



**CITY OF MERRILL**  
**CITY PLAN COMMISSION**  
**AGENDA • TUESDAY, SEPTEMBER 2, 2025**

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**Regular Meeting**

**City Hall Council Chambers**

**6:00 PM**

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To attend remotely call 304-918-0450 PIN 669 358 883 #

**I. Call to Order**

**II. Minutes from Previous Meeting**

1. Consider placing the minutes from the July 1st meeting on file

**III. Public Hearing**

1. Public Hearing
2. VanHoffKo – The River, LLC., requesting a Planned Unit Development under M.M.C. Sec 113-66 to 69 for a Multifamily Residential Development at 401 S Kyes Street, City of Merrill, Lincoln County, Wisconsin. Legally described in PIN# 251-3106-182-0222.

**IV. Public Comment**

**V. Adjournment**

The Merrill City Hall is accessible to the physically disadvantaged. If special accommodations are needed, please contact the Merrill City Hall at (715) 536-5594.

**CITY OF MERRILL  
CITY PLAN COMMISSION  
TUESDAY, JULY 1, 2025 MINUTES  
REGULAR MEETING CITY HALL COUNCIL CHAMBERS 6:00 PM**

- I. **Call to Order** Mayor Hass called the meeting to order at 6:00 pm.  
Present: Mayor Hass, Melissa Schroeder, Alli Henkelman, D8 Alderperson Rutkowski, Jim Finucan  
Present Not Voting: Building/Zoning Administrator Darin Pagel, City Administrator/Public Works Director/City Engineer Rod Akey, City Attorney Thomas Hayden, City Clerk Anderson-Malm, Tina and Mark Scott  
Excused: Chad Krueger  
Absent: Ralph Sturm
- II. **Minutes from Previous Meeting**
  1. **Consider placing the minutes from the June 3rd meeting on file.**  
- (Schroeder/Henkelman) motion/second place minutes on file. The motion passed.
- III. **Public Hearing**
  1. **Public Hearing** - City Attorney Hayden read the public hearing notice. (D8 Alderperson Rutkowski/Henkelman) motion/second to open the public hearing. The motion passed. No one was in the Council Chambers or remote to speak for or against the notice. (Schroeder/Henkelman) motion/second to close the public hearing.
  2. **Mark and Tina Scott, 607 N Cleveland Street, requesting a Conditional Use Home Occupation under M.M.C. Sec 113-110 for a small engine repair business in a Residential District. Legally described in PIN# 251-3106-122-0034.** - Building Inspector/Zoning Administrator Pagel explained the permit and mentioned the Commission is able to put conditions on the permit. Following a discussion, (Schroeder/D8 Alderperson Rutkowski) motion/second to approve the permit with the provision of a sign no larger than 8 sq ft to be attached to the garage or freestanding. The motion passed.
- IV. **Public Comment** There was no public comment. However, Mayor Hass thanked City Attorney Hayden for his work with the City Plan Commission and congratulated him on his retirement.
- V. **Adjournment** (Henkelman/D8 Alderperson Rutkowski) motion/second adjourn. The motion passed. The meeting adjourned at 6:09 pm.

Minutes respectfully submitted by City Clerk Anderson-Malm  
*Minutes are in draft form until approved at the next scheduled meeting.*

**CITY OF MERRILL**  
1004 EAST FIRST STREET  
MERRILL, WI 54452

**NOTICE OF PUBLIC HEARINGS**

All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m. on Tuesday, September 2, 2025 in the Council Chambers, City Hall**, 1004 East First Street, Merrill, Wisconsin, on the following proposed matters, to wit;

- 1.) VanHoffKo – The River, LLC., requesting a Planned Unit Development under M.M.C. Sec 113-66 to 69 for a Multifamily Residential Development at 401 S Kyes Street, City of Merrill, Lincoln County, Wisconsin. Legally described in PIN# 251-3106-182-0222.

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

Dated: July 15, 2025

CITY OF MERRILL, WISCONSIN

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



Marathon Technical Services LLC  
1699 Schofield Avenue, Suite 115  
Schofield, WI 54476

Consulting Engineers  
Municipal Infrastructure, Site Design and Commercial Building Design

August 15, 2025

Mr. Darin Pagel  
Building/Zoning Administrator  
City of Merrill  
1004 E. 1<sup>st</sup> Street  
Merrill, WI 54452

RE: Planned Unit Development Application – 401 S. Kyes Street

Dear Mr. Pagel:

The owner of 401 S. Kyes Street, VanHoffKo-The River, LLC, is proposing a development that includes the construction of (3) 22-unit apartment buildings, (1) 12-unit apartment building, and (3) 17-unit apartment buildings, with a combined parking lot, and storm water management. The desire to integrate the design into one development necessitates a zoning change to a Planned Unit Development (PUD).

As part of the zoning change to a Planned Unit Development, an application is required. The application itself, is attached to this letter. Below is the narrative to the items listed in the application:

1. Names and addresses of all abutting and opposite property owners within 300 feet of the property to be altered.

City of Merrill – Municipal Use  
1004 E. 1<sup>st</sup> Street

Timothy Schmid – Single-family residence  
2109 Logan Avenue

Monica Fenhaus – Single-family residence  
2103 Sturdevant Street

Gary Schulz – Single-family residence  
2100 Logan Avenue

Joshua Graap – Single-family residence  
402 Cooper Street

Charles David – Single-family residence  
2005 Sturdevant Street

Benjamin Oliver – Single-family residence  
2000 Logan Avenue

Grefe Apartments LLC – Multi-family residence  
1910 Logan Avenue

Son Hunt – Single-family residence  
1810 Logan Avenue

Laurie Bergh – Single-family residence  
1808 Logan Avenue

Grefe Apartments LLC – Multi-family residence  
1806 Logan Avenue

RBW Properties LLC – Multi-family residence  
1804 Logan Avenue

Rickel Hedges – Single-family residence  
1802 Logan Avenue

Zelich Enterprises LLC - Vacant  
2213 E. Main Street

David Kottman – Single-family residence  
1708 Logan Avenue

East Hill Investments LLC – Single-family residence  
1704 Logan Avenue

Kyes St Holdings LLC - Industrial  
400 S. Kyes Street

2. Evidence of ownership or control of the property for which the application is submitted.  
See Developer's Agreement.
3. Principal use of all properties within 300 feet of the property to be altered.  
See under item #1 above.
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.

See attached Exhibit A

5. Statement of development concept, including the planning objectives and the character of the development to be achieved through the PUD.

See attached Exhibit B.

6. An accurate map of the project area, including its relationship to the surrounding properties and existing topography and key features.

See attached Exhibit C.

7. The pattern or proposed land use including shape, size and arrangement or proposed use areas, density and environmental character.

See attached Exhibit D. The development will include apartment buildings arranged in a horseshoe. The center greenspace will be utilized for sanitary sewer, watermain, stormwater management, and green space. The perimeter of the development will be greenspace.

8. The pattern of public and private streets.

See attached Exhibit D. The development will utilize private driveways and parking areas. As part of the agreement with the City, the developer will expand the public turnaround on the south end of S. Kyes Street.

9. The location, size and character of recreational areas and common open space areas.

See attached Exhibit E. All areas outside of the individual dwelling units are common space. The green shaded areas are green space.

10. Preliminary engineering plans, including site grading, street improvements, drainage, public utility extensions and landscaping plans.

See attached See attached Exhibit F. The utility extensions shown on the plans will be private.

11. Preliminary building plans, including floor plans and exterior design or elevations.

See attached Exhibit G.

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 or a phased development.

The development is planned to begin in early October 2025 with Building 1 and the associated parking lot and utilities. The successive buildings 2-7 are planned to be constructed one every year for the first three buildings and one building every six months after that. The construction of successive buildings will be based on the market and occupancy.

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

See attached Exhibit H.

14. Statement of financing plan, including projected sources and amounts of funds.

See Exhibit I.

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.

Please review the application and included materials for use in the zoning change. If you have any questions or need any further information, please let us know.

