



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

Regular Meeting

City Hall Council Chambers

5:45 PM

To attend remotely call 443-776-0685 and PIN 221 185 151#

- I. Call to order
- II. Minutes of previous meeting
 1. Minutes of February 1, 2022 meeting
- III. Agenda items for consideration:
 1. Consider updated colors and site plan for storage units at 705 S. Center Avenue
 2. Verbal report from Building Inspector on Certified Survey Map (CSM) approvals
- IV. Approve conceptual preliminary plat to facilitate S.C. Swiderski LLC construction of single-family homes on Webster St. and inclusion of this preliminary plat approval in the Tax Increment District No. 8 development agreement
- V. Public Hearings at 6:00 p.m.
 1. City of Merrill requesting a Planned Unit Development per M.M.C Sec, 113-66 to 113-69 on Webster Street between Eugene & Alexander Streets, for the purpose of constructing duplexes on approximately 4.3 acres
 2. Johanna & James Doyle requesting a Conditional Use Permit for a church occupancy at 925 E. Main St. per M.M.C. Sec. 113-100
- VI. Public Comment Period
- VII. Next meeting date, time, and location
- VIII. Adjournment

CITY OF MERRILL
CITY PLAN COMMISSION

TUESDAY, FEBRUARY 1, 2022 MINUTES

Regular Meeting

City Hall Council Chambers

6:00 p.m.

Members Present: Mayor Derek Woellner, Alderpersons Steve Hass, Ralph Sturm, Kyle Gulke, Melissa Schroeder, Ryan Schwartzman, and Robert Reimann

Others Present: Alderperson Mark Weix, Albert Reinke (remote), City Building Inspector/Zoning Administrator Darin Pagel, City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Finance Director/Deputy City Clerk Kathy Unertl (remote), IT Manager Dustin Brown, and Merrill Productions video operator

1. Mayor Woellner called the meeting to order at 6:00 p.m.
2. Minutes of January 4, 2022 meeting, Motion (Schroeder/Schwartzman) to approve. Carried.
3. City Attorney Hayden read the public hearing notice for the Conditional Use Permit application Albert Reinke, AFR Holdings for development of storage buildings at 705 S. Center Ave. (former automotive dealer site). Motion (Hass/Reimann) to open the public hearing at 6:02 p.m.

Reinke provided overview of the proposed development including rehabilitation of the 20,000 sq. ft. existing building and construction of two new storage unit buildings (i.e. about 130 units). Reinke advised that there would be a fence around the property, controlled access gate, as well as landscaping. Objective is nice, aesthetically pleasing development.

Pagel outlined potential fencing options as to type, setbacks, and maximum height. In response to question on exterior lighting, Reinke reported that the existing 40' lighting poles would be removed and new LED lighting installed. The concept drawings showed red and black color scheme. Reinke noted that colors had not been finalized.

Motion (Schwartzman/Schroeder) to close the public hearing at 6:12 p.m.

Woellner questions the proposed black roof color on the two new storage buildings as likely are going to be too hot. Pagel advised that the site was not in commercial design zoning district; however, that conditions could be set for the development under the Conditional Use Permit. Johnson suggested earth tones for potential color scheme. Earth tones would be consistent with existing area buildings (such as Aspirus Merrill Hospital, Marshfield Clinic, and Bell Tower).

Motion (Hass/Schroeder) to approve the Conditional Use Permit. Discussion focused upon the following:

- Cyclone fence with maximum 8" height;
- Shrub landscaping along S. Center Ave,.
- White or grey color for roofs.

After additional Plan Commission discussion, Amendment (Hass/Schroeder) to include the following conditions on the approval recommendation:

- Exterior building colors to be earth tones and aesthetically pleasing consistent with neighboring property building colors.
- Final building plans for color scheme and landscaping to be brought back for Plan Commission review.

Amendment carried.

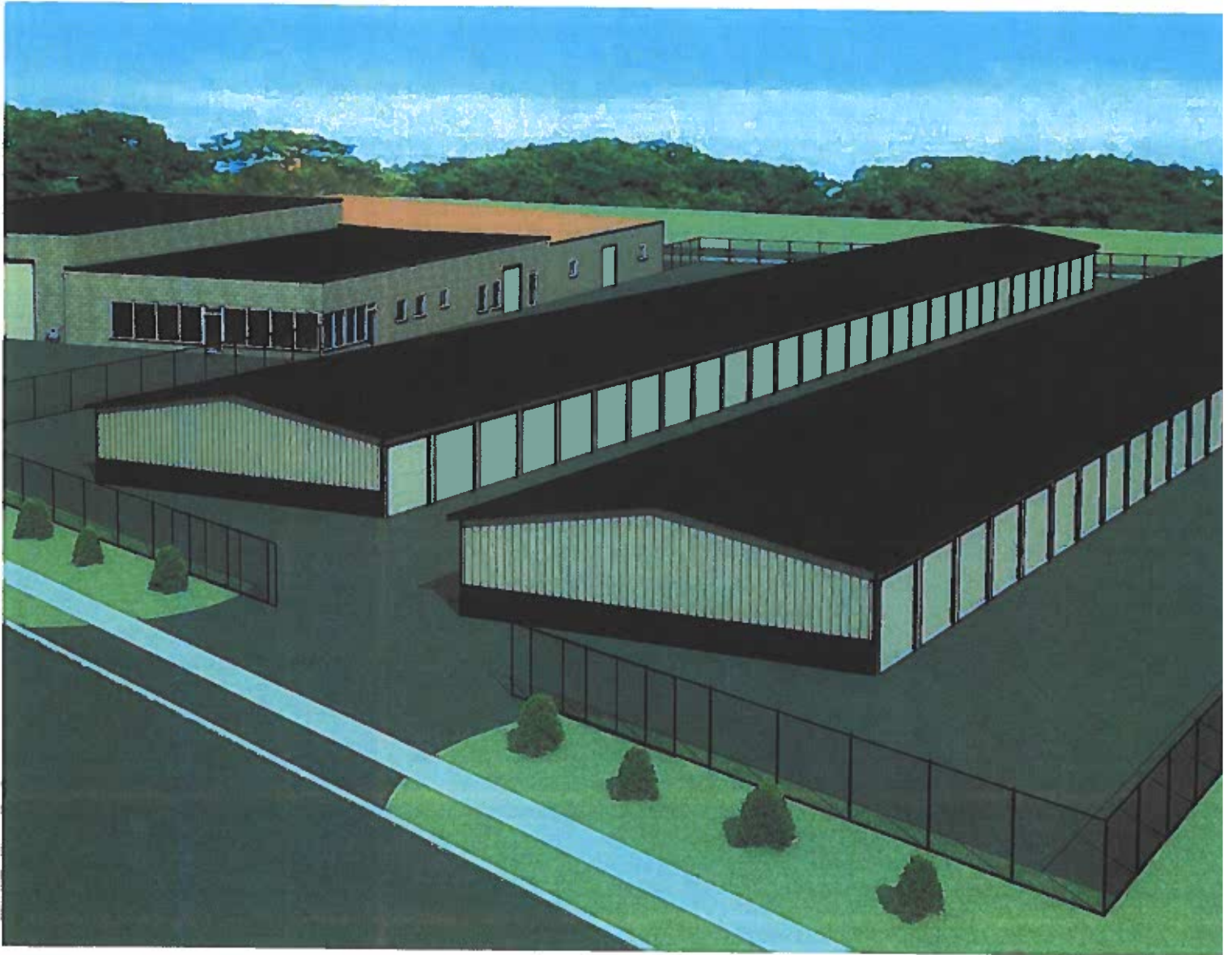
Plan Commission members then voted on the Conditional Use Permit, as amended. Carried.

4. Public Comment Period – None.
5. Next meeting date, time, and location – Call of the Chair
6. Motion (Schwartzman/Schroeder) to adjourn at 6:27 p.m. Carried.

