



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY MAY 4, 2022

Regular Meeting

City Hall Council Chambers

8:00 AM

- To attend remotely call 650-524-5124 and PIN 134 663 551#
- I. Call to order & introduction of new RDA Commissioners
 - II. Consider approval of RDA meeting minutes from April 19th
 1. Meeting minutes from April 19th, 2022
 - III. Public Comment
 - IV. Status update on new residential developments and 2022 infrastructure projects
 1. Residential Developments
 - V. Follow-up from 3/16/2022 Lincoln County Housing Summit, including Affordable Housing
 1. Lincoln County Housing Summit - Affordable Housing
 - VI. Consider proposed Spruce St. development concept and estimates of probable costs (TID No. 7)
 1. TID 7 - Spruce St. Extension
 - VII. Consider request to improve E. 13th St. for three residential lots (TID No. 7)
 1. TID 7 - E. 13th Street Lots
 - VIII. Consider City potential purchase of properties for residential development:
 1. S. State St., property along Wisconsin River from State Street 13 LLC (TID No. 8)
 2. Johnson St. property from Church Mutual Insurance Company (TID No. 4)
 - IX. The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:
 - A. Consideration of negotiation of potential TID No. 7 development incentives
 - X. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, April 19, 2022 at 5:30 p.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Derek Woellner, Steve Sabatke, Lori Anderson-Malm, and Val Mindak (Remote)

RDA Absent: Sheila Polak and Tony Kusserow,

Others: Alderpersons Rick Blake, Steve Hass, and Weix, Alderpersons-Elect Mike “Gus” Caylor, LaDonna Fermanich, and Dick Lupton, Finance Director Kathy Unertl, City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), IT Manager Dustin Brown, and video operator from Merrill Productions,

Call to Order: Nelson called the meeting to order at 5:30 p.m.

Consider approval of RDA meeting minutes from April 13th:

Motion (Sabatke/Woellner) to approve the meeting minutes from April 13th. Carried.

Public Comments: None.

Consider resolution authorizing development agreement with MEND Merrill, LLC for the former grocery store and adjacent N. Pine Ridge Ave. property to facilitate Tractor Supply Company (TID No. 4):

RDA Commissioners reviewed the site and elevation plans. The City building permit was issued on April 5th for \$900,000 including renovations to the existing building and construction of new 3,672 sq. ft. greenhouse. Construction completion is projected by the end of June 2022.

The draft development agreement was reviewed. Mindak recommended including the sq. ft. of the new greenhouse in Article II. Building Inspector Pagel suggested adding “per approved plans”. The new property owner, MEND Merrill, LLC will be replacing the roof, making building improvements, and constructing the greenhouse. Tractor Supply Company will be leasing the commercial retail property.

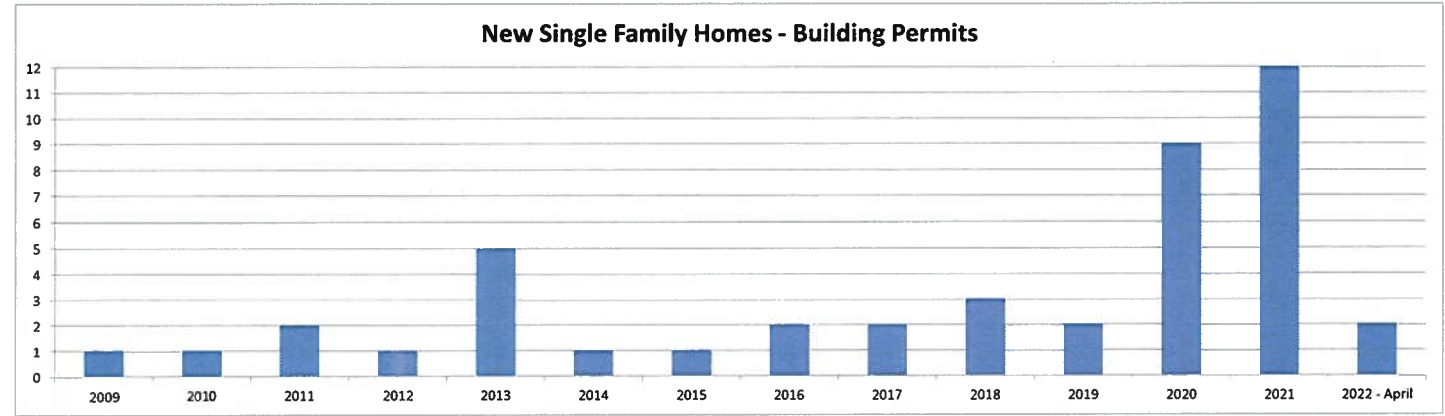
Motion (Mindak/Sabatke) to recommend the development agreement resolution, with the additional detail, to the Common Council. Carried.

Adjournment: (Sabatke/Woellner) to adjourn at 5:40 p.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