Sincerely,

*Nicholas Bancuk*

Nicholas Bancuk PE  
Project Engineer

# APPLICATION FOR PLANNED UNIT DEVELOPMENT CITY OF MERRILL

NAME: VAN HOFF KO, LLC STREET ADDRESS: 505 S. 24<sup>TH</sup> AVE, SUITE 102  
WAUSAU, WI, 54401  
PROPERTY ADDRESS: 401 S. KYEE ST. TAX ROLL# 2513106182022  
LEGAL DESCRIPTION: LOT 1 CSM 2623 VIS P120 D0526863 BEING  
PART OF LOT 1 CS  
EXISTING USE: VACANT PROPOSED USE: MULTI-FAMILY  
REASONS FOR REQUESTING A PUD: TO MAXIMIZE THE USE OF  
THE LAND TO THE HIGHEST AND BEST USE. SETBACKS  
ARE PROPOSED TO BE REDUCED FROM CODE REQUIREMENTS.

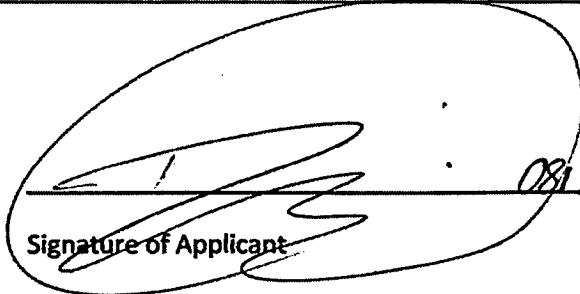
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## ADDITIONAL REQUIREMENTS

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 or proposed land use including shape, size and arrangement or 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 or a phased development.
13. General outline of intended organizational structure related to property owner's 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 Treasurer's office at time of application.

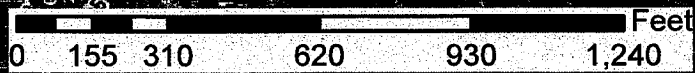
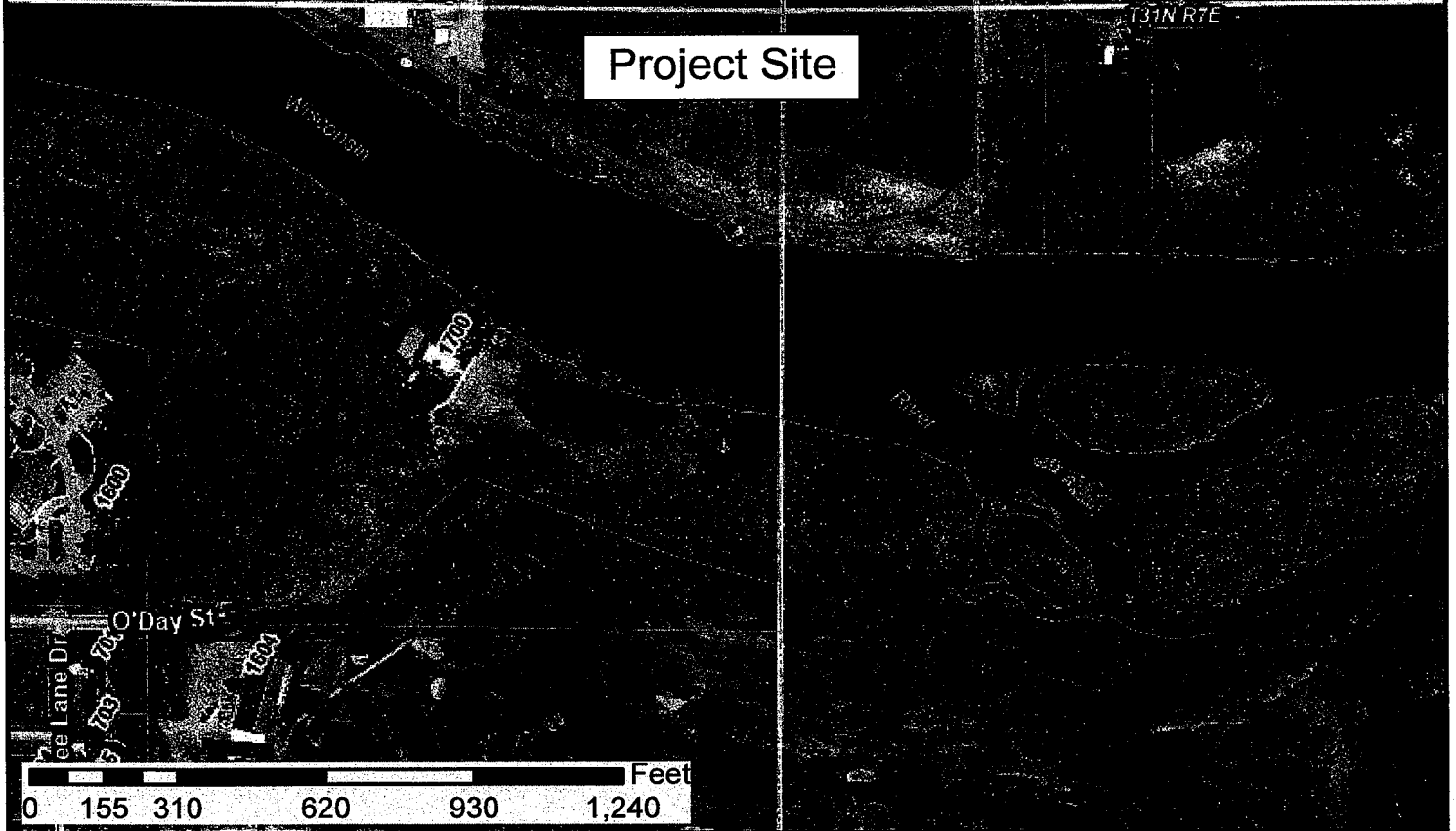
**All information submitted is accurate to the best of my knowledge.**

  
08/15/2025  
Signature of Applicant

# Exhibit A



# Project Site



Lincoln County, WI

Author:

Date Printed: 8/14/2025



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

## Exhibit B

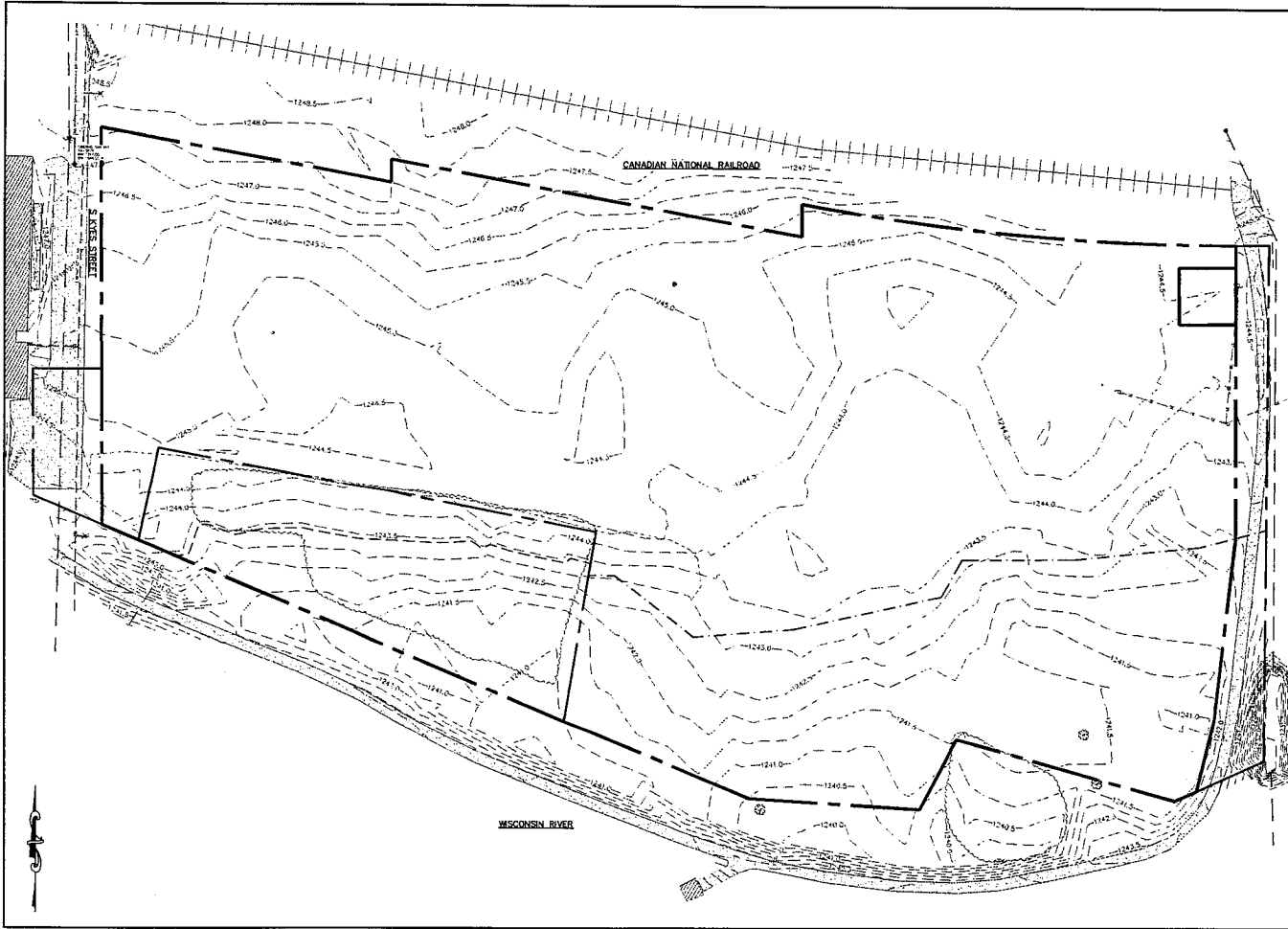
Welcome to a new chapter in Merrill, Wisconsin — where modern comfort meets the timeless beauty of the Wisconsin River. This thoughtfully designed apartment development brings a much-needed breath of fresh air to the area, addressing the community's growing demand for quality housing while embracing the natural beauty of the city.