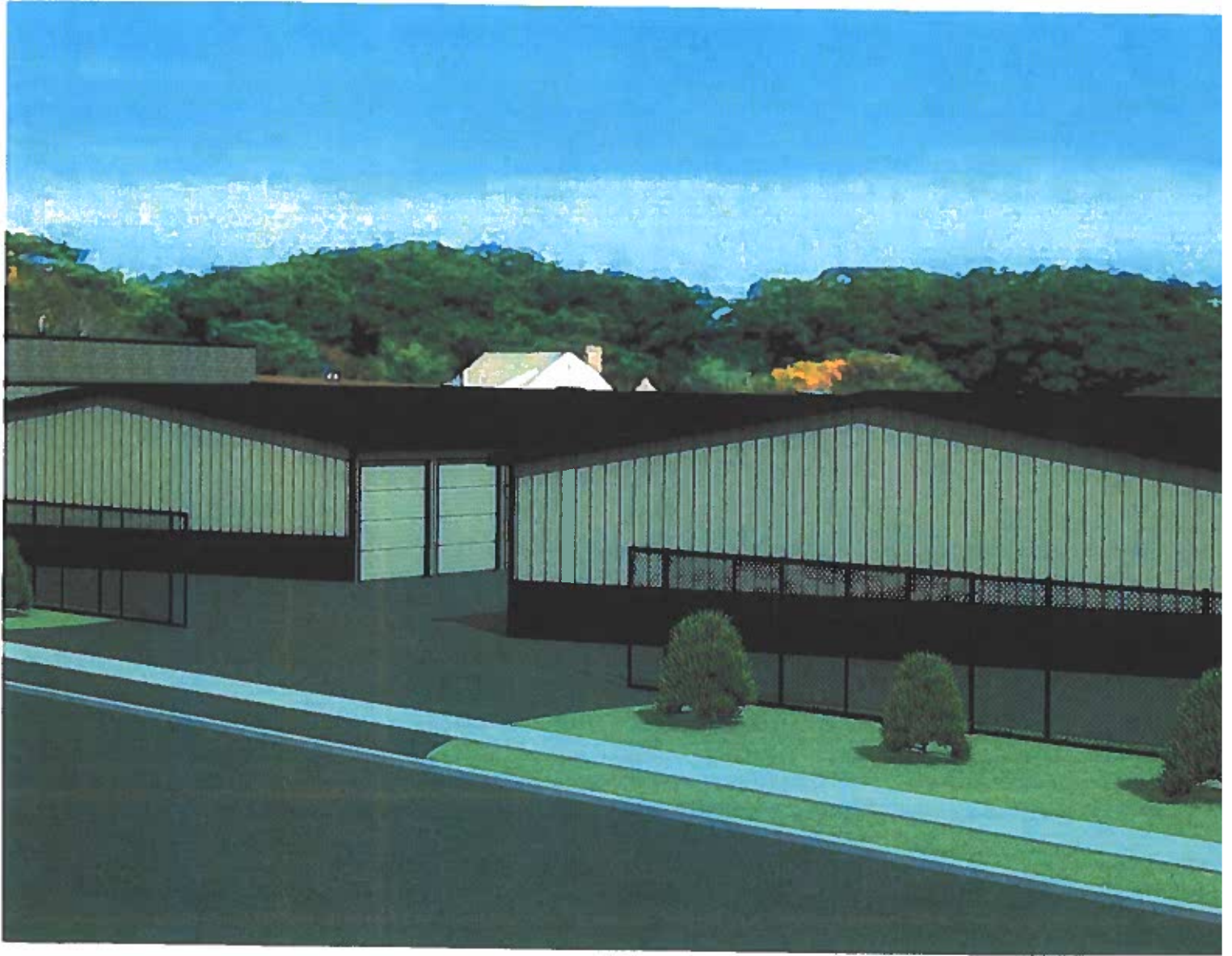
Minutes prepared by: Kathy Unertl, Finance Director/Deputy City Clerk



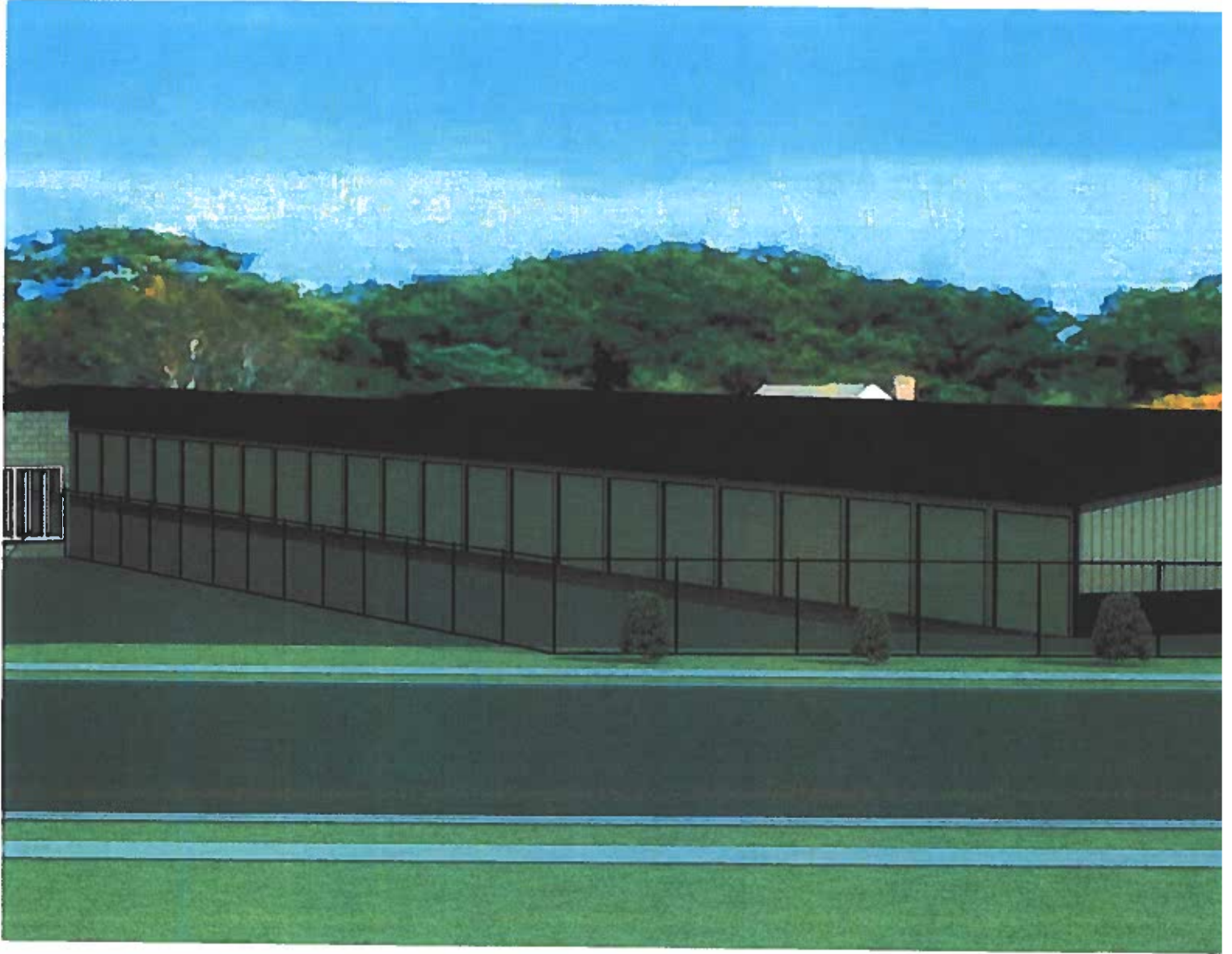
Attachment: Updated colors 705 S Center Ave site modification (8590 : Site plan for storage units at 705 S. Center Avenue)



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APPLICATION FOR PLANNED UNIT DEVELOPMENT CITY OF MERRILL

NAME: S.C. Swiderski, LLC STREET ADDRESS: 401 Ranger Ht Mosine WI
 PROPERTY ADDRESS: S. Alexander + Webster St. Merrill, WI 54452 TAX ROLL#: 54455
 LEGAL DESCRIPTION: See attached

EXISTING USE: R4 - Vacant PROPOSED USE: R4 + PUD - Duplexes

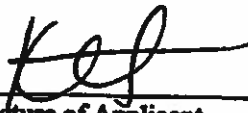
REASONS FOR REQUESTING A ZONE CHANGE: We are proposing 14 duplex units in Lot 2 of the prepared CSM, soon to be Lot 17 as part of the Future Alexander Estates Plat. PUD zoning offers more flexibility for the proposed units.

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.

13. General outline of intended organizational structure related to property owners' association, deed restrictions and private provision of common services.
14. 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

2.1.22

Date



CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUKESHA, WI 54401
(715) 678-8784

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.

