bathrooms may become a need. In talking with a company providing these, they have suggested placement ideas as indicated on the area map. Signage is also indicated on the placement map but specifics have not been determined on size. Placement would be along highway 78/113 facing east/west in compliance with current guidelines.

The remaining phases of the business plan would be to a retail store and coffee shop to be established in the main barn. This approval would be applied for at a later date. An engineering firm has been hired to work with bringing the space to code for occupancy. If there is a potential for growth and more parking is needed, we can expand behind the windmill to the south. It would not be our intention to go past the windmill, as to keep a proper distance between the residential houses to the west. The area of the parking lot is level and drainage should not affect any neighboring properties. Tree/evergreen plantings are being considered along the west property line to establish a better sound and light boundary for the neighboring properties.

The barn resides in a prime location to capture the traffic on Highway 78/113 while also providing the community with a gathering place and increased commerce. This includes general travel of motorcyclists and autos, bicyclists from the Great Sauk Trail, Devils Head visitors, Devil's Lake hikers and campers, through traffic to Wisconsin Dells with all those genres covering all ages and varieties of interests. This business would also like to serve and support the local community by putting up local attraction flyers, support local artisans as well as collaborate with Merrimac Community Charter School on different projects.

Greenhouse Examples

Plant Seeds
Plants
Grass Seed
Straw
Fertilizer/Manure
Bird Seed
Birdhouses
Garden supplies
Yard art
Produce
Pumpkins
Christmas Trees
Local eggs
Honey

Coffee Shop Examples

Varieties of coffees and beverages
Cinnamon rolls
Light breakfast options
Light lunch options

Store Examples

Candles
Woodworking
Lotion/oils
Seasonal Décor and items
Clothing
Household items
Furniture
Interior household décor

Conditional Use Application

TOWN OF MERRIMAC PLANNING & ZONING COMMISSION

Name Heritage Acres Ranch LLC (Carol Eichmann)

Mailing Address 57710 Oneida Way
Merrimac, WI 53561

Phone (608) 393-2477

Property Address E13313 State Highway 78/113

Legal description: NW 1/4, SW 1/4, S 3, T 10 N, R 7 E, Town of Merrimac

Tax parcel number 026-0032-10000 Zoning district Agriculture

Lot area & dimensions: 304,920 sq. ft., 550 x 538.93 ft.

Current use & improvements See attached

Nature & disposition of any prior petition for Conditional Use Permit or Variance:

Previously approved Permit & PAD in 2018

Description of all nonconforming structures & uses on the property:

Barn - needing to finish plumbing

Conditional use requested (ordinance section # & specific use):

Zoning - 2.26 Planned Area Development

Reasons for Request for Conditional Use Permit:

Re-approval of previous CUP

Specific (design) standards for approval: Design/practices proposed to achieve standards:

Developed architecture plans - approved by State

PLEASE INCLUDE THE FOLLOWING: 1.) \$450.00 application fee. 2.) 13 copies of the plot plan showing the location, boundaries, dimensions, elevations, uses, and size of the following: subject site; existing and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions, existing and proposed street, side, and rear yards. 3.) Name and address of all property owners located within 200 feet of the property boundaries. 4.) Any additional information that may be requested by the Zoning Administrator.

I am requesting public hearing in accordance with Wisconsin Statute §62.23 and Town Ordinance 4.05 and/or Town Ordinance 4.06. I understand that the application fee is non-refundable; that a hearing may occur in no less than 30 days from acceptance of the application; and that a reasonable date for the hearing shall be set by the Zoning Administrator. The Zoning Commission meets on the 3rd Wednesday of each month.

Signed: Eichmann Date: 4/21/23

Remit application, supporting materials, and fees to:
Town of Merrimac, Stephanie Brensike, Town Administrator. PO BOX 115, Merrimac, WI 53561

S6911 State Road 113
P.O. Box 115
Merrimac, WI 53561



Telephone: (608) 493-2588
Fax: (608) 493-2238
Website: TownOfMerrimac.net

NOTICE OF PUBLIC HEARING TOWN OF MERRIMAC

Notice is hereby given that the Planning & Zoning Commission of the Town of Merrimac will hold a public hearing in the Merrimac Town Hall on Wednesday, May 17, 2023 at 7:00pm to consider the following:

A Conditional Use Permit for an accessory structure greater than 24' x 30' x 14' on a residential property in the Agriculture Conservation District per Town Ordinance 6.02 (1)(c) and 7.02(3)(b); Douglas and Dana Quam, E12458 Halweg Rd, Merrimac, WI, Tax Parcel 026-0561-20000.