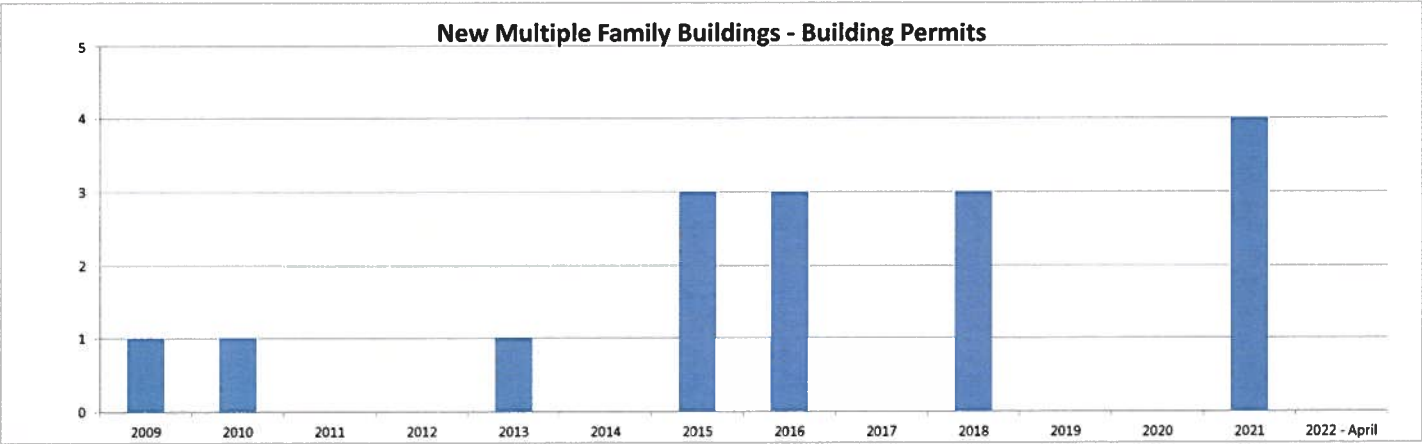
Attachment: 2022-04-19 RDA Minutes (8747 : Meeting minutes from April 19th, 2022)

City of Merrill - New Residential Development (2009 - 2022)



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 - April	Total	
Single Family Homes	1	1	2	1	5	1	1	2	2	3	2	9	14	2	46	Homes
Multiple Family Buildings	1	1			1		3	3		3			4		16	Buildings
Condos -	4						12	36		36			56		148	New Units in Multi-Family Buildings
Duplex	2				2											
Football																
Rock Ridge - I																
Rock Ridge - II																
FoxPoint																

Merrill Area Housing Authority (MAHA) not included in 2018 information since no increase in units between Stonebridge Apartments and Park Place
New Mobile Homes (which are taxed as Personal Property) are also not included



City of Merrill - Planned New Residential Development - 2022

Ryan Ott Construction/Denytton Homes TID No. 11

All lots have completed homes or currently under construction

Ryan Ott and Austin Jones **requested assistance with building lots**

Timber Ridge Builders (Athens)

1406 Highland Dr. Single-Family TID No. 11

1408 Highland Dr. Single-Family TID No. 11

JJ Premier Investments/CMO Building Service TID No. 11

One house under construction (with five completed)

Seven additional lots available along Parkview Dr.

JS Builders (Joseph Schiefelbein) TID No. 7

One house under construction (corner of Poplar/E. 10th St.)

Additional E. 10th St. house planned

Owens scattered former Delinquent Tax Foreclosure vacant lots

Nicolet Lumber (N. side of Webster St.) TID No. 8

Three 12-unit apartment buildings (like Rock Ridge)

Nearest Eugene St.

S.C. Swiderski (Webster St.) TID No. 8

Planned phased construction:

Rental Duplexes (7 buildings) in 2022

Single-Family Homes (4) in 2022 - Phase 1

Single-Family Homes (4) when first Phase completed

After utilities installed in Heldt St., two additional

Phases of four single-family homes

Merrill Area Housing Authority (MAHA) Non-TID

Mill St. corner lot - MAPS BlueJay House

Homes or Under Construction

Attachment: Residential Developments (8751 : Residential Developments)

TID No. 11

(H) - JS Premier / CMO Building Service

551433

PLAT OF
ROCK RIDGE PARK

ALL OF LOT 4 OF CERTIFIED SURVEY MAP NUMBER 2802, RECORDED ON PAGE 16, IN VOLUME 236, AS DOCUMENT NUMBER 546324, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 8 EAST, ALL IN THE CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
I, JORDAN W. PERDUE, LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE SURVEYED, MAPPED AND REVEALED A PARCEL OF LAND BEING ALL OF LOT 4 OF CERTIFIED SURVEY MAP NUMBER 2802, PREVIOUSLY BY VOLUME 16, ON PAGE 16, AS DOCUMENT NUMBER 546324, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 8 EAST, ALL IN THE CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.9851 SQUARE FEET, 4.56 ACRES, MORE OR LESS.

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

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND EJECTMENTS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE, AND THE SURVEYOR REGULATIONS OF THE CITY OF MERRILL, AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXISTING EASEMENTS OF SAID PARCEL, AND OF THE DIVISION THEREOF.

DATED THIS 30th DAY OF APRIL 2021

JORDAN W. PERDUE
JORDAN W. PERDUE
JW1713-0402

LINCOLN COUNTY TREASURER'S CERTIFICATE
LINCOLN COUNTY
I, JORDAN W. PERDUE, LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.9851 SQUARE FEET, 4.56 ACRES, MORE OR LESS.

DATED THIS 30th DAY OF APRIL 2021

CERTIFICATE OF THE CITY OF MERRILL TREASURER
CITY OF MERRILL
I, JORDAN W. PERDUE, LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.9851 SQUARE FEET, 4.56 ACRES, MORE OR LESS.

DATED THIS 30th DAY OF APRIL 2021

CITY OF MERRILL COMMON COUNCIL APPROVAL CERTIFICATE
CITY OF MERRILL
I, JORDAN W. PERDUE, LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.9851 SQUARE FEET, 4.56 ACRES, MORE OR LESS.