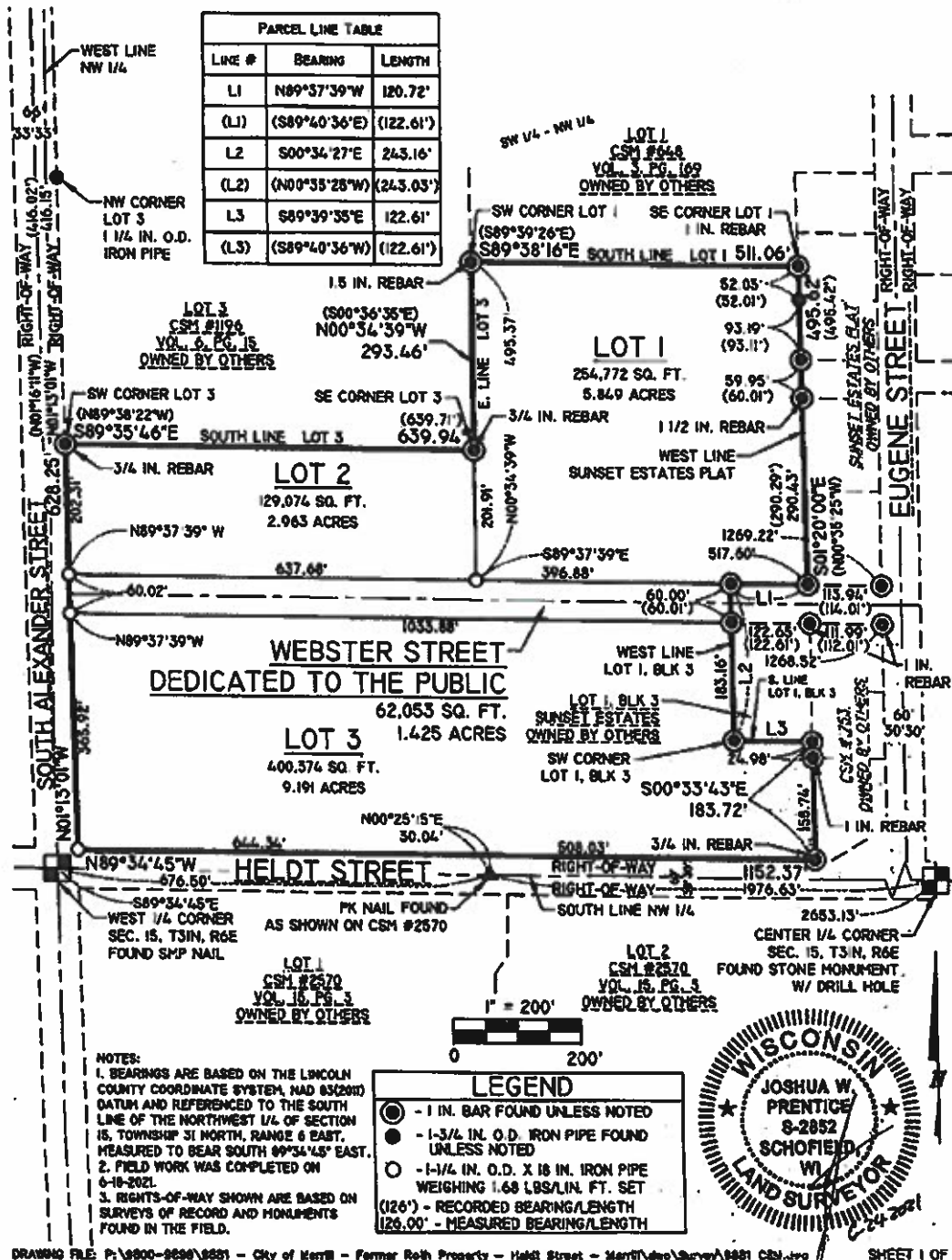


552477

SARAH L. KOSS
LINCOLN COUNTY, WI
REGISTER OF DEEDS

07/01/2021 12:41:39PM

RECORDING FEE: 30.00
PAGES: 2



Alexander Estates



Attachment: S C Swiderski PUD Hearing (8592 : Development of duplexes on Webster between Eugene & Alexander)

COO & Advisory Board of Directors



Nathanael Popp

Chief Operating Officer

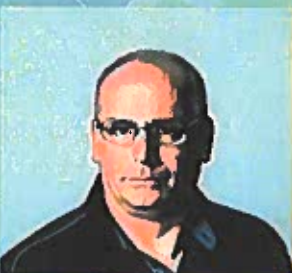
Experience: 17 years of construction and management
University of Wisconsin- Stout, Bachelor of Science in Industrial Management
WI Real Estate License
Role: Handles company strategic direction and project financing



Jacqui McElroy

Director of Business Development

Experience: 23 years of real estate and development
St. Cloud State University, Bachelor of Science in Marketing
WI Real Estate License
Role: Handles project selection, planning and feasibility



Tom Woller

Director of Construction

Experience: 32 years of construction and project management
Role: Handles project budgets, schedules, materials and contracting

Leadership Team

SCS has an experienced leadership team with diverse backgrounds covering different areas of the business.



**Samantha
Cricks**

Managing Real
Estate Broker



**Gail
Zettler**

Accounting Manager



**Kari
Kussow**

Leasing Manager



**Ryan
Schultz**

IT Manager



**Jon
Sawicky**

Maintenance & Grounds
Manager

Development Team

SCS has a dedicated and experienced development team to work through the planning and entitlement process, ensuring clear communication and efficiencies for the municipality.



**Kortni
Wolf**

Business Development
Manager



**Madeline
Check**

Development Designer



**Kal
McHugh**

Civil Project Engineer



**Shayne
Fellenz**

SCS Homes Coordinator



**Nick
Ockwig**

Design Coordinator



**Morgan
Wardall**

SCS Homes Concierge

Development Concept

The proposed development is comprised of both single-family homes located on the western portion of the site, and multi-family duplexes on the eastern portion. We are here today requesting rezoning of the duplex portion to PUD.

The plans for the project include the development of Lot 2 with two styles of duplex buildings; the duplexes are one level buildings. There will be a total of seven buildings and a total of fourteen units. The objective is to provide a high-quality rental option that lives similar to a single-family home, featuring private entrances and attached garages.

SCS
S.C. SWIDERSKI

Organizational Structure

The duplexes will be solely owned by S.C. Swiderski and managed by their property management division. There will be no property owner association.

Financial Plan

S.C. Swiderski will finance the construction of the project with an owner equity contribution and conventional financing. Estimated project costs are \$2.5 million.

Statement of Intentions

Lot 2 will be owned solely by S.C. Swiderski. The land and duplexes built on this lot will be owned and managed by S.C. Swiderski.

SCS
S.C. SWIDERSKI

THE SCS DIFFERENCE

At S.C. Swiderski we take pride in the ability to deliver great service to our employees, customers, partners, and communities. The SCS Difference provides a high level of service that is both proactive and inclusive throughout all areas of the company.

The SCS Difference aims to use integrity, experience, and proven approaches in construction and real estate investment to deliver quality developments while embracing our responsibility to our customers.



EXPERTISE

We design, build, manage, and maintain our properties. From drawing the building concepts to construction, landscaping and responding to service calls, we know our properties inside and out.



EXPERIENCE

We have 29 years of experience taking care of our tenants and our properties. Our Leasing, Maintenance and Grounds Departments are professional and responsive.

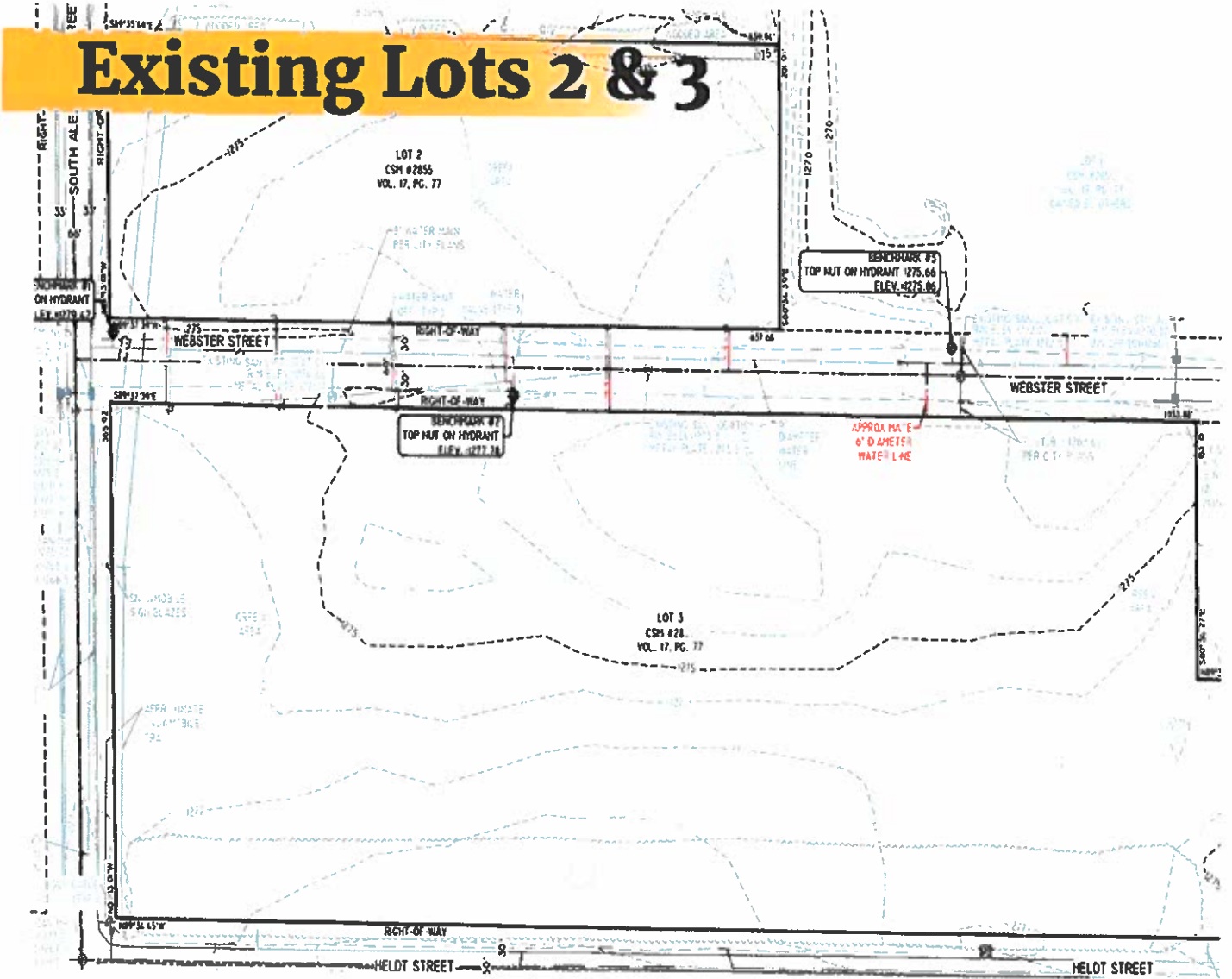


INTEGRITY

We are a *Made in Wisconsin* Certified company that embraces our responsibility to our customers and communities we serve. We invest in our people, processes, and properties.