Set along the scenic River Bend Trail, residents will enjoy direct access to walking, biking, kayaking, and fishing — with the river just steps away. It's more than a place to live; it's a lifestyle rooted in nature, wellness, and connection.

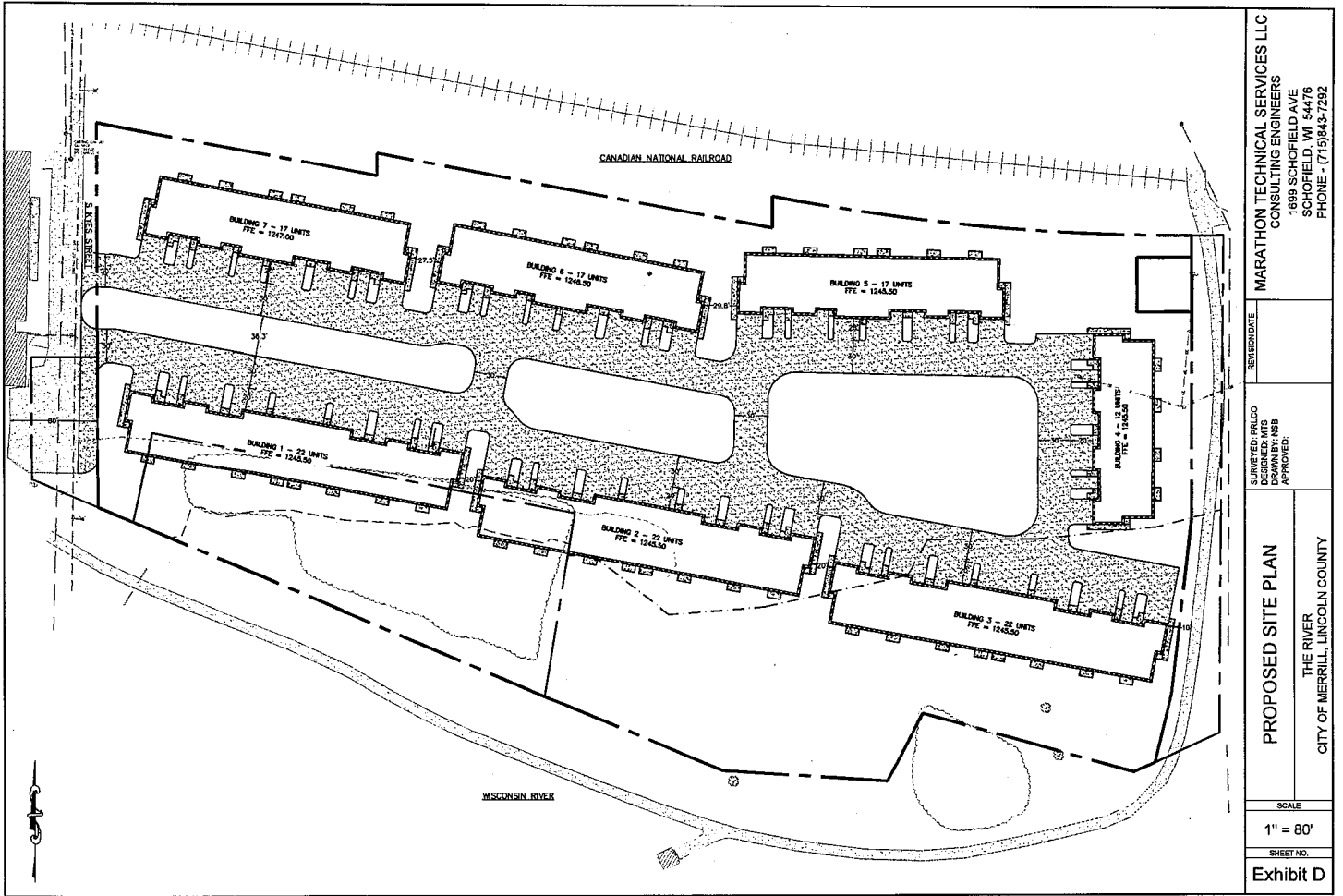
The community will offer a variety of 1-, 2-, and 3-bedroom apartments, designed with modern finishes, open-concept layouts, and the convenience today's renters expect. From young professionals to active retirees, there's a place here for everyone. Select units will be ADA-compliant, and retiree-friendly options will cater to those seeking simplicity, comfort, and accessibility.

There will be a shared courtyard and green space to provide a relaxed, social atmosphere — perfect for gatherings, morning coffee, or simply soaking up the outdoors. Whether you're unwinding in your private space or connecting with neighbors outside, the community is designed to be both chill and vibrant, modern yet grounded in Merrill's small-town charm.

In a city ready for renewal, this riverside community represents more than housing — it's a fresh start, a meaningful investment in the future, and a place to truly feel at home.



SURVEYED BY: PRCO DRAWN BY: NSB APPROVED:		REVISION DATE	MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1889 SCHOFIELD AVE SCHOFIELD, WI 54476 PHONE - (715)843-7292
EXISTING SITE PLAN		THE RIVER CITY OF MERRILL, LINCOLN COUNTY	
SCALE 1" = 80'		SHEET NO. Exhibit C	