DATED THIS 30th DAY OF APRIL 2021

REGISTER OF DEEDS
LINCOLN COUNTY, WIS.
RECEIVED FOR RECORD MAY 11, 2021
AT 9:46 AM, VOL. 236, P. 16
DOCUMENT # 551433
IN VOLUME 236, PAGE 16
REGISTER OF DEEDS

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified May 3, 2021

RECORDING NOTES
1. EASEMENTS AND RESTRICTIONS ARE BASED ON THE LINCOLN COUNTY RECORDS. EASEMENTS AND RESTRICTIONS ARE BASED ON THE LINCOLN COUNTY RECORDS. EASEMENTS AND RESTRICTIONS ARE BASED ON THE LINCOLN COUNTY RECORDS.

SHEET 1 OF 1
RE PROJECT #0431
City of Merrill

Curve Table

CURVE	BEARING	CHORD	CHORD BEARING	ARC	TANGENT	TANGENT BEARING
C1	S58.87°E	34.4' 48" 48"	28.86'	8.54°E	38.99'	S89.13°E
C2	S79.80°E	37.32' 37"	31.14'	30.07°E	41.10'	S70.73°E
C3	S16.80°E	34.4' 48" 48"	28.86'	8.54°E	38.99'	S89.13°E
C4	S60.87°E	37.32' 37"	31.14'	30.07°E	41.10'	S70.73°E
C5	S60.87°E	37.32' 37"	31.14'	30.07°E	41.10'	S70.73°E
C6	S60.87°E	37.32' 37"	31.14'	30.07°E	41.10'	S70.73°E
C7	S60.87°E	37.32' 37"	31.14'	30.07°E	41.10'	S70.73°E
C8	S60.87°E	37.32' 37"	31.14'	30.07°E	41.10'	S70.73°E
C9	S60.87°E	37.32' 37"	31.14'	30.07°E	41.10'	S70.73°E

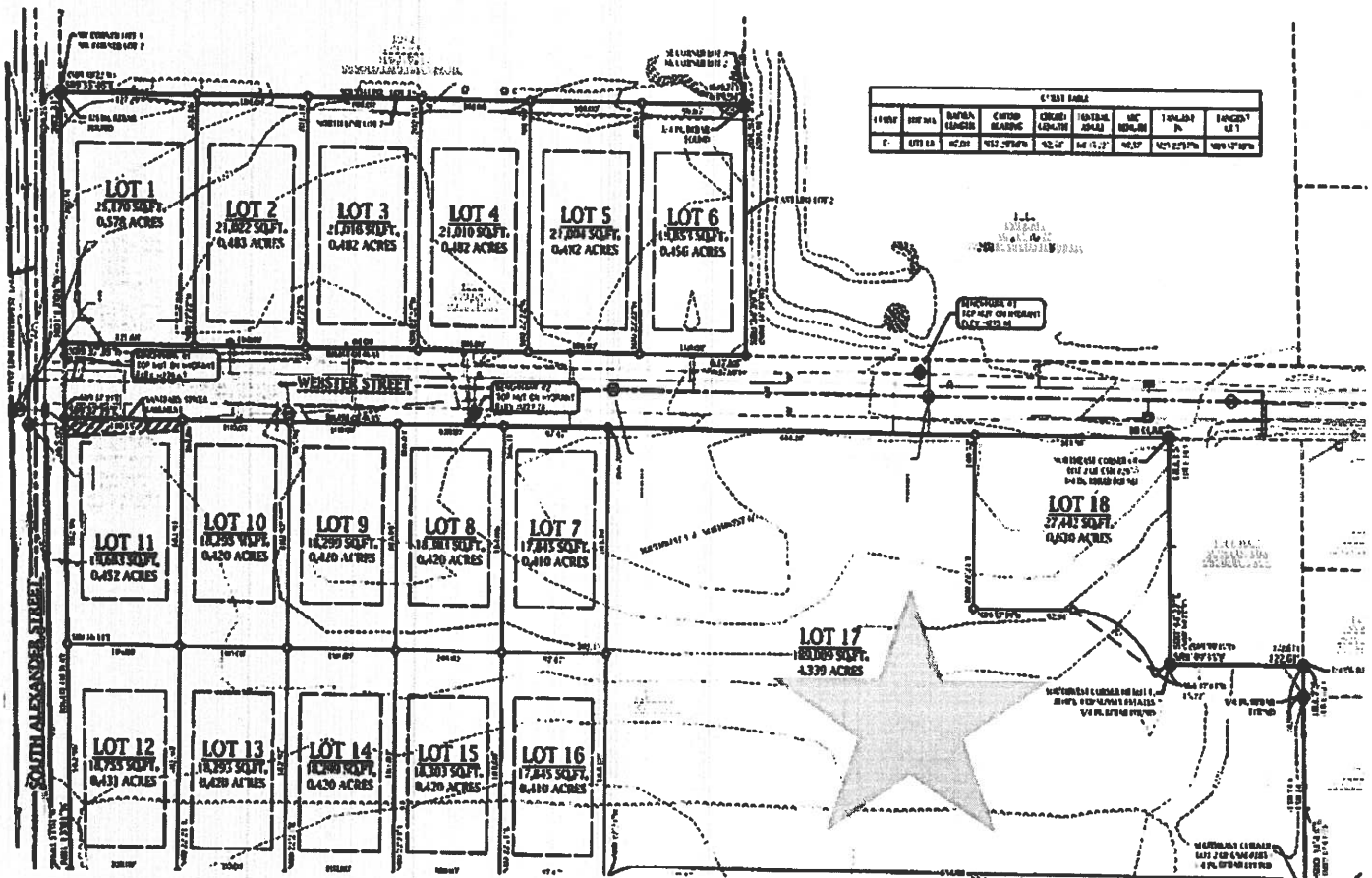
Attachment: Residential Developments (8751 : Residential Developments)

Timber Ridge Builders
1406 & 1408 Highland Dr



TED 8
S.C. Swiderski - Webster St.