Location: S Alexander and Heldt St

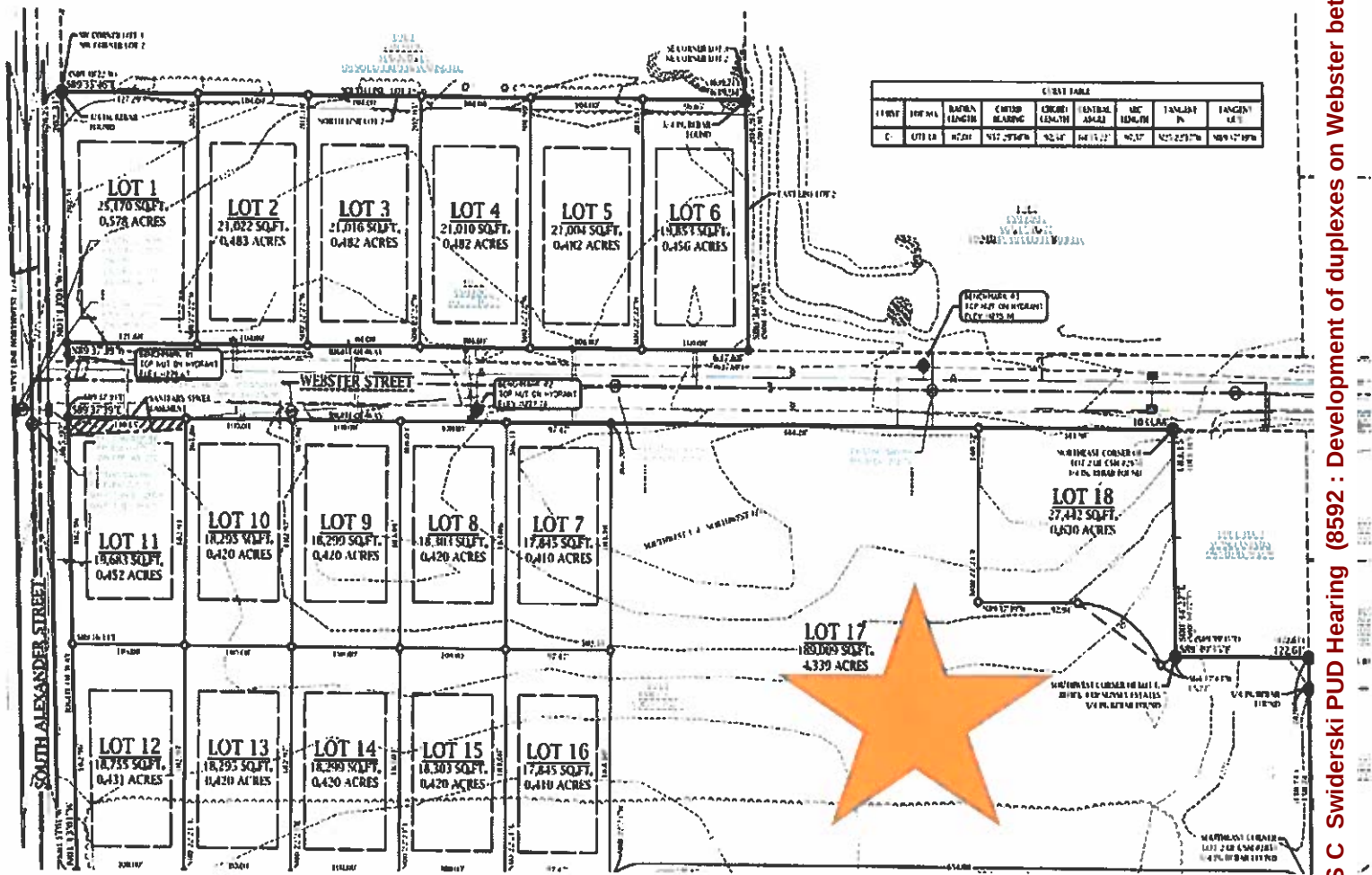




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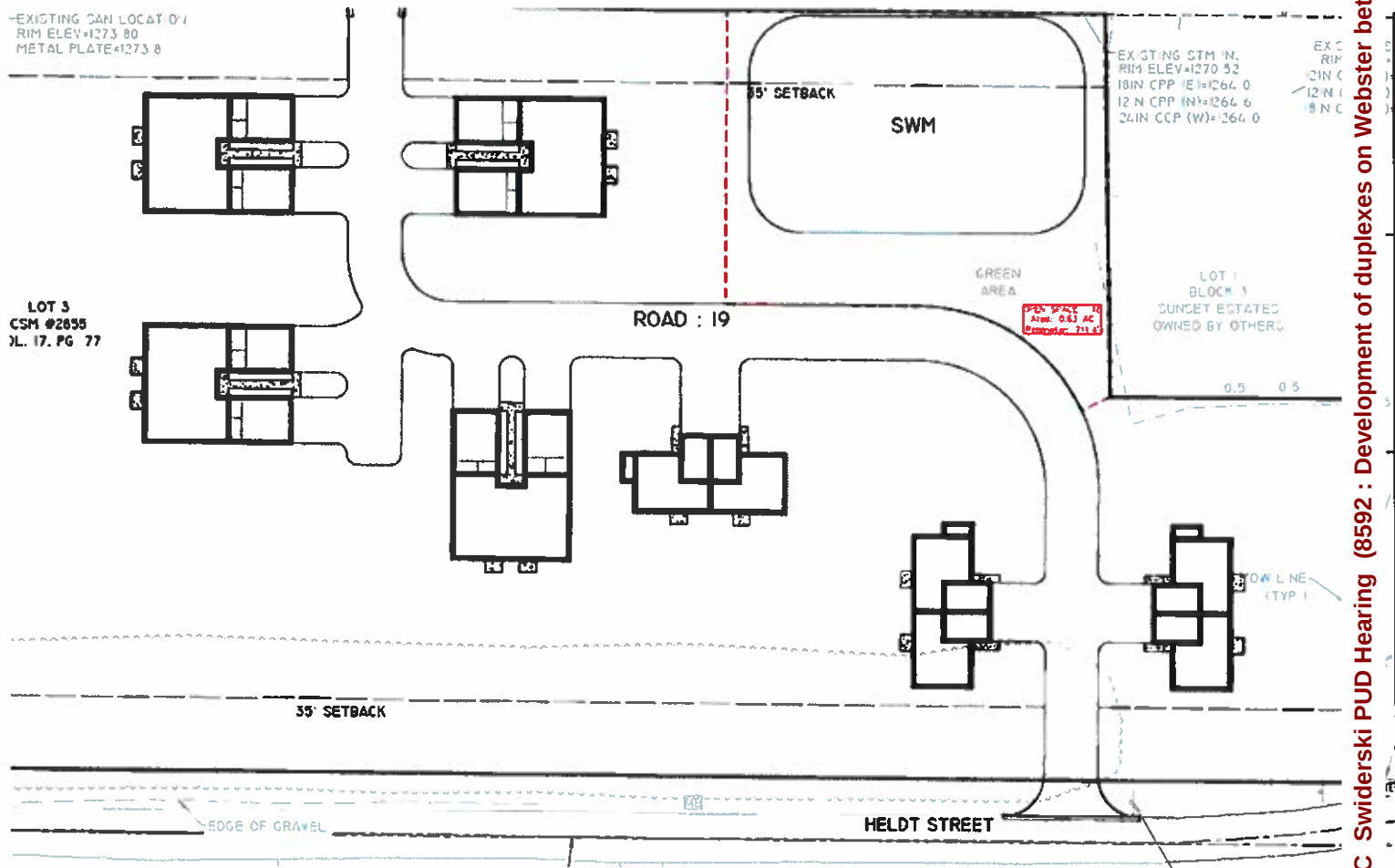
Attachment: S C Swiderski PUD Hearing (8592 : Development of duplexes on Webster between Eugene & Alexander)