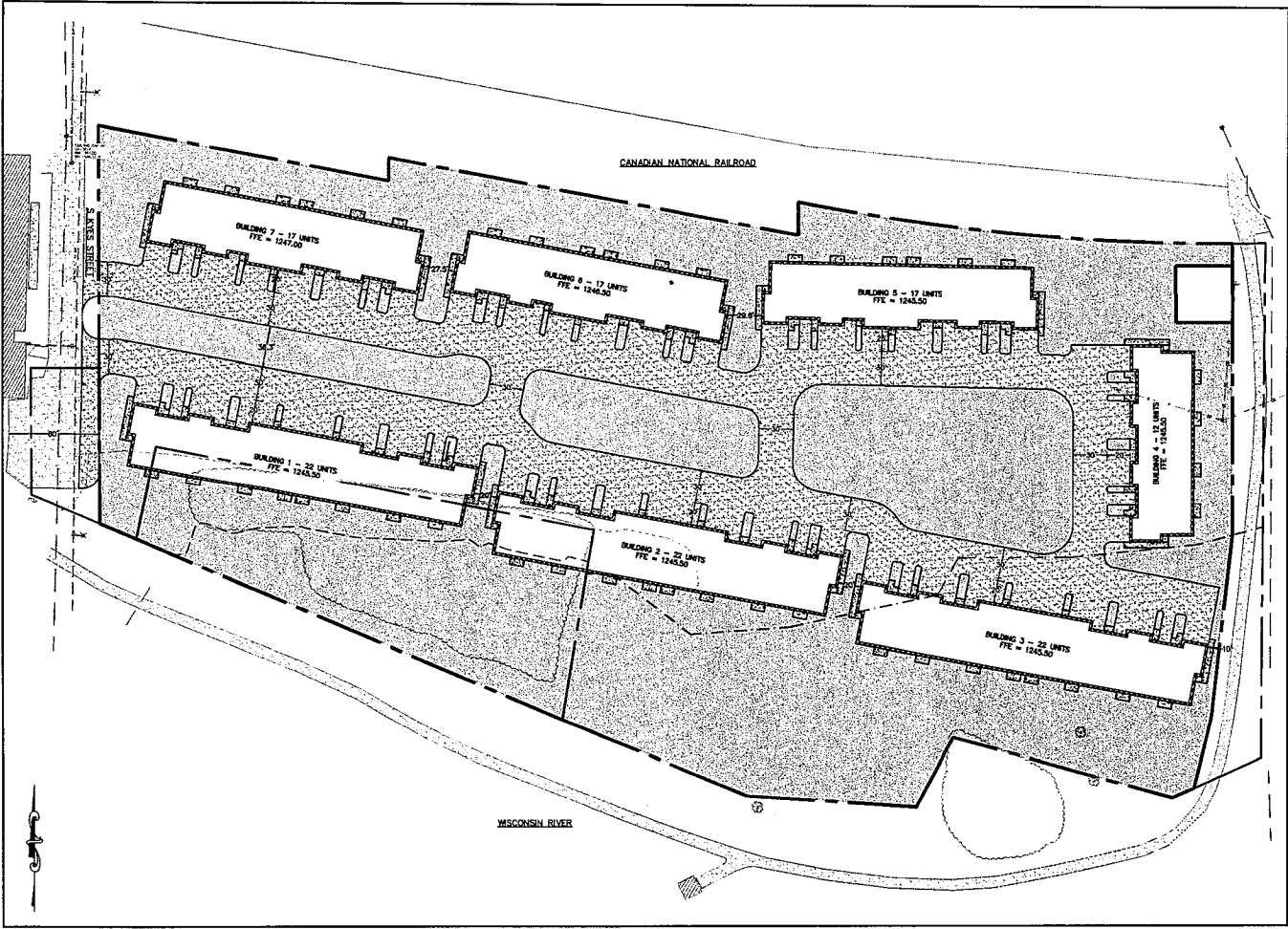


MARATHON TECHNICAL SERVICES LLC  
 CONSULTING ENGINEERS  
 1699 SCHOFIELD AVE  
 SCHOFIELD, WI 54476  
 PHONE - (715) 843-7292

REVISION DATE  
 SURVEYED/PALCO  
 DRAWN BY: MSB  
 APPROVED:

**PROPOSED SITE PLAN**  
 THE RIVER  
 CITY OF MERRILL, LINCOLN COUNTY

SCALE  
 1" = 80'  
 SHEET NO.  
 Exhibit D

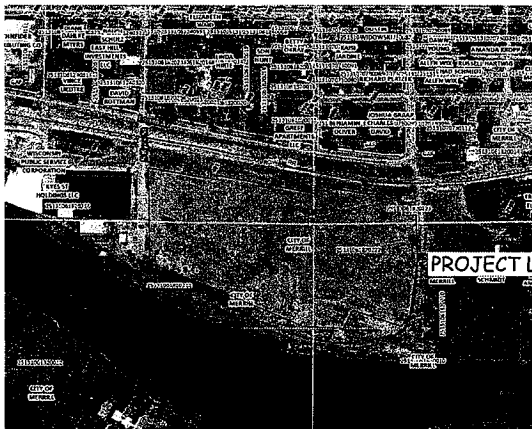


<b>PROPOSED OPEN SPACE</b> THE RIVER CITY OF MERRILL, LINCOLN COUNTY		MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE SCHOFIELD, WI 54476 PHONE - (715) 943-7292
SURVEYED: PALCO DESIGNED: MTS DRAWN: MTS APPROVED:	REVISION DATE	
SCALE 1" = 80'		
SHEET NO. Exhibit E		

Exhibit F

CIVIL PLANS FOR  
THE RIVER

401 S. KYES STREET  
CITY OF MERRILL  
LINCOLN COUNTY



PROJECT LOCATION

LOCATION MAP

SHEET 2      EXISTING SITE PLAN  
SHEET 3      PROPOSED SITE PLAN  
SHEET 4      OVERALL GRADING PLAN  
SHEETS 5-7   GRADING PLAN  
SHEET 8-10   PLAN & PROFILE

**Preliminary**

08/14/2025 2:28:10 PM

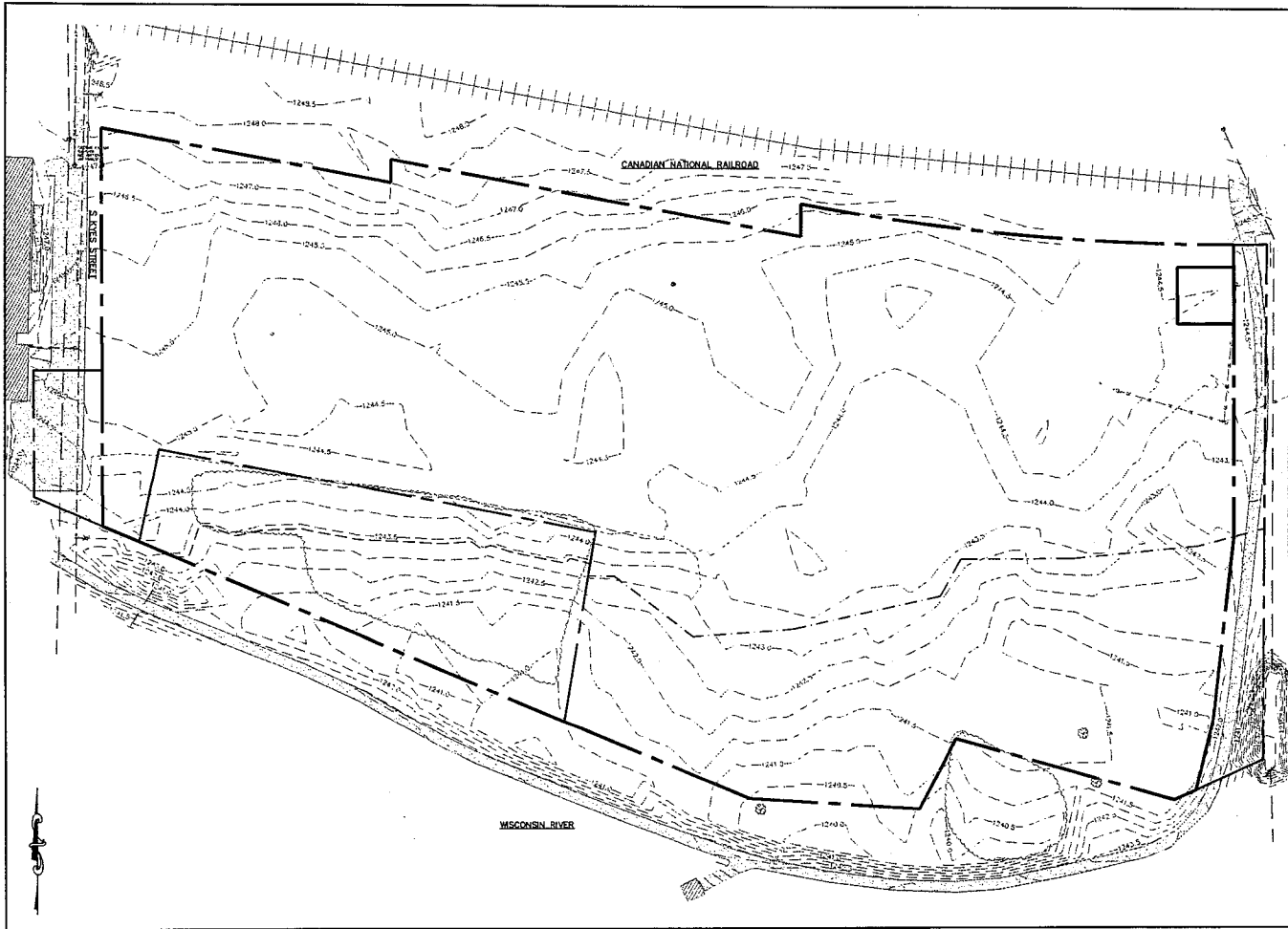
MARATHON TECHNICAL SERVICES LLC  
CONSULTING ENGINEERS  
1699 SCHOFIELD AVE  
SCHOFIELD, WI 54478  
PHONE - (715)943-7592