The CUP application and plans are available for viewing online at <https://townofmerrimac.net/agendas-minutes/> or they are viewable at the clerk's office. All persons are invited to attend said hearing and be heard.

By Order of the Planning & Zoning Commission
Stephanie Brensike, Town Administrator

CLASS II Notice

HEARING NOTICE POSTED: April 26, 2023

HEARING NOTICE PUBLISHED: Apr 26, 2023 and May 3, 2023

Conditional Use Application

TOWN OF MERRIMAC PLANNING & ZONING COMMISSION

Name Doug & Dana Quam

Mailing Address E12458 Halweg Rd
Merrimac WI 53561

Phone (608) 493-2054 H 608-644-6852 C

Property Address E12458 Halweg Rd Merrimac WI 53561

Legal description: S E 1/4, N E 1/4, S 3/4, T 11 N, R 7 E, Town of Merrimac

Tax parcel number 026 0561-20000 Zoning district Agricultural Conservation

Lot area & dimensions: _____ sq. ft., _____ x _____ ft.

Current use & improvements Single Family Dwelling

Nature & disposition of any prior petition for Conditional Use Permit or Variance:
none

Description of all nonconforming structures & uses on the property:
none

Conditional use requested (ordinance section # & specific use):
Cold Storage Building on 6.02 cold storage shed
property

Reasons for Request for Conditional Use Permit:
To build Cold Storage Building for personal items

Specific (design) standards for approval: Design/practices proposed to achieve standards:
concrete slab, standard wood framing, Metal Roof. Siding to match current residence

Ag land lost at building site is being re-couped in other areas of the Ag Field for no net loss.

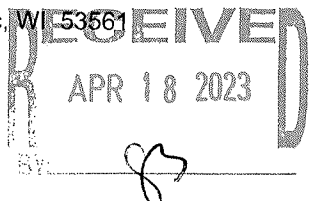
PLEASE INCLUDE THE FOLLOWING: 1.) \$450.00 application fee. 2.) 13 copies of the plot plan showing the location, boundaries, dimensions, elevations, uses, and size of the following: subject site; existing and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions, existing and proposed street, side, and rear yards. 3.) Name and address of all property owners located within 200 feet of the property boundaries. 4.) Any additional information that may be requested by the Zoning Administrator.

I am requesting public hearing in accordance with Wisconsin Statute §62.23 and Town Ordinance 4.05 and/or Town Ordinance 4.06. I understand that the application fee is non-refundable; that a hearing may occur in no less than 30 days from acceptance of the application; and that a reasonable date for the hearing shall be set by the Zoning Administrator. The Zoning Commission meets on the 3rd Wednesday of each month.