Future Preliminary Plat



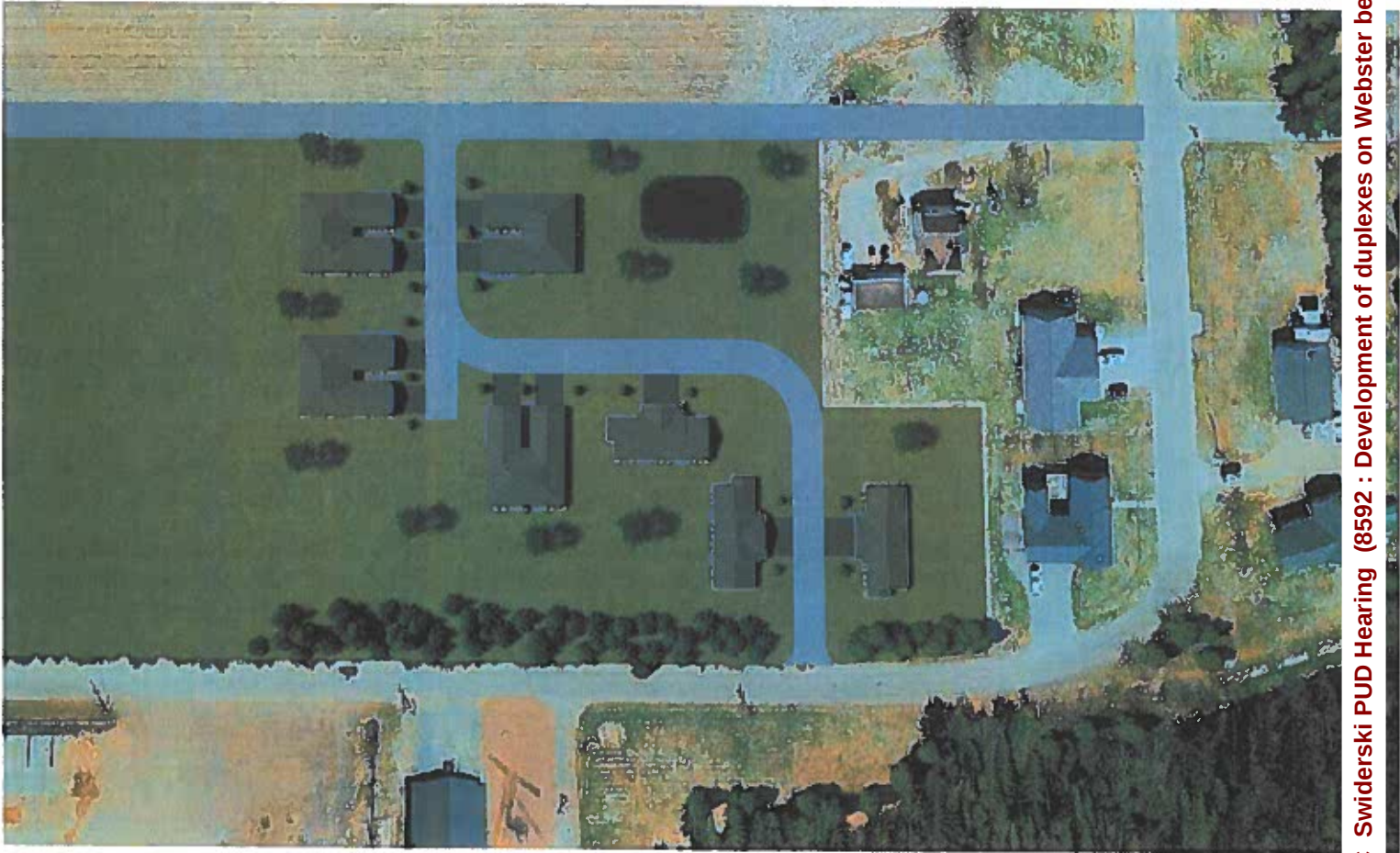
Attachment: S C Swiderski PUD Hearing (8592 : Development of duplexes on Webster between Eugene & Alexander)

Site Plan - Duplexes

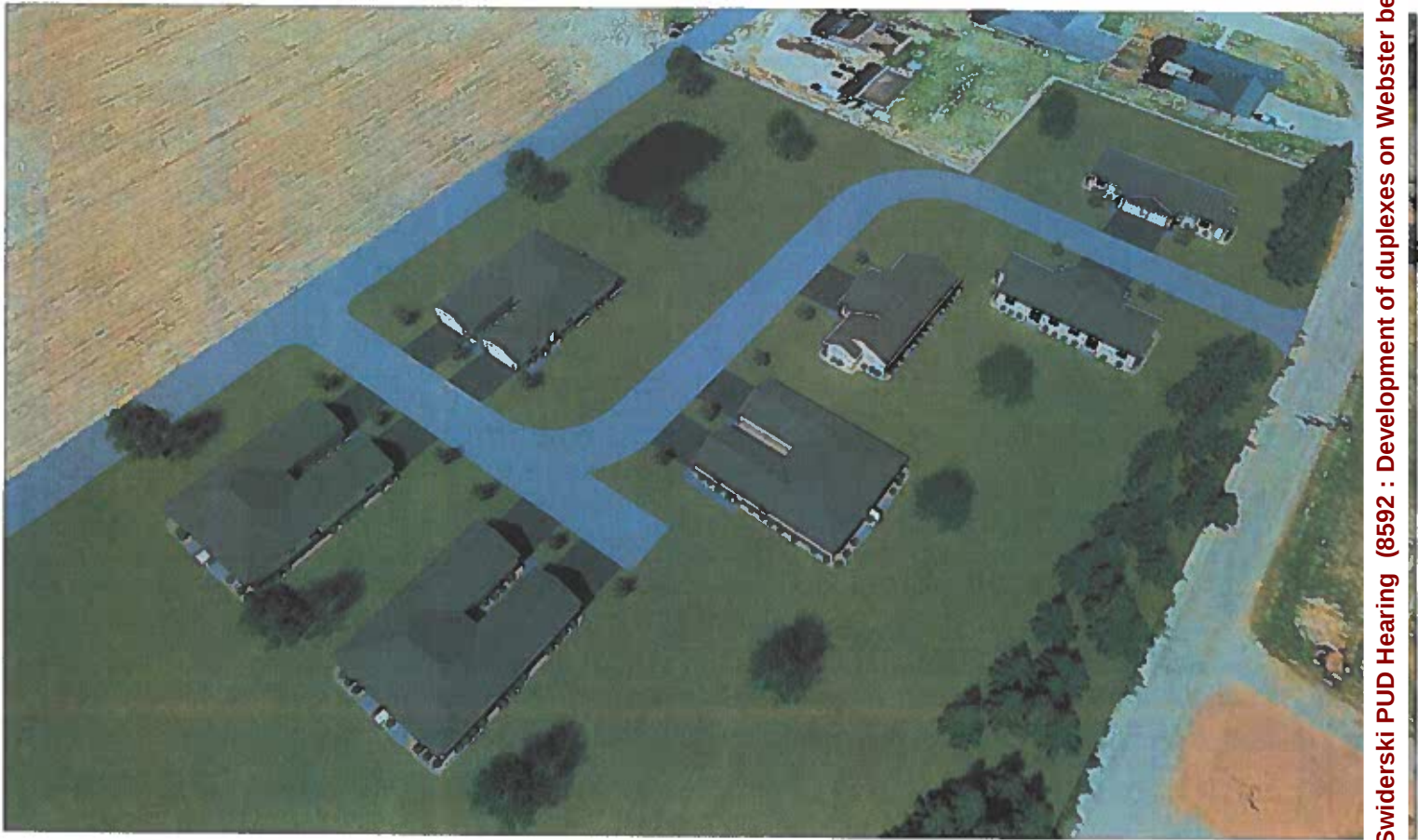


Attachment: S C Swiderski PUD Hearing (8592 : Development of duplexes on Webster between Eugene & Alexander)

Site Rendering - Duplexes



Site Rendering - Duplexes





Project Summary

LAND AND PARKING

- **Zoning: Rezone Lot 2 of new CSM to PUD for Duplexes**
- **4.969 Acres (Duplexes)**
- **22 garage stalls**
- **44 parking stalls**
- **3.14 spots/unit**

SITE INFO

- **7 duplex buildings**
- **Individual roll out garbage bins**
- **1 pedestal mail box**
- **1 posted sign for Alexander Estates**

UNIT INFO

- 6 Two Bedroom**
- 8 Three Bedroom**
- 14 Total Units**
- **Attached garages**
- **Private entrances**
- **In-Unit Laundry**
- **Rent includes heat and water, cable & wifi**