REVISION DATE  
SURVEYED, PLOTTED  
DESIGNED, MTS  
CHECKED, MTS  
APPROVED:

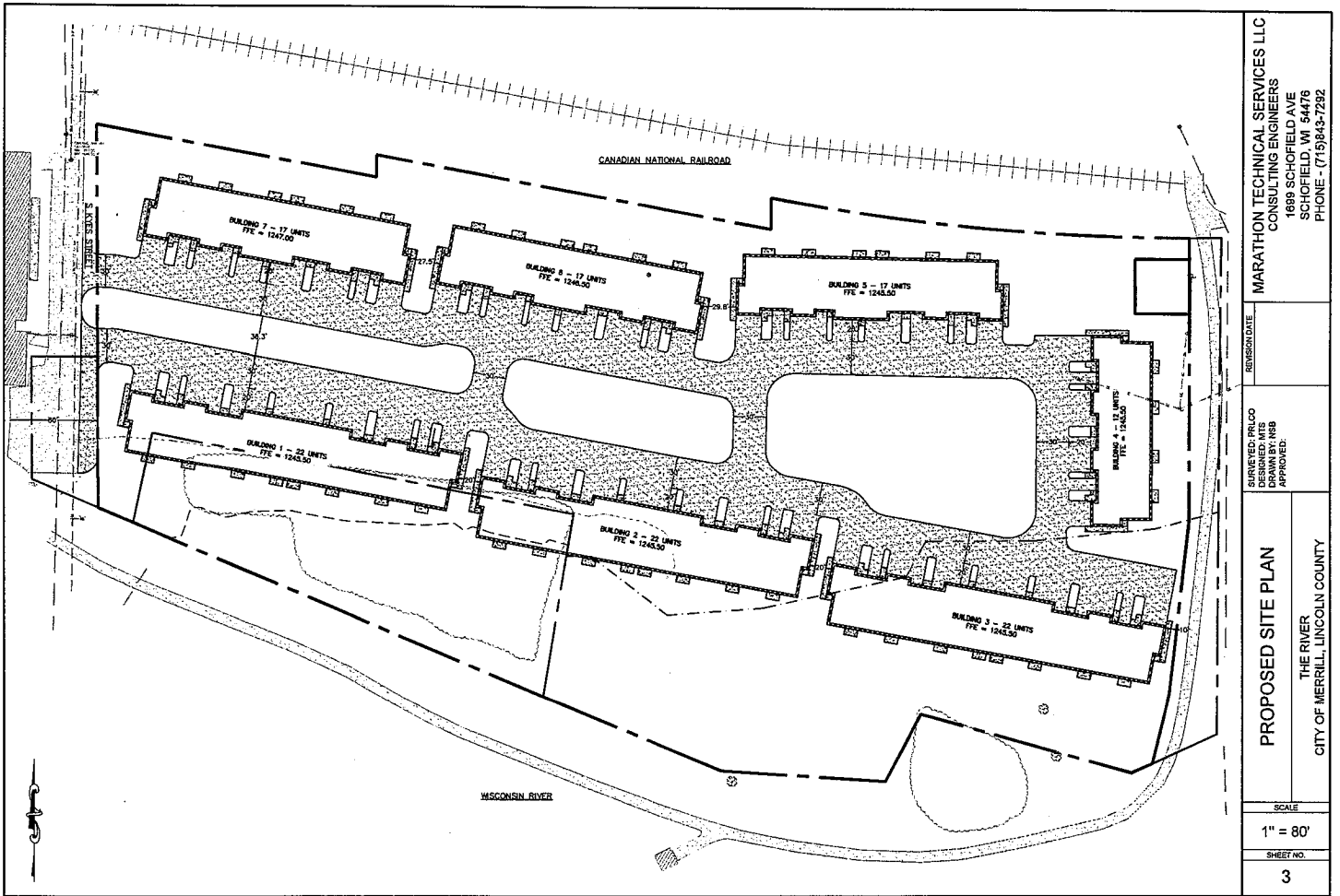
COVER SHEET  
THE RIVER  
CITY OF MERRILL, LINCOLN COUNTY

SCALE  
NO SCALE

SHEET NO.  
1



SURVEYED BY: RLOO DRAWN BY: NSB APPROVED:		REVISION DATE:	<b>MARATHON TECHNICAL SERVICES LLC</b> CONSULTING ENGINEERS 1889 SCHOFIELD AVE SCHOFIELD, WI 54476 PHONE - (715) 843-7282
<b>EXISTING SITE PLAN</b> THE RIVER CITY OF MERRILL, LINCOLN COUNTY			
SCALE <b>1" = 80'</b>			
SHEET NO. <b>2</b>			

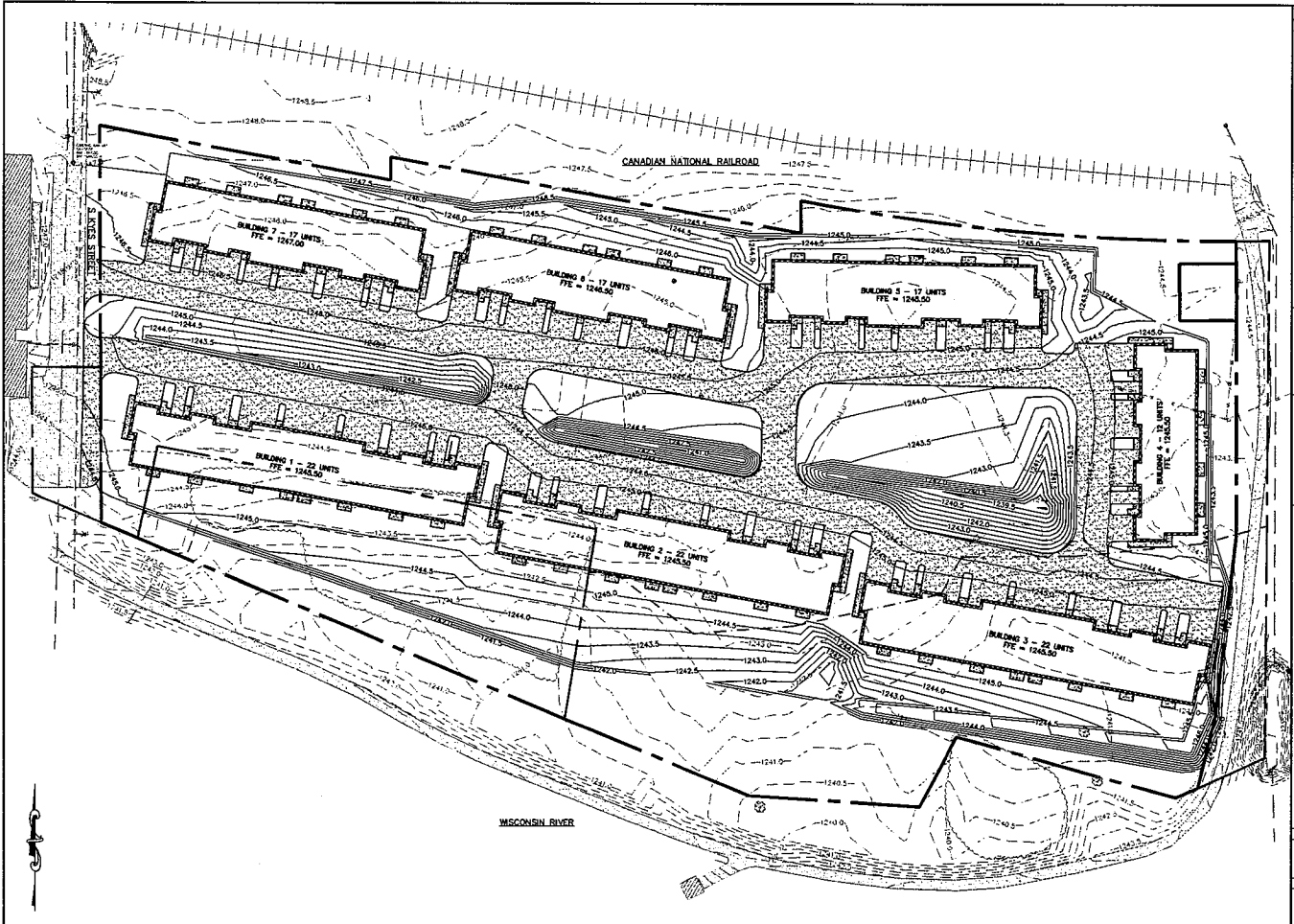


MARATHON TECHNICAL SERVICES LLC  
 CONSULTING ENGINEERS  
 1699 SCHOFIELD AVE  
 SCHOFIELD, WI 54476  
 PHONE - (715)943-7292