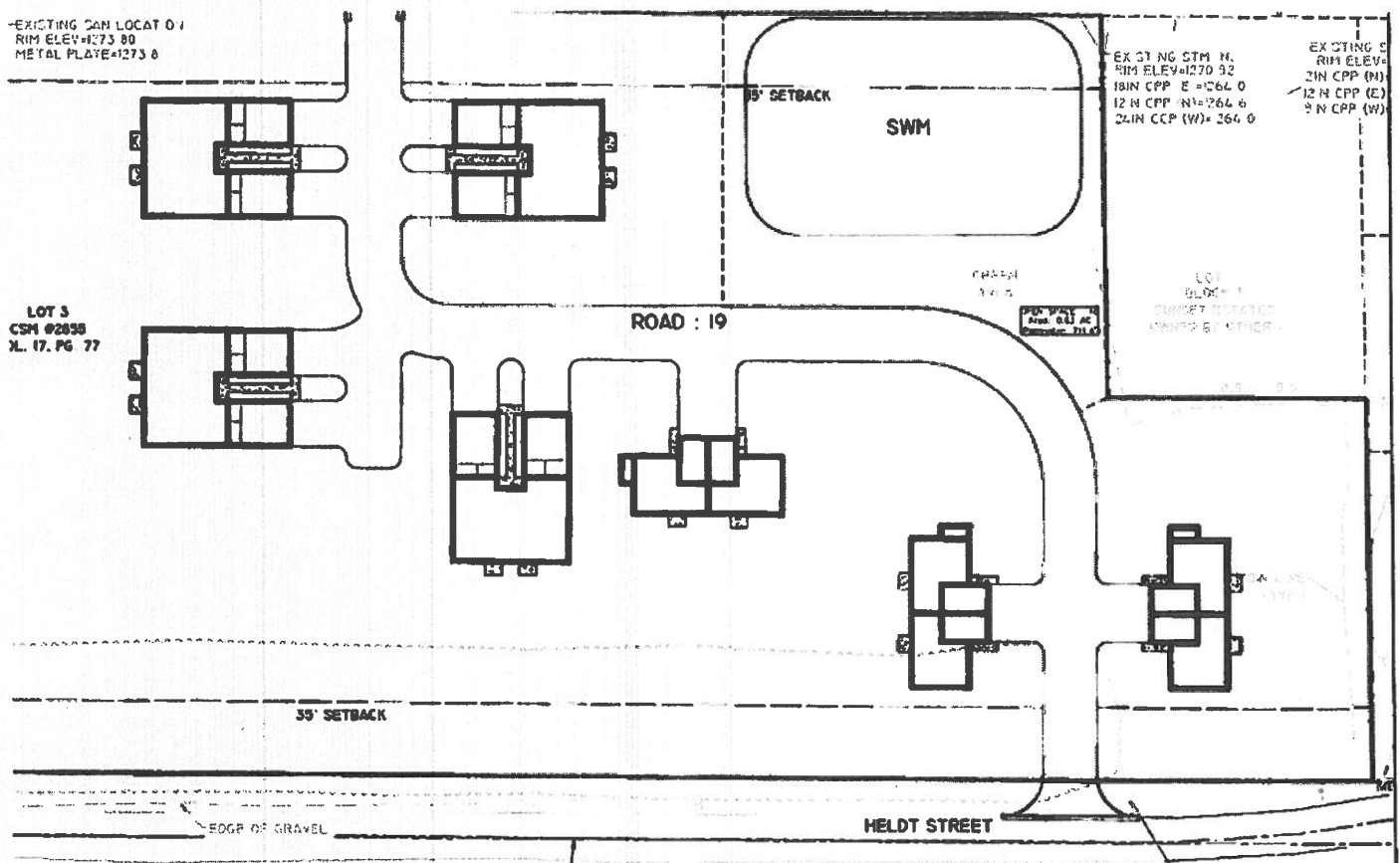
Future Preliminary Plat



Duplexes

S. C. Swiderski - Rentals

Site Plan - Duplexes



Housing Summit Wrap-Up

24 participants, representing 18 different agencies, groups, or entities attended the March 16, 2022 Housing Summit at the Lincoln County Service Center. The stated purpose of the organizer was to begin conversations surrounding barriers to housing in the county and to brainstorm solutions.

1. Asked what their reasons were for attending, participants listed:

- Consequences of Family First legislation
- that housing barriers impede other economic development
- to address homelessness and low-income housing issues
- addressing health issues that result from housing issues
- addressing issues for property owners (landlords/property managers) that arise from housing problems
- considering what challenges exist for first-time homeowners in Lincoln County.
- to share and better understand the processes governing the housing authorities (e.g. Merrill Housing Authority, HUD housing etc.)
- to investigate possible county-wide solutions beyond only local solutions for housing issues.

2. Participants were introduced to the APHSA DAPIM model (define, assess, plan, implement, monitor) as the paradigm for the day's meeting. Participants were advised that the goal for the day was to define and assess, with some possible visioning included that orients the group toward the plan phase of the model.

To define the problem, participants were asked to brainstorm barriers to housing in Lincoln County. Participants listed:

- cost of child care (12)
- personal behavior complications (felony history, AODA, trauma, social skills)
- pet restrictions

- lack of coordination between programs (i.e., housing entities “silo-ed”) (4)
- community lacks knowledge of housing issue (which means that resources, efforts and understanding do not get applied to issue) (4)
- transportation (housing not available where transportation is available and vice versa)
- lack of development (not enough land, not enough housing on what land there is)
- zoning issues
- funding
- lack of broadband (digital equity)
- affordability (cost of housing that is available)
- low number of housing units per area. (10)

Numbers in parentheses indicate tally votes to determine greatest barriers.