Estimated Project Timeline

7 Duplex Buildings:

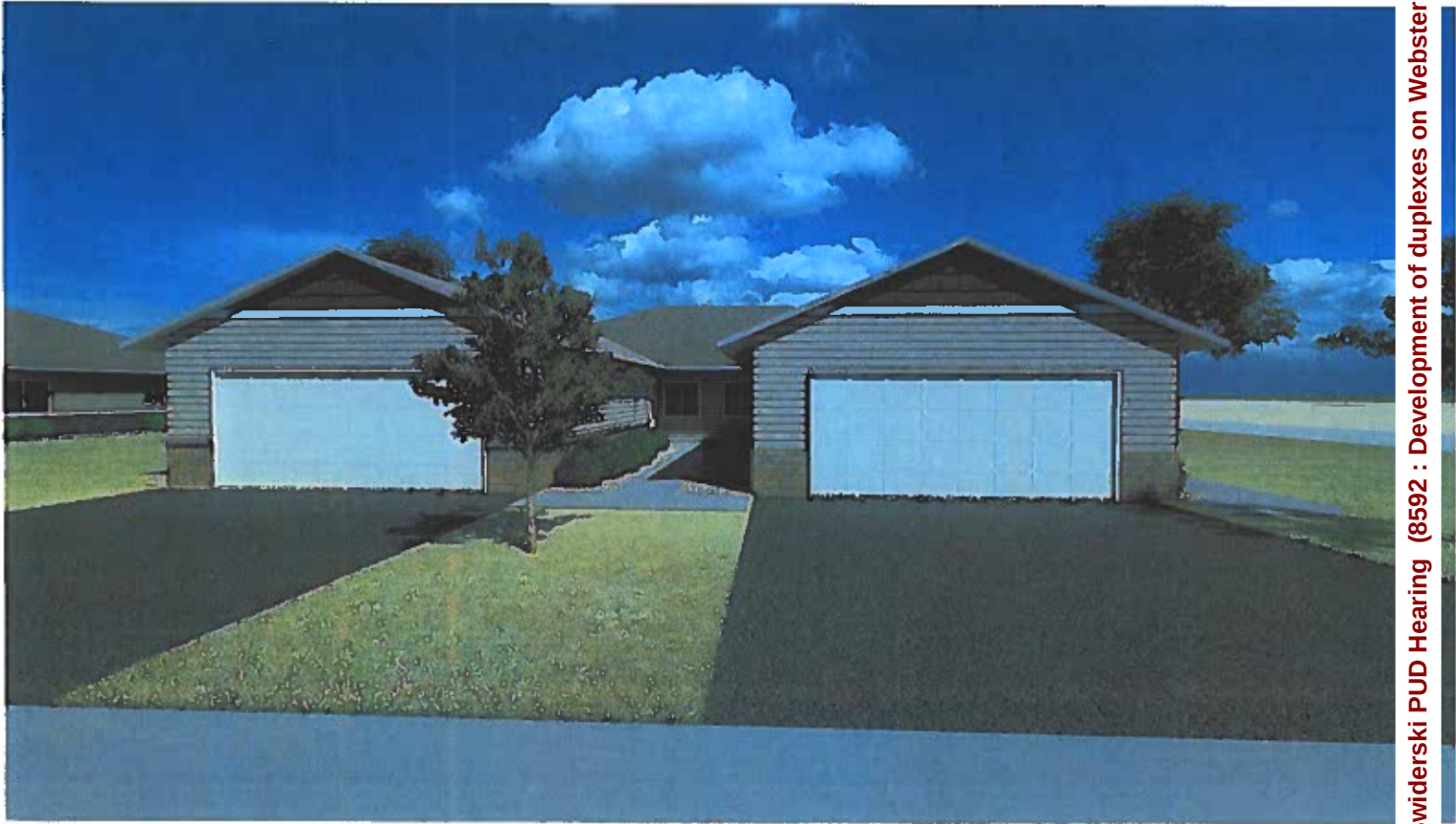
Estimated Start date:

June 2022

Estimated Completion Date:

December 2023

Bedford Duplex



Bedford Duplex



Bedford Duplex



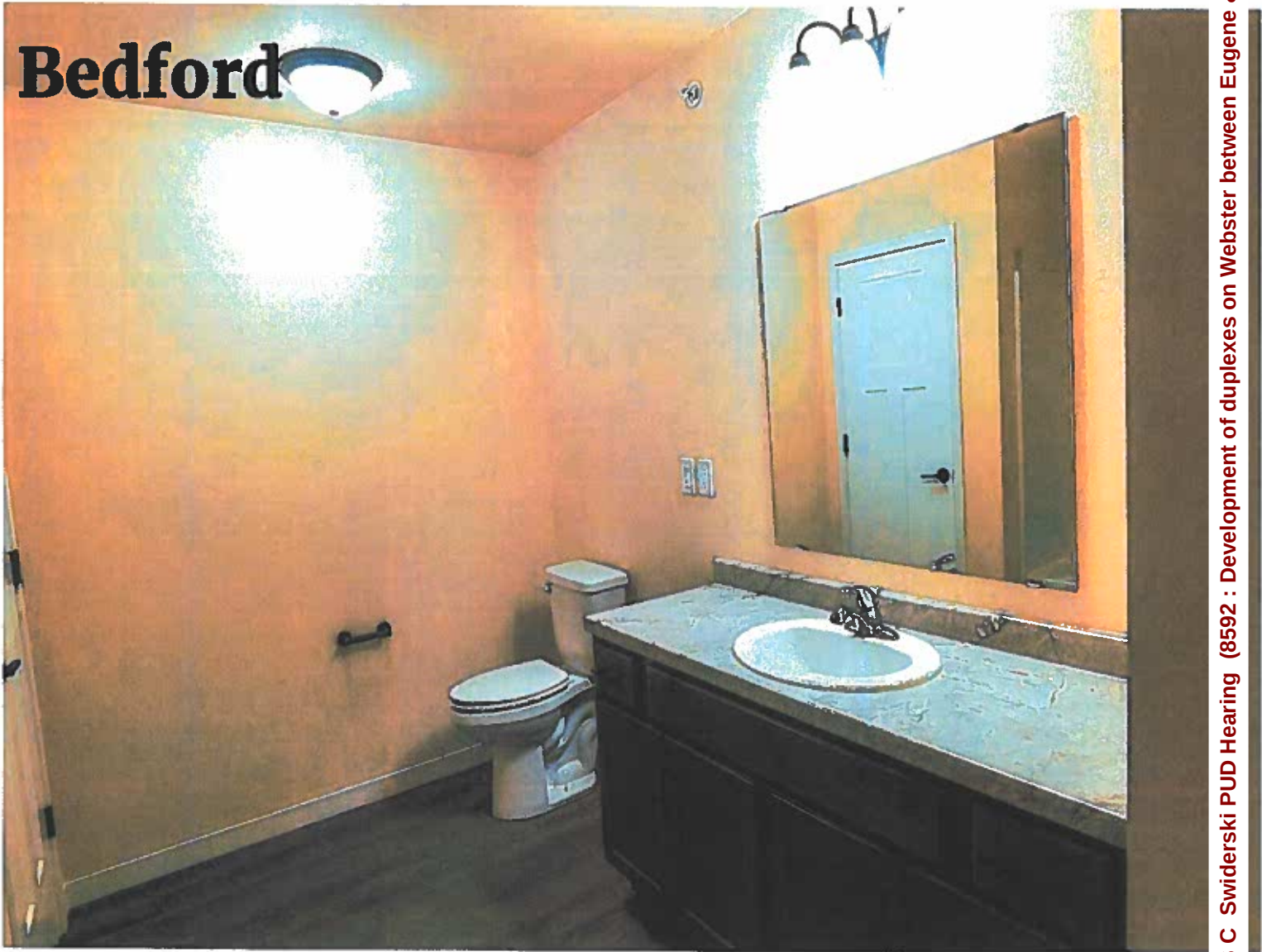
Bedford



Bedford



Bedford



Bedford



Rockwell Duplex



Rockwell Duplex



Rockwell Duplex



Duplex
Exteriors

SCS
S C. SWIDERSKI LLC

SIDING | MASTIC BY PLY GEM



GARAGE DOORS

WEATHEREDWOOD



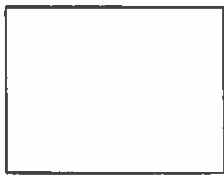
WHITE

Mastic Aluminum Soffit & Fascia



WHITE

Trim

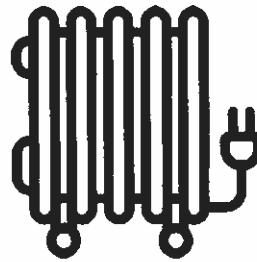


White

Included in Rent Rates



Individual
Thermostats



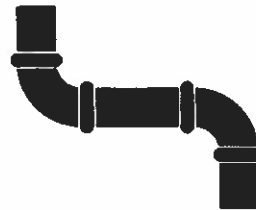
Hydronic
Heat



Trash
Removal



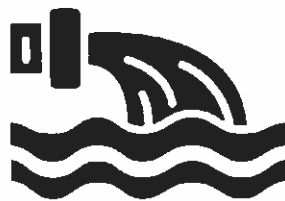
Wireless
Internet



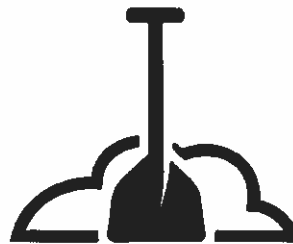
Water



Cable



Sewer



Snow
Removal

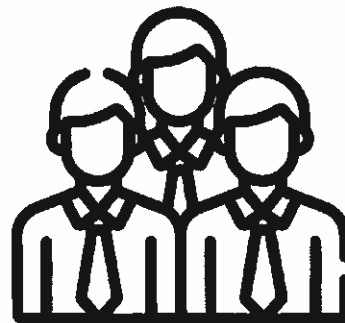


Lawn Care

SCS
S.C. SWIDERSKI LLC

SCS Leasing

- Professionally trained on-site staff.
- In compliance with all Equal Housing Opportunity criteria.
- Highly experienced area manager and administrative support staff.
- Tenant portal for on-line payments and maintenance requests.
- Comprehensive applicant screening process:
 1. income guideline
 2. background check
 3. credit check
- Virtual tours and contactless transactions available.
- Extensive rules and regulations enforced for all tenants.



SCS Maintenance

To keep our sites secure and ensure peace of mind, SCS Maintenance and Grounds Crews operate SCS marked vehicles and wear SCS attire. This also assures tenants that staff present is from SCS.

REGULARLY SCHEDULED Maintenance

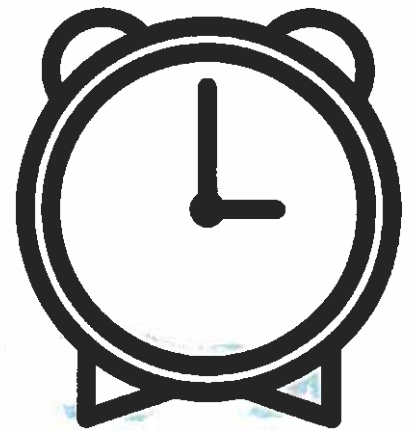
- Pressure washing of building.
- Annual dryer vent cleaning.
- Monthly building lighting and general building inspections.
- Regular landscape inspections.
- Annual inspection of asphalt parking and driveway areas.
- Filter changes per type of equipment specifications.
- Annual testing of fire alarms & fire suppression systems.

AVERAGE RESPONSE TIME

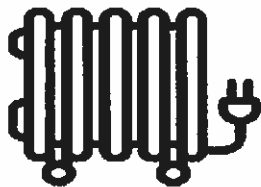
2 days 20 hours and 50 minutes

AVERAGE WORK ORDER COMPLETION

55 minutes



**Sustainable
& Green
Measures**



**EFFICIENT HYDRONIC
HEATING AND HOT
WATER**



**PLANTING TREES
AND SHRUBS**



**MONITORED
THERMOSTAT
SETTINGS**



**FULL BLOWN
INSULATION IN
FLOOR TRUSSE**



**ENERGY STAR
APPLIANCES**



LED LIGHT FIXTURES



**LOW FLOW
WATER FIXTURES**



**R50 INSULATION
TO CONSERVE
ENERGY**

Accessibility Measures



SCS Apartments Include:

- ✓ One-level living featured in many building styles.
- ✓ Lever doors vs. turn handles.
- ✓ Low threshold entries in first floor units (Type B).
- ✓ Tubs and shower surrounds are ready for grab bar installation (Type B).
- ✓ Open-concept floorplans.
- ✓ 36-inch door width in all bedrooms and bathrooms.
- ✓ 55-inch hallway widths in many units.
- ✓ Elongated and raised toilets in all units.
- ✓ LVP flooring in main living areas for ease of movement.
- ✓ SCS is prepared to add visual alarms, grab bars, and further accommodation to Type B apartments as requested.



RANGE

Accessibility Measures



WASHER



DRYER

All "Type A" Fully Accessible Apartments Include:

- ✓ Removable sink panels in kitchens and bathrooms.
- ✓ French swing-style patio door.
- ✓ Front-loading washer and dryer.
- ✓ Bump pads adjacent to handicap parking spots.
- ✓ Adjusted countertop height.
- ✓ Accessible appliances.
- ✓ 24 ft. wide detached garages.



SCS LOCATIONS & OCCUPANCY

As a fully integrated company, S.C. Swiderski, LLC owns and manages all of its apartment locations. S.C. Swiderski is steadily expanding throughout Wisconsin, with multi-family locations in 20 cities across the state. S.C. Swiderski manages a total of 2,273 individual apartment units throughout our multi-family locations.

S.C. Swiderski aims to provide a unique rental experience to our tenants by exceeding expectations with our professional on-site staff and dedicated maintenance team. In correlation with our exceptional customer services, the company holds an above-average occupancy rate of 98% in all of our stabilized properties.

 Eagle River	 Medford	 Stanley
 Edgar	 Merrill	 Stevens Point
 Eau Claire	 Mosinee	 Sturgeon Bay
 Kronenwetter	 Oshkosh	 Waupaca
 Hortonville	 Plover	 Wausau
 Marathon City	 Rice Lake	 Weston
 Marshfield	 Shawano	 Wisconsin Rapids

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 2/7/2022

APPLICANT'S NAME: Johanna and James Doyle
 BUSINESS NAME: The Gathering Table
 PHONE #: 715-302-4762 EMAIL: johanna.doyle77@gmail.com
 PROPERTY ADDRESS: 925 E. Main St Merrill WI 54452
 PROPERTY OWNER'S NAME: Currently Gail & Richard Abegglen - (Sellers)
 TAX ROLL#: 34- PIN#: 251- 31061230297
 EXISTING USE: Vacant- previously a chiropractic office
 PROPOSED USE: Church
 REASON FOR REQUESTING A USE PERMIT CHANGE: To be able to
utilize the space as a Church center

PLEASE PROVIDE A SEPARATE ATTACHMENT WITH A RESPONSE TO EACH OF THE FOLLOWING ITEMS

(Required per Section 113-100 of the Zoning Code)

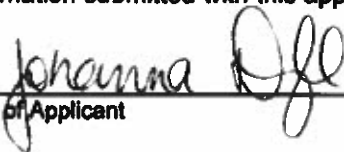
1. A statement, in writing by applicant, that describes how the proposed conditional use(s) shall conform to the standards set forth in Section 113-103 hereinafter.
 - a) The establishment, maintenance or operation of the conditional use will not be detrimental or endanger public health, safety, morals, 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.
 - e) Describe what adequate measures have been taken to provide ingress and egress and how designed as to minimize traffic congestion in public streets.

Attachment: 925 E Main St Conditional Use Hearing (8593 : Johanna & James Doyle requesting Conditional Use Permit)

- f) Explain how the conditional use shall conform to all applicable regulations of the district in which it is located.
 - g) Explain how the conditional use will not violate flood plain regulations governing the site.
 - h) That when applying the above standards to any new construction or placing an addition on an existing building, the Plan Commission and Common Council shall bear in mind the statement of purposes for the zoning district such that the proposed building or addition at the proposed location, does not defeat the purpose and objective of the Zoning District.
 - i) In addition to passing the Conditional use Permit, the Plan Commission and Common Council shall also evaluate the effect of the proposed use upon:
 - I) The maintenance of safe and healthful conditions;
 - II) The prevention of water pollution including sedimentation;
 - III) Existing topography, drainage features and vegetative cover on the site;
 - IV) The location of the site with respect to floodplains and floodways of rivers and streams;
 - V) The erosion potential of the site based upon the degree and direction of slope, soil type, and vegetative cover;
 - VI) The location of the site with respect to existing or future access roads;
 - VII) The need of the proposed use for a shoreline location;
 - VIII) The compatibility with uses on adjacent land;
 - IX) The amount of liquid waste to be generated and the adequacy of the proposed disposal system.
2. Include the Names and Addresses of the architect, professional engineer, and contractor (if appropriate), and all property owners of record within 100 feet of the applicant. Note: Zoning Administrator will provide list of property owners to be included in the submittal.
 3. Description of the subject site by lot, block, and recorded subdivision or by metes and bounds description address of the subject site; type of structure; proposed operation or use of the structure of site; number of employees and the Zoning District within which the subject site lies.
 4. Plat of Survey prepared by a registered land surveyor showing property lines, buildings, improvements, landscaping, and all of the information required for a building permit.
 5. Additional information as may be required by the Plan Commission of Common Council, or Officers of the City.
 6. A fee of \$175.00 must accompany the application.
 7. A copy of Deed is required of proposed property.

The information submitted with this application is true and accurate to the best of my knowledge and belief.

Signature of Applicant



Signature of Applicant



1.

- a. The use of this property, maintenance, or it's operations as a functioning church will not be detrimental or endanger public health, morals, comfort, or general welfare. We anticipate it to be a small number of people gathering to peacefully engage in worship and fellowship, with the hope to create a space to improve morals, general well being and comfort for our Merrill community.
- b. Because this space has been vacant for a little over a year, we feel that our occupancy will certainly not impede the uses, value, and enjoyment of the other properties, but may in fact benefit them by drawing attention to their presence. Although the times that we will congregate will likely not conflict with the open hours of other businesses.
- c. We will not make any external changes to the property, altering the function of the space for the surrounding properties. Our congregation will gather inside the space, and in no way affect the flow of the other businesses.
- d. All adequate utilities, access roads, drainage are already present and sufficient for intended church use.
- e. Because we have a municipal parking lot and on street parking, we do not foresee any complications or hinderances that would maximize traffic to make it a problem. Also, because our congregation is smaller, and we would gather during lower peak traffic times of the day I believe it would hardly go noticed. With front and rear access to the building, this should also alleviate foot traffic.
- f. To the best of our knowledge, the conditional use of this property will be suitable for the district it is located in.
- g. We will not be making any exterior changes to this property; therefore, it will not affect flood plain regulations.
- h. There will not be any building additions or new construction on this property. We only intend to re-drywall and remodel the interior.
- i.
 - 1) We feel that by occupying the long-time vacant space, it will benefit the property by maintaining a rodent free and clean space rather than allowing it to sit empty and depreciate value.
 - 2) This space is on public sewage and water systems, there is no sedimentation to occur from our intended use.
 - 3) We will not be making any topographic, drainage or vegetative changes to this property.
 - 4) The building was built in the 1900 and we will not be making changes to affect the floodplains and floodways.
 - 5) We will not be using the space in any way that would contribute to erosion to the soil. Infact the entire property sits on concrete from the front of the building to the end of the rear parking lot.
 - 6) The frontage of this building sits on a main road with a municipal parking lot in the rear, there are no existing access roads nor is there need or room for one.
 - 7) We have no need for proposed use for a shoreline location.
 - 8) With the use of the building as a church, we would be compatible with the businesses adjacent to it, with no conflicts or hindrances.
 - 9) With a smaller congregation and not occupying the space every day of a week, we do not for see a large amount of liquid waste or foresee a strain on the Merrill city disposal system.

2. See attached for property owners and contractors.
3. See attached for subject site
4. See attached for property lines and property deed.

2021 Property Record | Lincoln County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 2/8/2022 7:39:40 PM*

Owner Address ABEGGLEN, GAIL A N2021 FARMINGDALE RD MERRILL, WI 54452	Owner CHRISTINE M FRANCHEK RICHARD M ABEGGLEN GAIL A ABEGGLEN																																																			
Property Information Parcel ID: 25131061230297 Document # 555364 Tax Districts: MERRILL SCHOOL TID DISTRICT 6	Property Description <i>For a complete legal description, see recorded document.</i> LT 1 BLK 1 T B SCOTT LBR CO 3RD ADD'N Municipality: 251-CITY OF MERRILL Property Address: 925 E MAIN ST																																																			
Tax Information Print Tax Bill <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 60%;"><u>Installment</u></th> <th style="text-align: right; width: 40%;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td><u>First:</u></td> <td style="text-align: right;">222.57</td> </tr> <tr> <td><u>Second:</u></td> <td style="text-align: right;">218.00</td> </tr> <tr> <td><u>Third:</u></td> <td style="text-align: right;">218.00</td> </tr> <tr> <td><u>Total Tax Due:</u></td> <td style="text-align: right;">1,312.57</td> </tr> <tr> <td><u>Base Tax:</u></td> <td style="text-align: right;">1,372.03</td> </tr> <tr> <td><u>Special Assessment:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Lottery Credit:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>First Dollar Credit:</u></td> <td style="text-align: right;">59.46</td> </tr> <tr> <td><u>Amount Paid:</u> (View payment history info below)</td> <td style="text-align: right;">222.57</td> </tr> <tr> <td><u>Current Balance Due:</u></td> <td style="text-align: right;">1,090.00</td> </tr> <tr> <td><u>Interest:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Total Due:</u></td> <td style="text-align: right;">1,090.00</td> </tr> </tbody> </table>	<u>Installment</u>	<u>Amount</u>	<u>First:</u>	222.57	<u>Second:</u>	218.00	<u>Third:</u>	218.00	<u>Total Tax Due:</u>	1,312.57	<u>Base Tax:</u>	1,372.03	<u>Special Assessment:</u>	0.00	<u>Lottery Credit:</u>	0.00	<u>First Dollar Credit:</u>	59.46	<u>Amount Paid:</u> (View payment history info below)	222.57	<u>Current Balance Due:</u>	1,090.00	<u>Interest:</u>	0.00	<u>Total Due:</u>	1,090.00	Land Valuation <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 10%;"><u>Code</u></th> <th style="text-align: left; width: 10%;"><u>Acres</u></th> <th style="text-align: left; width: 20%;"><u>Land</u></th> <th style="text-align: left; width: 20%;"><u>Impr.</u></th> <th style="text-align: left; width: 30%;"><u>Total</u></th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0.08</td> <td>\$13,000</td> <td>\$30,900</td> <td>\$43,900</td> </tr> <tr> <td></td> <td>0.08</td> <td>\$13,000</td> <td>\$30,900</td> <td>\$43,900</td> </tr> <tr> <td colspan="3"><u>Assessment Ratio:</u></td> <td colspan="2" style="text-align: right;">0.8557517360</td> </tr> <tr> <td colspan="3"><u>Fair Market Value:</u></td> <td colspan="2" style="text-align: right;">51300.00</td> </tr> </tbody> </table>	<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>	2	0.08	\$13,000	\$30,900	\$43,900		0.08	\$13,000	\$30,900	\$43,900	<u>Assessment Ratio:</u>			0.8557517360		<u>Fair Market Value:</u>			51300.00	
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*No data found for Special Assessment Detail, Delinquent Tax Summary in 2021

Attachment: 925 E Main St Conditional Use Hearing (8593 : Johanna & James Doyle requesting Conditional Use Permit)

[Return to search results](#)

[Property Summary](#)

Owner(s):
ABEGGLEN, GAIL A
ABEGGLEN, RICHARD M

Location:
Govt. Lot 3, Sect. 12, T31N, R6E

Mailing Address:
GAIL A ABEGGLEN
N2021 FARMINGDALE RD
MERRILL, WI 54452

School District:
3500 - MERRILL SCHOOL

[Request Mailing Address Change](#)

Tax Parcel ID Number:
251-3106-123-0297

Tax District:
251-CITY OF MERRILL

Status:
Active

Alternate Tax Parcel Number:

Government Owned:

Acres:
0

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

LT 1 BLK 1 T B SCOTT LBR CO 3RD ADD'N

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

925 E MAIN ST MERRILL, WI 54452

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[Attachments](#)

[Districts](#)

[Documents](#)

[Notes](#)

[Parcel History](#)

[Permits](#)

[Sales History](#)

[Survey History](#)

0 Lottery credits claimed

Print tax
bills:

[2021](#) [2020](#) [2019](#) [2018](#)

Tax History

* Click on a Tax Year for detailed payment information

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2021		\$1,312.57	\$222.57	\$1,090.00	\$0.00	\$0.00	\$0.00	\$1,090.00
2020		\$1,496.62	\$1,496.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019		\$1,295.10	\$1,295.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018		\$1,277.43	\$1,277.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017		\$1,201.74	\$1,201.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$1,153.21	\$1,153.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$1,090.00



Identify

Results

Results found: 3

[Clear](#) [Clear Selection](#)

Parcels

PIN: 25131061230297

Owner Last Name: ABEGGLEN

Owner First Name: GAIL

Owner 2 Last Name: ABEGGLEN

Owner 2 First Name: RICHARD

Mailing Name 1: GAIL A ABEGGLEN

Mailing Name 2:

Mailing Address: N2021 FARMINGDALE RD

Mailing Address 2:

City: MERRILL

MA-State: WI

MA-Zipcode-5: 54452

MA-Country:

Site Address:

Assessed Acres: 0

Calculated GIS Acres:



Legal Description 1: LT 1 BLK 1 T B SCOTT LBR CO 3RD ADD'N

Legal Description 2:

Legal Description 3:

Legal Description 4:

Legal Description 5:

Tax Year: 2022

Land Value: \$13,000.00

Improved Value: \$30,900.00

[Open Property Report](#)[Open Property Record](#)

Lots

Plat Type: Subdivision



Plat Full Name: MAP OF T.B. SCOTTS LUMBER COMPANYS 3RD ADDITION TO MERRILL

Lot Type: Lot

Lot Label: Lot 1

Municipality

State Name: Wisconsin

FIPS Code: 55069

County Name: Lincoln



State Code:

County Muni Code: 251

Muni Type: City

Muni Name: Merrill

[Municipality Information Link](#)