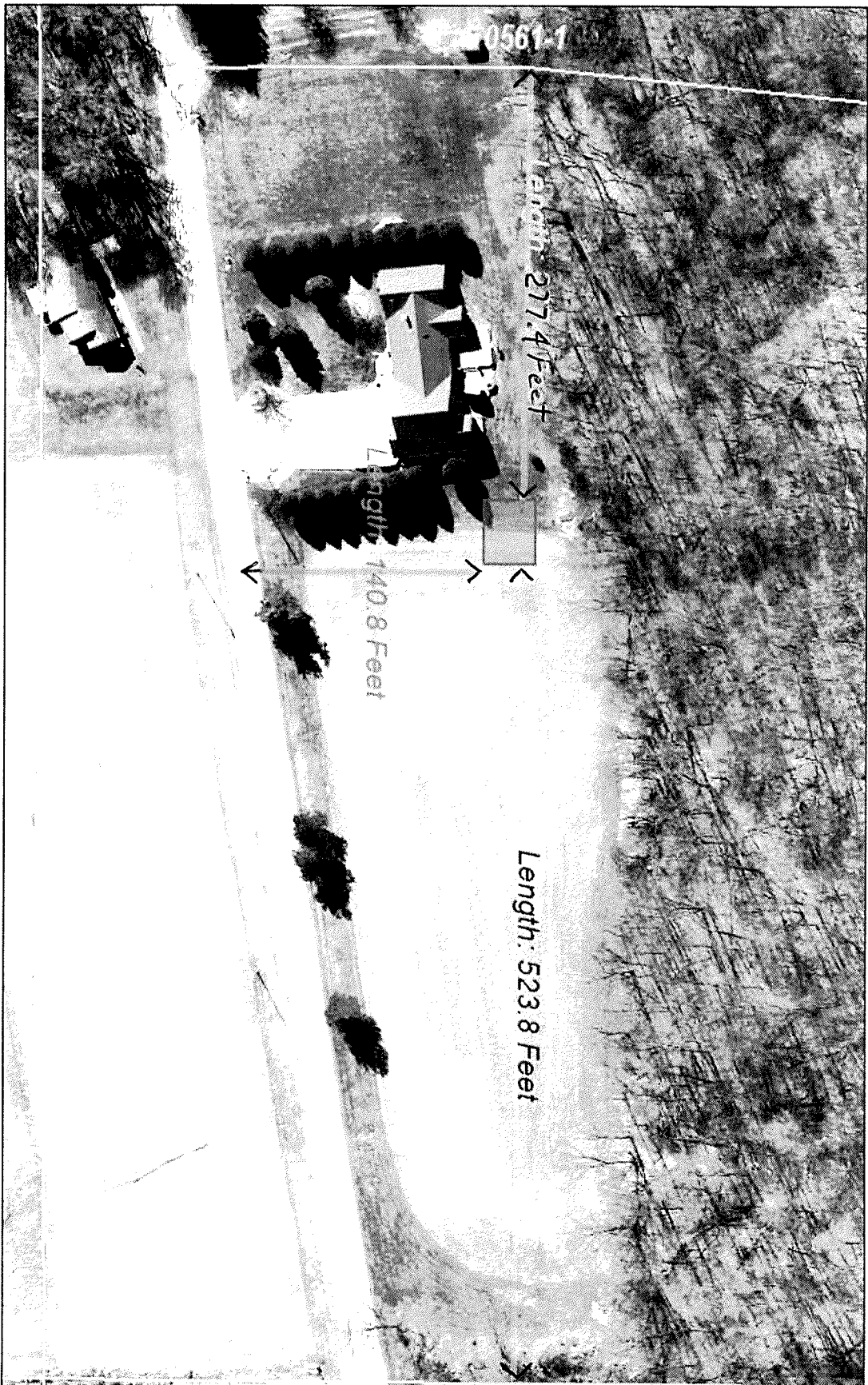
Signed: Doug Quam Date: 4-17-2023

Remit application, supporting materials, and fees to:
Town of Merrimac, Stephanie Brensike, Town Administrator. PO BOX 115, Merrimac, WI 53561

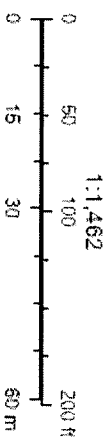
- Rev & Sue Goette - E12540A Halweg Rd
- Mike & Gloria ~~Halweg~~ Leatherberry - E12436 Halweg Rd
- Mike & Rachel Halweg - E12443 Halweg Rd