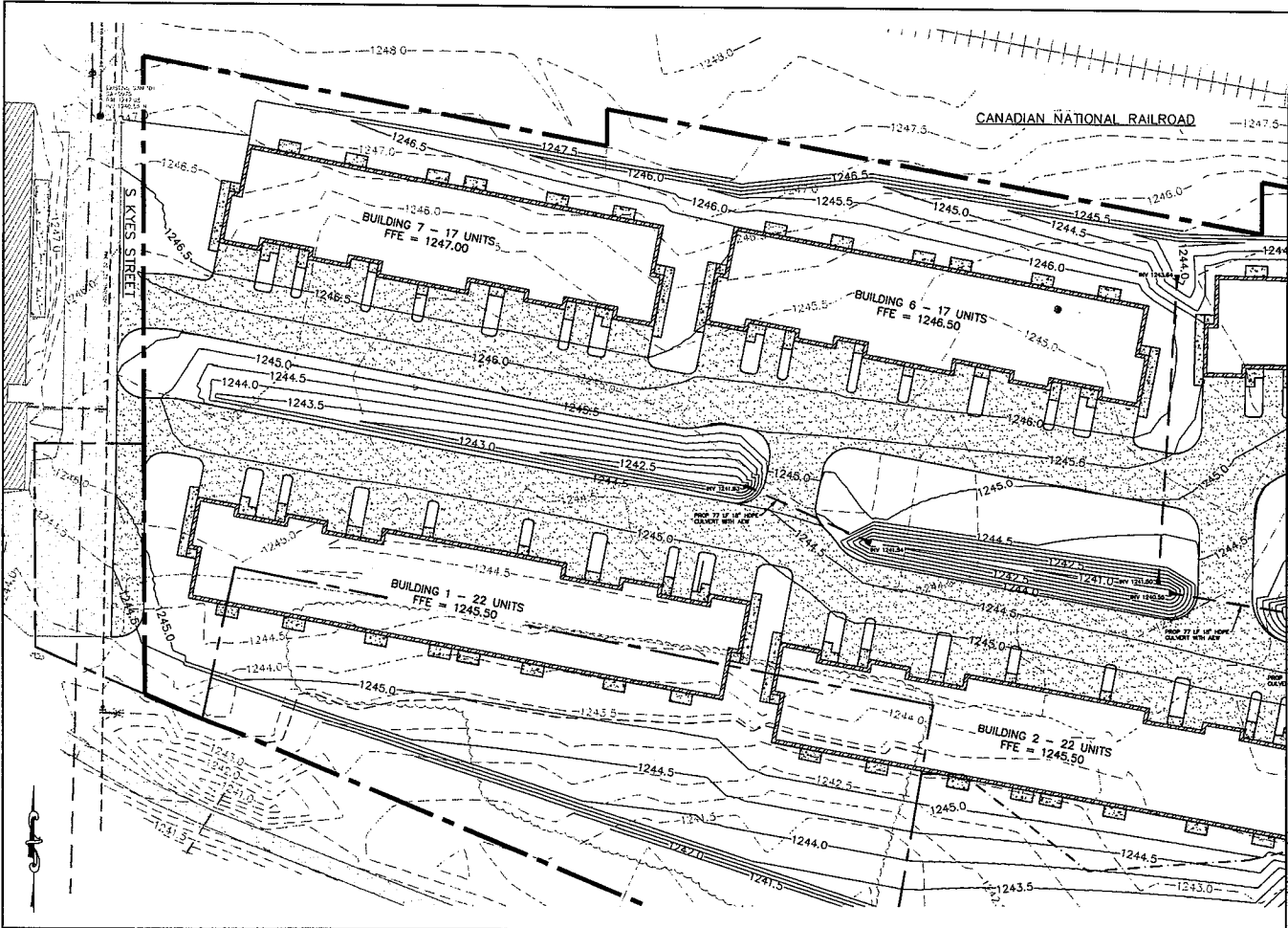
REVISION DATE  
 SURVEYED: P/LOO  
 DRAWN BY: MS  
 APPROVED:

**PROPOSED SITE PLAN**  
 THE RIVER  
 CITY OF MERRILL, LINCOLN COUNTY

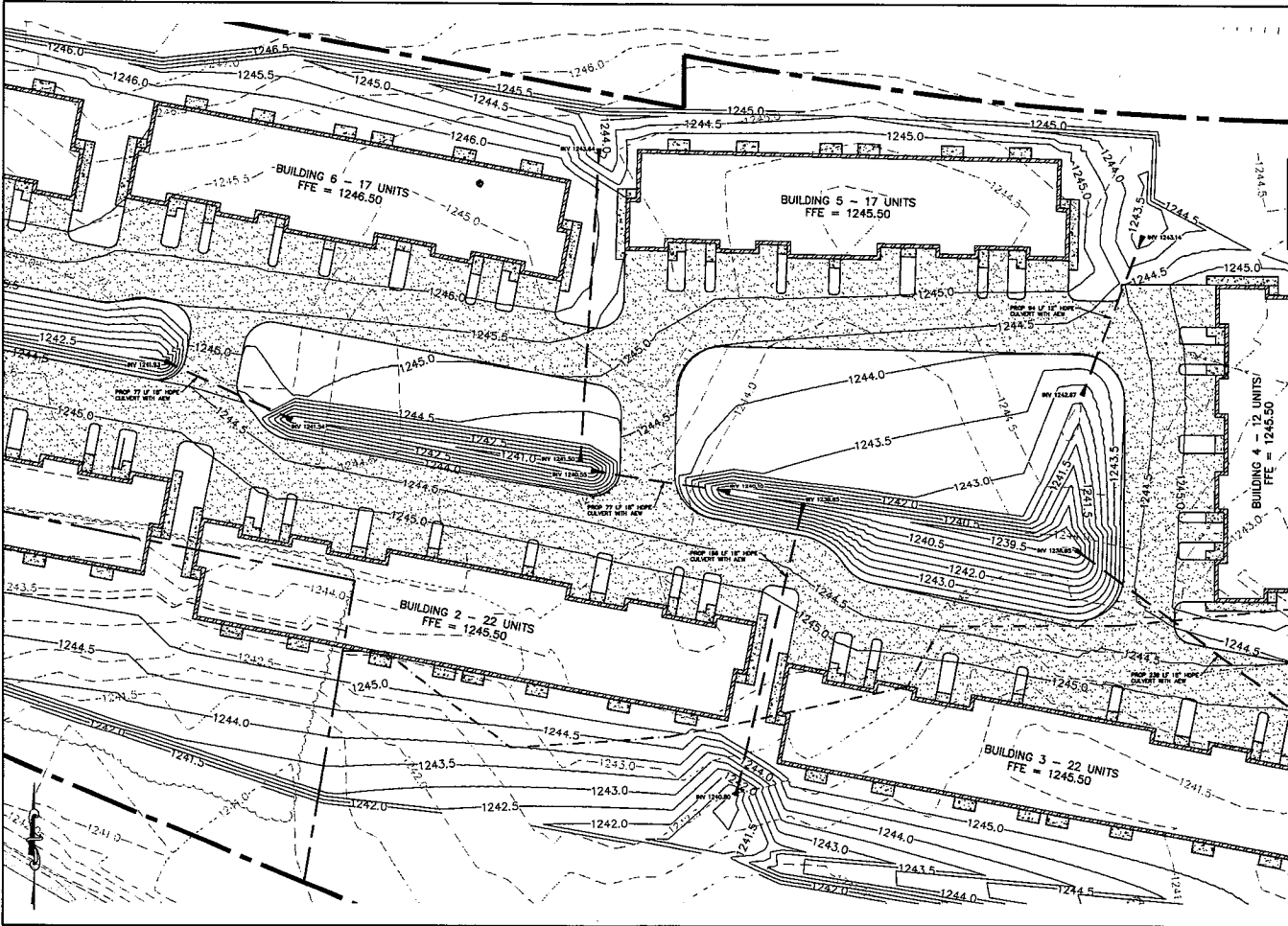
SCALE  
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 SHEET NO.  
 3