Participants were asked to vote for the barrier that they felt was most important. Numbers in parentheses indicate the number of votes received. Child care, followed by the low number of housing units in the county, received the most votes.

3. Participants were divided into breakout groups to assess the county’s housing strengths and compare those strengths to the county’s housing needs. Groups listed (some ideas repeat):

Needs/Gaps	Strengths
Development (Tomahawk)	Development (Merrill)
Transportation (Tomahawk)	Transportation (Merrill)
Lack of Resources	Strong Local Income Levels
Zoning Issues	Lower Cost of Living than Peer Communities
More Diverse Mix of Housing	Local Builders Offer Strong Variety of Houses
Coordination Between Local/Govt. Agencies	Strong Recreational System Attracts Residents
Funding Needed	Willingness of communities to plan and address issue
Inexpensive/Affordable Housing for those who fall in the income “Gaps”	Community Block grants
Lack/cost of childcare dissuades families from relocating into area	Large number of organizations addressing housing & community issues
Lack of medical health services	Diversity of businesses

Taxes (city vs. country living)	Solid Quality of life in area
Multi-tiered housing not always available	
Lack of broadband	
Siloed programs	
Knowledge of available resources	
Lack of coordination between entities	
Reduce stigma of "low-income" housing	
More housing	

4. Asked to articulate a vision for the county ("our Future Desired State"), with housing issues centered in that vision, the breakout groups came up with three statements:

Participants envision:

- a. "Safe, independent, affordable housing for everyone."
- b. That the "community will support affordable day care, making housing options more affordable, along with providing carefree transition housing for seniors and younger people who do not desire to be homeowners. A community that provides options for low income and transition housing."
- c. That "collaboration between town/city/and county leads to meeting every individual in Lincoln County's desired housing need."

After discussion, the group as a whole voted for vision (c.)

5. Asked to brainstorm some immediate options ("Quick Wins"), participants suggested:

- using vacant structures (e.g. closed schools) for temporary housing
- ensure communication between groups in the community (share what everyone is doing, avoid duplication of efforts.)
- bring those with "lived experience" to the table (i.e. those who have been struggling with housing. N.B. may need to be involved in conversation in a different forum or format.)
- making more transitional housing, more pet-friendly housing
- reduce stigma of low income housing

In a voice vote, participants favored the first suggestion: using vacant structures for living spaces.

Finally, given how the day's discussion revealed the intersection of housing issues with child care issues, participants discussed child care issues.

6. Asked to consider barriers to opening/expanding or accessing a child care business, participants listed:

- location (16)
- cost to run/ open
- cost for parents
- staffing
- requirements for different types of child care (certified, licensed, private, church-based)
- hours (generally only day shift hours) (2)
- wages & benefits for staff
- liability
- connection to employers (i.e. employer provided child care)
- wait lists
- subsidies (1)
- the concentration of wealth at the top of the food chain (1)

A tally vote indicated that participants believed location (or lack of available location) was the greatest barrier to opening childcare businesses in Lincoln County.

Finally, participants were asked to complete a brief (6 question) survey to determine what next steps might be possible with the intent of addressing housing issues. The results indicated that while there is sufficient focus on and expertise concerning child care issues – and that childcare is a major part of many people's housing concerns -- approximately half of the participants wanted to focus on other parts of housing and other parts of the overall population (e.g. seniors, recently incarcerated, ADA accessible housing etc.) The numbers indicate that a "charter group" or sub-committee to address the relationship of childcare to housing is warranted but that a Housing Task Force or some other over-arching entity might be the best structure to organize efforts to address the multiplicity of factors facing housing-seekers and

assistance/governance entities. Participants will be invited to be part of a task force and can focus via charter groups on areas of their own expertise and concern within that task force.

Summary (based on observations of facilitator):

The conclusion from the day is that there are multiple challenges surrounding housing in Lincoln County. Challenges to housing that is “affordable” at multiple economic levels and circumstances are varied. Challenges exist for low-income families, middle-income families with pets or children, families with one or more member with an effectively disbaring condition (felony convictions, AODA, etc.) among other groups. Solutions may range from temporary and transitional use of existing spaces to wholesale construction of new facilities and units. Resources exist but often include multiple tiers of regulation and process and may not address housing issues in a sufficiently rapid fashion. Thus, a purpose-dedicated, multi-faceted task force or equivalent structure that can orchestrate efforts of multiple groups pursuing a variety of solutions is called for. Within the task force there is room for participants with expertise in securing funding, those with expertise in recruiting and enrolling construction projects, those with expertise in guiding resident applicants to housing options that work for them, those with expertise in developing social structures that support families with childcare needs as well as seniors with greater care and community needs. Each of these areas may warrant a separate “charter” group.

The authors of this program recommend the formation of such a task force and suggest that a soft deadline be set within 90 days to begin organizing that task force so as to make use of the momentum, awareness, and collaboration that the summit generated. Furthermore, future efforts might benefit from outreach to groups whose presence in the county is indicated by the results of the 2020 U.S. Census, but who did not attend the summit. We recommend outreach particularly to immigrant labor groups or non-English speaking residents who may serve as access points to under-represented groups. The UW-Extension assists with ensuring that such community members have access to events such as the housing summit and can provide language-assistance and outreach efforts as requested should any group created to address this issue such request assistance.

I attended, along with City of Tomahawk CDA Committee Chair, Roger Schlegal, a Lincoln County Housing Summit on March 16 at the Lincoln County Service Center.

There were roughly 30 people in attendance that included a diverse group including city officials, social services reps, health care reps, school Guidance reps, County Board reps. etc.

It was put on by the UW Extension, Grow North and Lincoln County Economic Development teams.

My Takeaways:

- 1) Determined that there is a definite lack of AFFORDABLE HOUSING (Low-Medium Income) in both communities (Tomahawk and Merrill).
- 2) Lincoln county has a large population of "Cost Burdened" individuals. Cost Burdened is when they are spending more than 30% of their income on housing. This is due to several prevalent reasons: 1) inventory of safe/lower rent housing options; 2) lack of access to affordable day care options. *It is generally not as much a result of lower paying jobs as there has been a lot of improvement on wages for unskilled workers. Income limits have not been adjusted adequately so some "lower income" workers do not qualify for subsidized housing options.*
- 3) Determined that there is a lack of "transitional housing" for people attempting to transition from Homelessness and/or Low Income housing in both communities. These populations would include those with disabilities, suffering from mental illness and those with past criminal backgrounds.
- 4) There is a lack of WORKFORCE/MARKET RATE housing in Tomahawk. Merrill has made great strides in that capacity. That has been accomplished with aid from the City and City of Merrill Housing Authority by obtaining land for investors and offering incentives to investors/home builders/home purchasers.
- 5) Tomahawk has a commitment from an investor/builder to build 6 single family homes in 2022 to be sold. This was done with land/lot incentives to the investor. This will add to the City of Tomahawk tax basis along with helping to fund continuing TIF improvements for more housing options.
- 6) Tomahawk is working on projects with an investor to entice the construction of a Multi Family complex that will help the WORKFORCE/MARKET RATE housing needs, patterning after what Merrill has done/been doing.
- 7) Discussion was had regarding the partnership of the Merrill Housing Authority/Lincoln County Economic Development/City of Tomahawk CDA to start discussions on an Affordable/Low Income SCATTER housing project that would involve planning developments in both Merrill AND Tomahawk communities under one project. There are COVID funds that have been received by both cities and the County that have to be used for certain purposes, Affordable Housing and Child care being a couple approved uses.
- 8) The lack of affordable Day Care options along with corresponding housing options, becomes a multiple barrier for housing searchers and communities.
 - 1) It can be a major factor why people would not choose to locate to an area.
 - 2) It can be a factor why people choose to stay home w/children versus go into the workforce. (exacerbated by COVID)

Both of those barriers add to the workforce shortages in an area.

IT WAS DETERMINED THAT BOTH THE

- 1) Lack of Affordable Day Care options and
- 2) Lack of access to safe/lower income/Affordable Housing options SHOULD BE ADDRESSED TOGETHER IN BOTH COMMUNITIES.

The group committed to meeting again and dividing into two sub-groups (Day Care Options and Housing Options).

Kathy Rankin

KATHY SITS ON THE TOMAHAWK C.D.A.

DRAWING FILE: P:\6600-4699\4649 F&M ENTERPRISES\DWG\SURVEY\4649 CONCEPT LAYOUT.DWG LAYOUT: CONCEPT LAYOUT
PLOTTED: FEB 08, 2022 - 5:57PM PLOTTED BY: JOSHUA P

REI Engineering, Inc.
4,080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



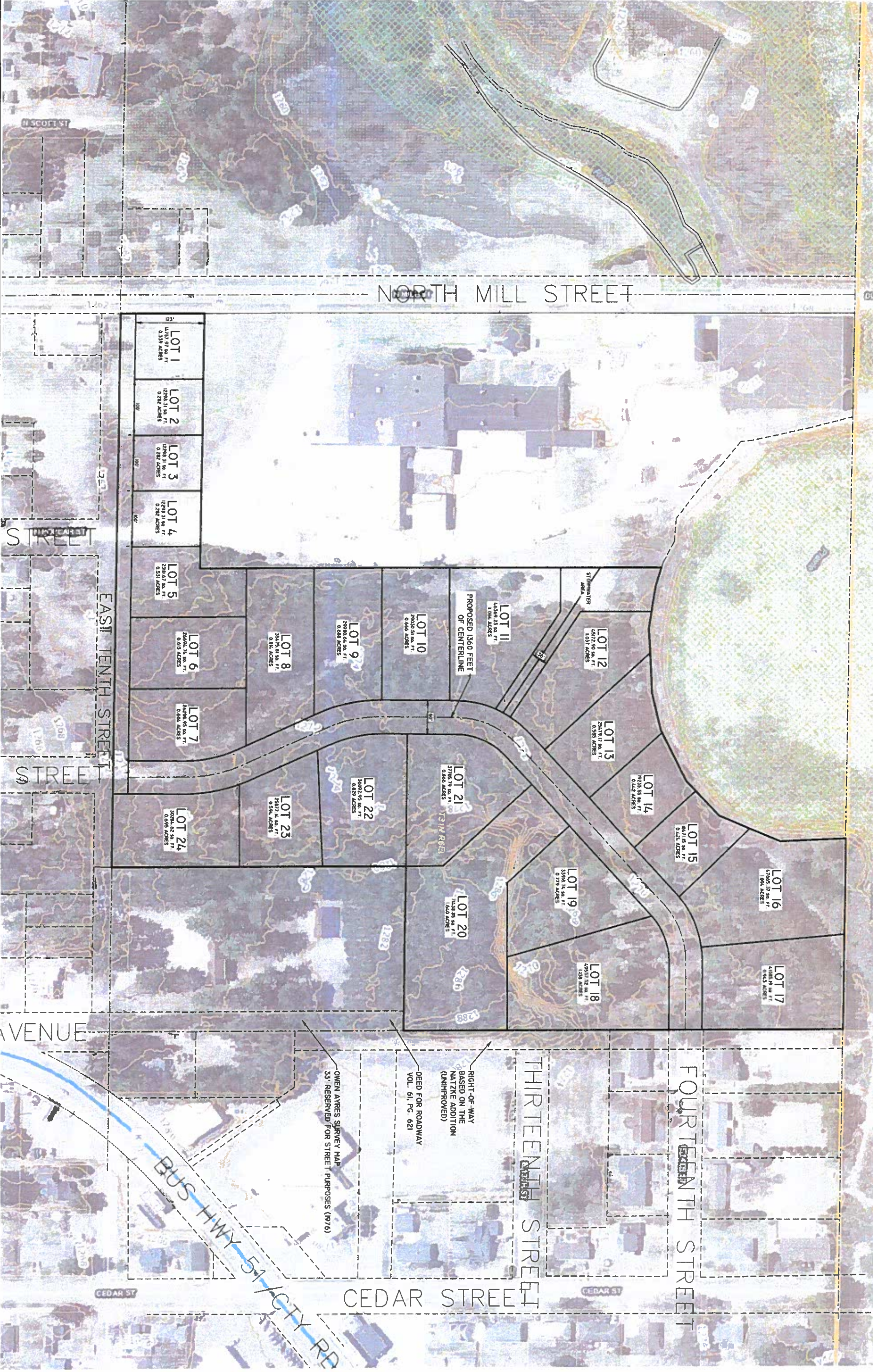
REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING



DATE	REVISION	BY	CHK'D	DESIGNED BY:	CHECKED BY:
				SURVEYED BY:	APPROVED BY:
				DRAWN BY: JWP	DATE: 2-8-2022

CONCEPTUAL LAYOUT
PRAIRIE RIVER PROPERTIES LLC.
EAST 10TH STREET
MERRILL, WISCONSIN 54452

REI
REI No. 4649
SHEET 1 OF



Attachment: TID 7 - Spruce St Extension (8749 : TID 7 - Spruce St. Extension)

CITY OF MERRILL

TID No. 7

ESTIMATE OF PROBABLE COST

SPRUCE STREET EXTENSION (E 10TH - E 14TH STREET)

LENGTH 1500 FEET

UTILITY AND STREET INFRASTRUCTURE	\$800,000.00
ENGINEERING	\$40,000.00
PLAT AND CSM COST 2022 - 2023	\$8,500.00
POSSIBLE CLEARING AND GRUBBING OF ROW 2022	<u>\$30,000.00</u>
TOTAL =	\$878,500.00

Attachment: TID 7 - Spruce St Extension (8749 : TID 7 - Spruce St. Extension)

Lincoln County, WI

Author: Public

Date Printed: 4/26/2022



DISCLAIMER: 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 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 Land Services Department, 801 North Sales St, Merrill, WI, 54452. Phone (715) 539-1087.



 Water Fittings

0 0.01 0.02 0.04 km

Packet Pg. 19

CITY OF MERRILL

TID No. 7

ESTIMATE OF PROBABLE COST

E 13TH STREET (CEDAR STREET WEST TO END)

LENGTH 450 FEET

SEWER AND WATER MAINS ALREADY INSTALLED

3 WATER LATERALS	\$7,500.00
3 SANITARY LATERALS	\$7,500.00
CURB AND GUTTER	\$15,000.00
CABC (GRAVEL)	\$8,000.00
ASPAHLT	\$30,000.00
LANDSCAPING	<u>\$7,500.00</u>
TOTAL =	\$75,500.00

Attachment: TID 7 - E. 13th St. Lots (8750 : TID 7 - E. 13th Street Lots)

Lincoln County
Ascent Land Records Suite

 User: Choose Category: Public Real Estate Property & Tax ☒ What do you want to do? Search properties ☒ Help ?

Browser Setup Help

Return to search results

Property Summary

Owner (s): STATE STREET 13 LLC		Location: Govt. Lot 2, Sect. 14, T31N, R6E	
Mailing Address: STATE STREET 13 LLC PO BOX 375 MERRILL, WI 54452 Request Mailing Address Change		School District: 3500 - MERRILL SCHOOL	
Tax Parcel ID Number: 251-3106-142-0003	Tax District: 251-CITY OF MERRILL	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 4.5400	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): PRT A P 502 IN G L 2 BEG AT INTRA OF S LN RR ROW WITH W LN S STATE ST S ALG W LN SD ST TO N LN WIS RIV WLY & NLY ALG SD RIV TO S LN SD RR SELY POB			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 300 S STATE ST MERRILL, WI 54452			

Printer Friendly Page

View Interactive Map

Assessments

 Tax Year: 2021 ☒

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value	Action
2	Commercial	9.090	\$33,900	\$0	\$33,900	
Total:		9.090	\$33,900	\$0	\$33,900	
Estimated Fair Market Value:		\$39,600	Average Assessment Ratio:	0.855751736		

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.

** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

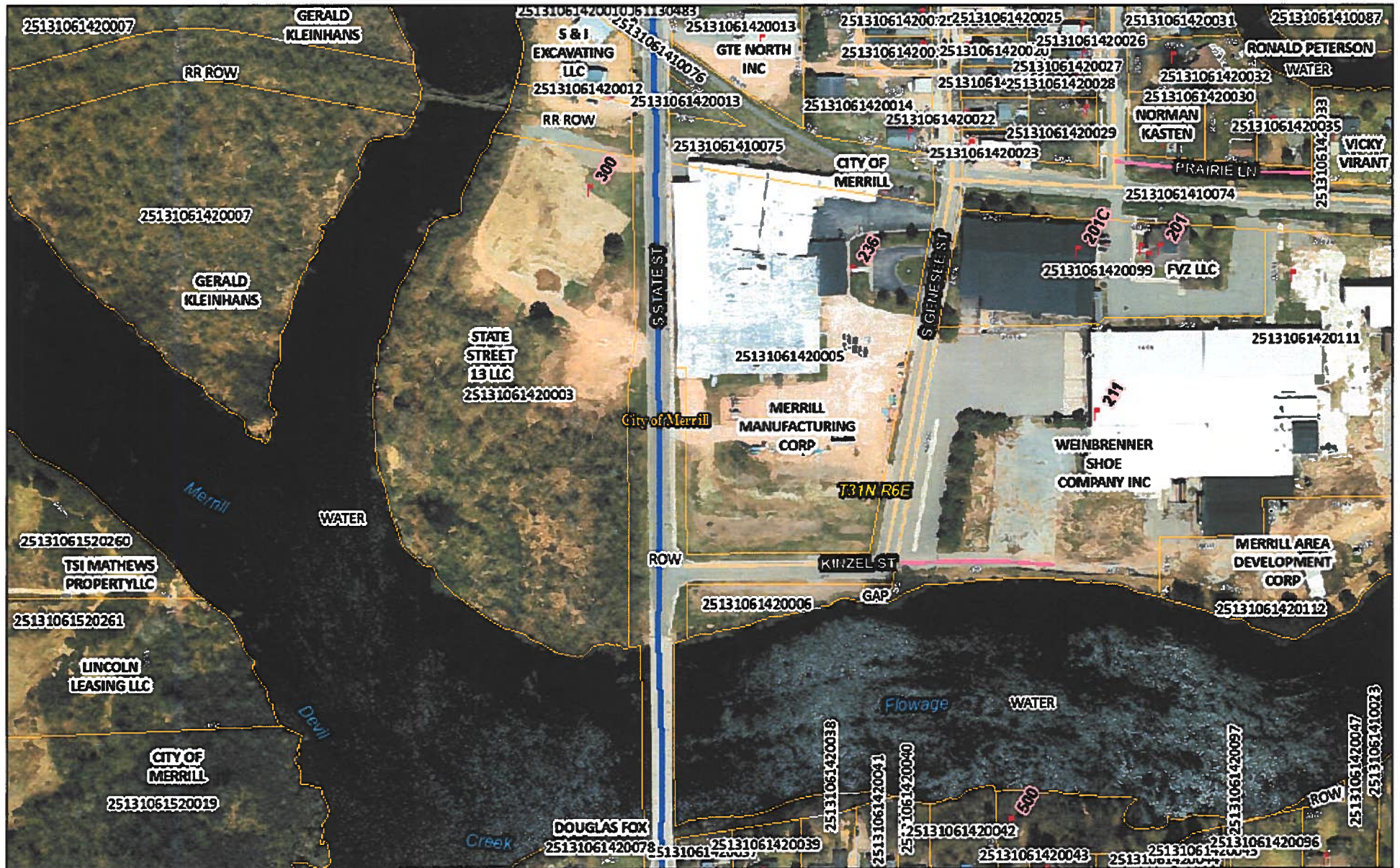
Attachments

File Name	Comment	Created On	Created By	Action
Districts				
Documents				
Notes				
Parcel History				
Permits				

Attachment: TID8 - S State St Site (8752 : S. State St., property along Wisconsin River from State Street 13 LLC (TID No. 8))

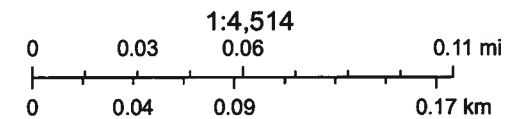
City of Merrill

8.1.a



4/13/2022, 7:32:05 AM

- | | | | |
|-----------------------|----------------------|-----------------------|---------------|
| City Limit | PLSS Township | Public Roads LG Scale | Private Named |
| Lake and Stream Names | Municipal Boundaries | County Highway | Parcels |
| PLSS Section | | Town and City | Parcel PINs |



City of Merrill, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,



Johnson, David

Subject: FW: City of Merrill Request - Johnson Street Lots

From: Smith, Michael [mailto:msmith@churchmutual.com]
Sent: Tuesday, April 26, 2022 9:28 AM
To: Johnson, David
Subject: RE: City of Merrill Request - Johnson Street Lots

Dave,

Good morning. Sending an email as a follow up to our conversation yesterday.

Church Mutual's preference would be to sell the lots in one parcel for a purchase price of \$50K for the entire parcel.

Understand next step is to survey the property but let me know if you need anything from me to move forward.

Thanks,
 Mike

Michael M. Smith, JD
 Senior Vice President, Secretary and General Counsel
 3000 Schuster Lane
 Merrill, WI 54452
 Phone: (800)554-2642, Option 4, Ext. 4126
www.churchmutual.com | www.cmregent.com | www.cmselect.com

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Church Mutual Insurance Company, S.I. (a stock insurer) is a stock insurer whose policyholders are members of the parent mutual holding company formed on 1/1/20. S.I. = a stock insurer.

From: Smith, Michael
Sent: Wednesday, April 13, 2022 8:11 AM
To: Johnson, David <David.Johnson@ci.merrill.wi.us>
Subject: RE: City of Merrill Request - Johnson Street Lots

Good morning Dave. I am meeting with Dewey to finalize this week and I will connect with you next week on update and next steps. Thanks.

Michael M. Smith, JD
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 Merrill, WI 54452
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Attachment: TID 4 - Johnson St. Plat Concept (8753 : Johnson St. property from Church Mutual Insurance Company (TID No. 4))