Doug Quam - new shed

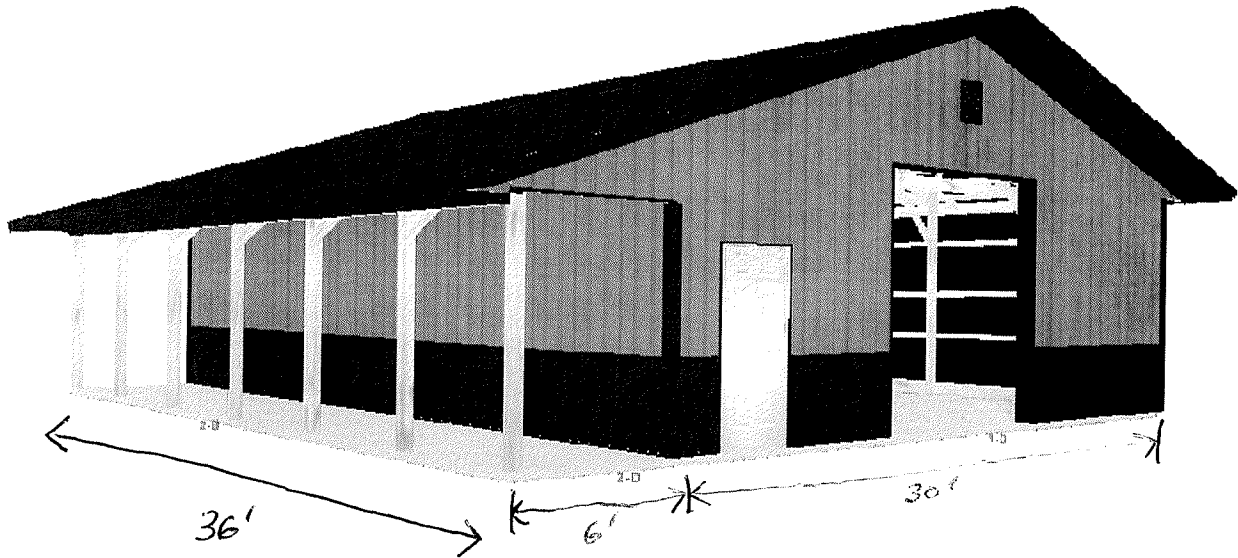
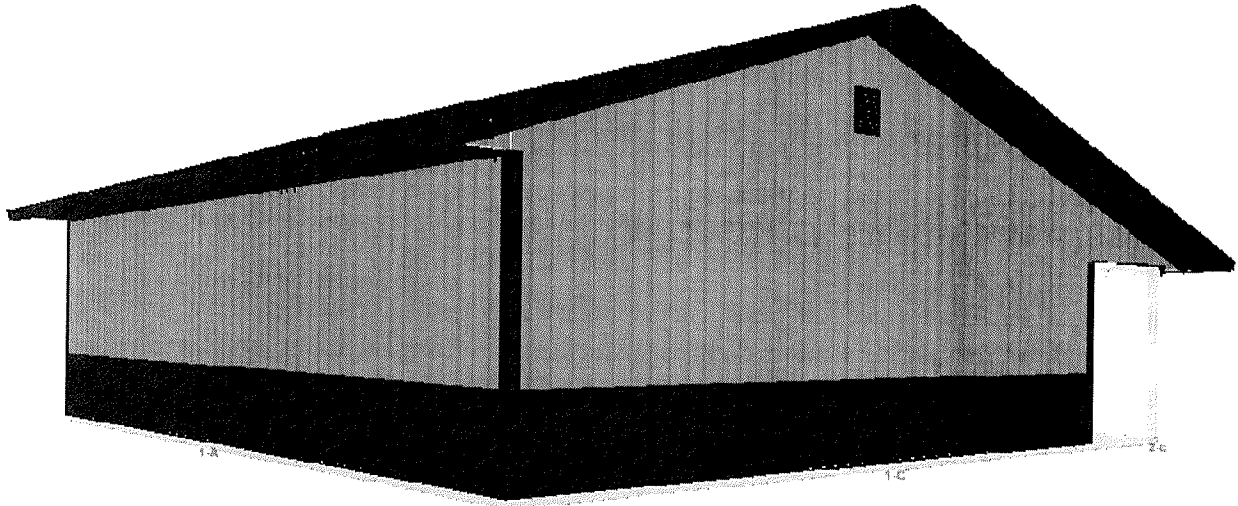


4/6/2023, 10:04:27 PM





Elevation Views



Date: 04/16/2023 - 12:45 PM

Design Name: Post Frame Designer

Design ID: 319057295929

Estimated price: \$15,733.73 *

*Today's estimated price, future pricing may go up or down.
Tax, labor, and delivery not included.

MENARDS

Design & Buy™ POST FRAME

How to recall and purchase a saved design at home



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 319057295929
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 319057295929 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN