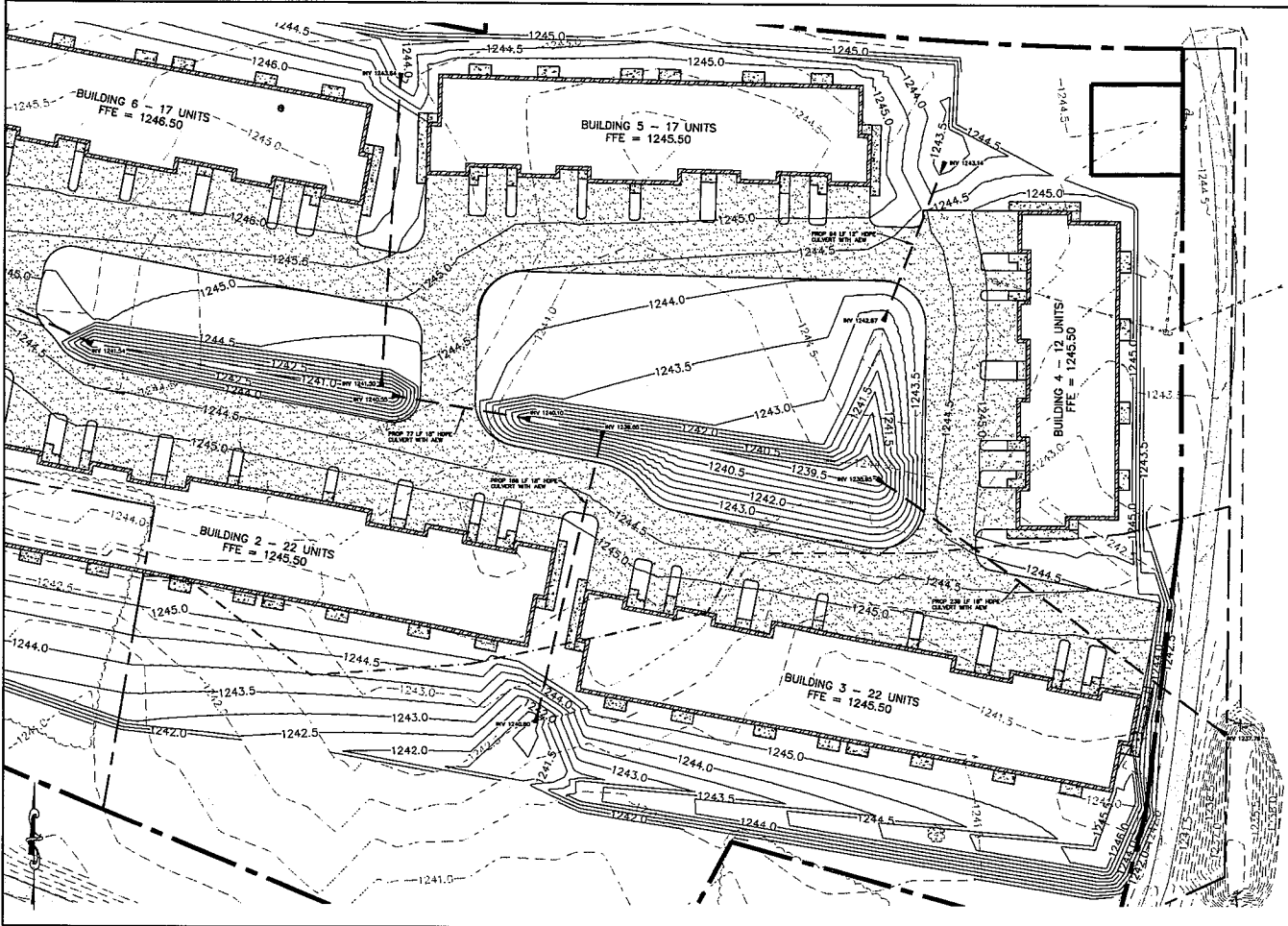
REVISION DATE	MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS
SURVEYED, PLOTTED, DESIGNED, WTS CHECKED, WTS APPROVED:	1699 SCHOFIELD AVE SCHOFIELD, WI 54476 PHONE - (715) 843-7292
<b>OVERALL GRADING PLAN</b>	
THE RIVER CITY OF MERRILL, LINCOLN COUNTY	
SCALE 1" = 80'	
SHEET NO. 4	



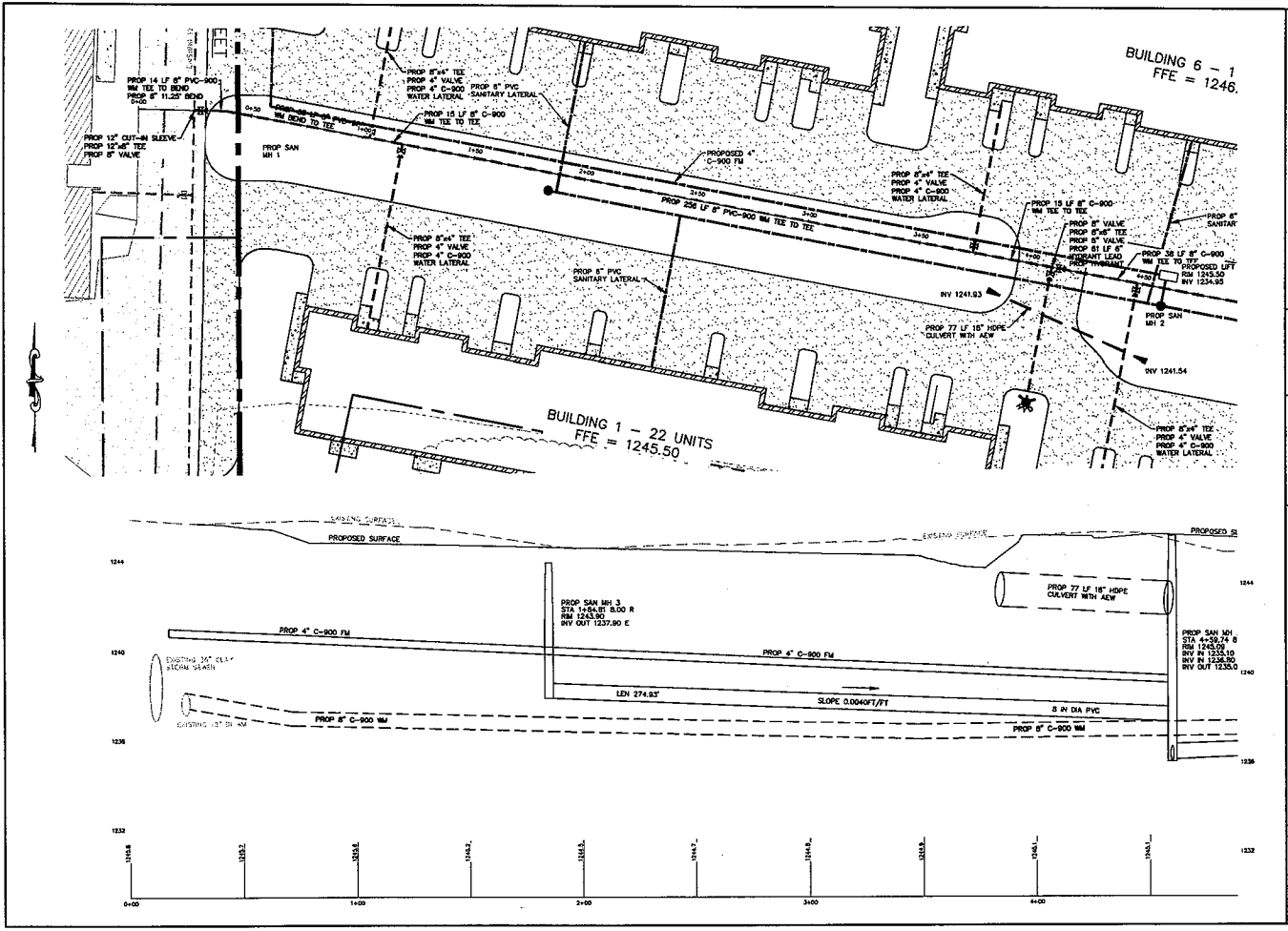
<b>MARATHON TECHNICAL SERVICES LLC</b> CONSULTING ENGINEERS 1699 SCHOFIELD AVE SCHOFIELD, WI 54476 PHONE - (715)843-7292	
SURVEYED: PRLCO DESIGNED: MTS DRAWN: MTS APPROVED:	REVISION DATE:
<b>GRADING PLAN</b>	
THE RIVER CITY OF MERRILL, LINCOLN COUNTY	
SCALE <b>1" = 50'</b>	SHEET NO. <b>5</b>



<b>MARATHON TECHNICAL SERVICES LLC</b> CONSULTING ENGINEERS 1699 SCHOFIELD AVE SCHOFIELD, WI 54476 PHONE - (715)843-7292	
SURVEYED: PRL/CO DESIGNED: MTS DRAWN BY: NGB APPROVED:	REVISION/DATE
<b>EXISTING SITE PLAN</b>	
THE RIVER CITY OF MERRILL, LINCOLN COUNTY	
SCALE 1" = 50'	
SHEET NO. 6	



<b>GRADING PLAN</b>		<b>MARATHON TECHNICAL SERVICES LLC</b> CONSULTING ENGINEERS	
THE RIVER		1699 SCHOFIELD AVE	
CITY OF MERRILL, LINCOLN COUNTY		SCHOFIELD, WI 54476	
		PHONE - (715)843-7292	
		RECORD DATE	
		SURVEYED: P/RCLO	
		DESIGNED: MTS	
		CHECKED: R/S	
		APPROVED:	
		SCALE	
		1" = 50'	
		SHEET NO.	
		7	

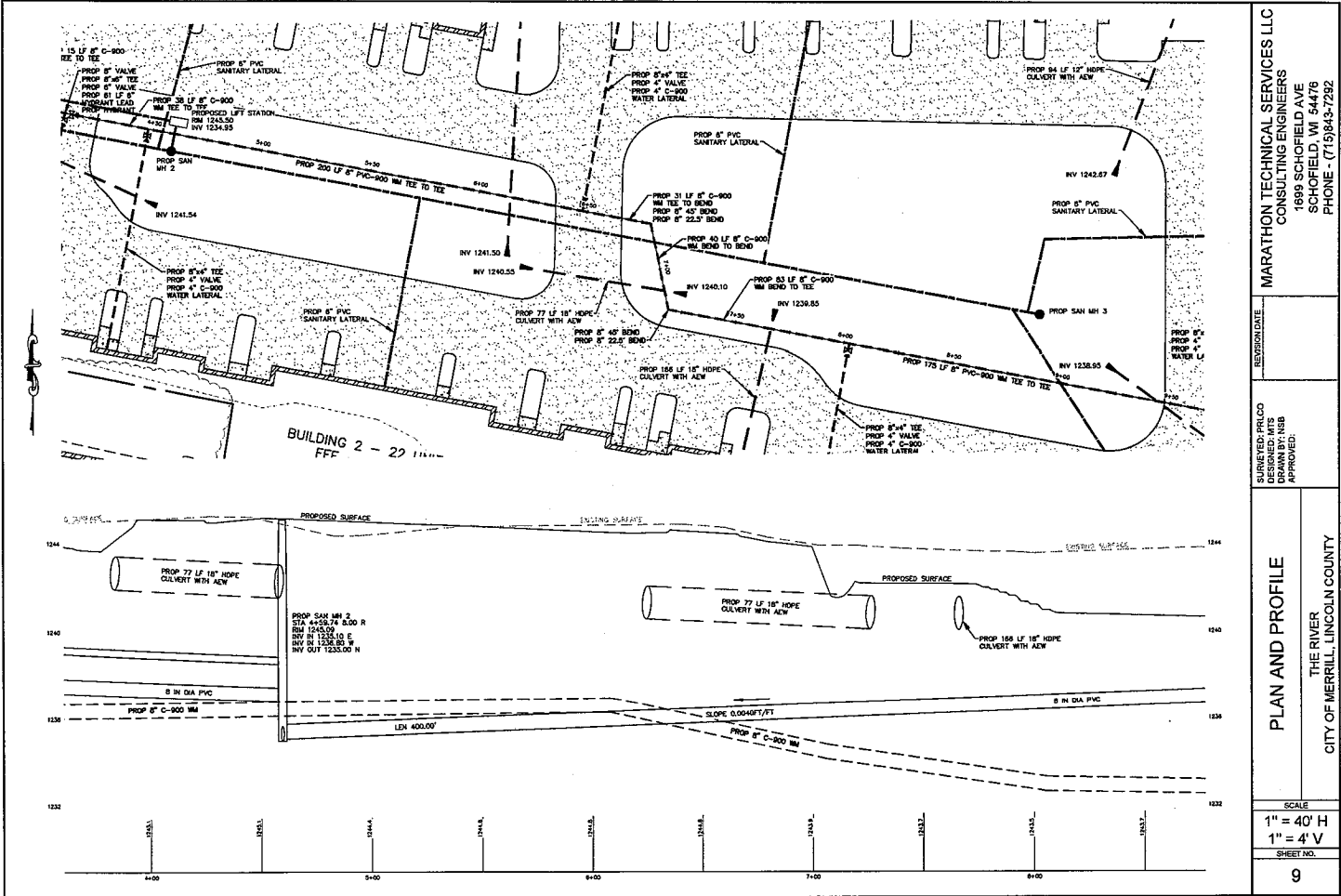


**MARATHON TECHNICAL SERVICES LLC**  
CONSULTING ENGINEERS  
1699 SCHOFIELD AVE  
SCHOFIELD, VT 05476  
PHONE - (715) 943-7292

REVISION DATE

SUBMITTED: PALCO  
DESIGNED: MTS  
CHECKED: MTS  
APPROVED:

**PLAN AND PROFILE**  
THE RIVER  
CITY OF MERRILL, LINCOLN COUNTY

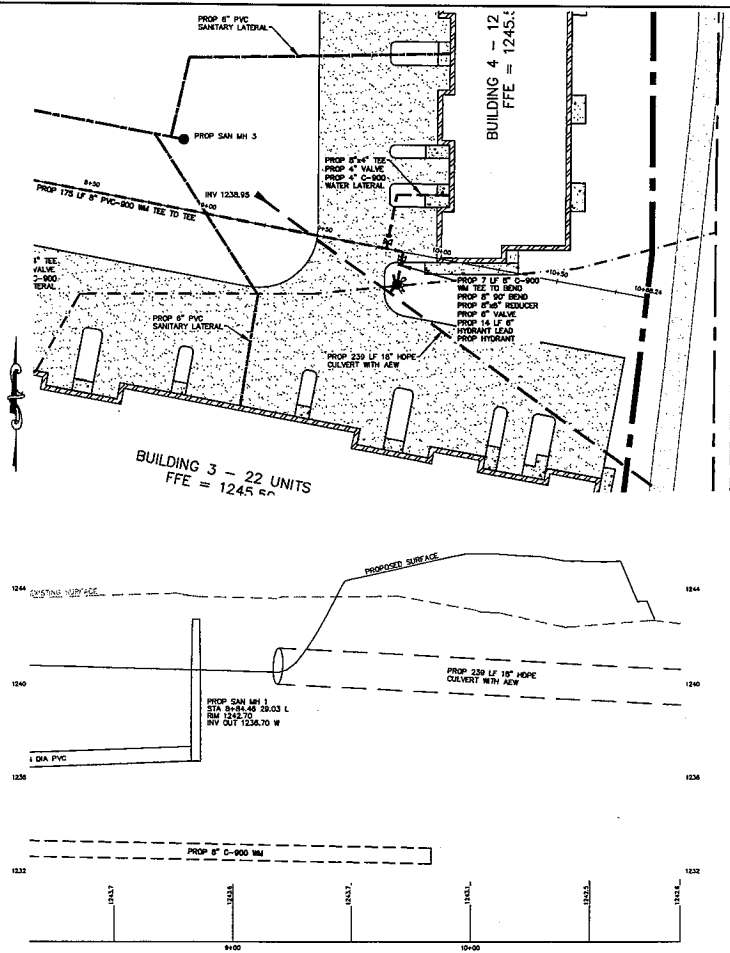


MARATHON TECHNICAL SERVICES LLC  
 CONSULTING ENGINEERS  
 1899 SCHOFIELD AVE  
 SCHOFIELD, WI 54476  
 PHONE - (715)845-7292

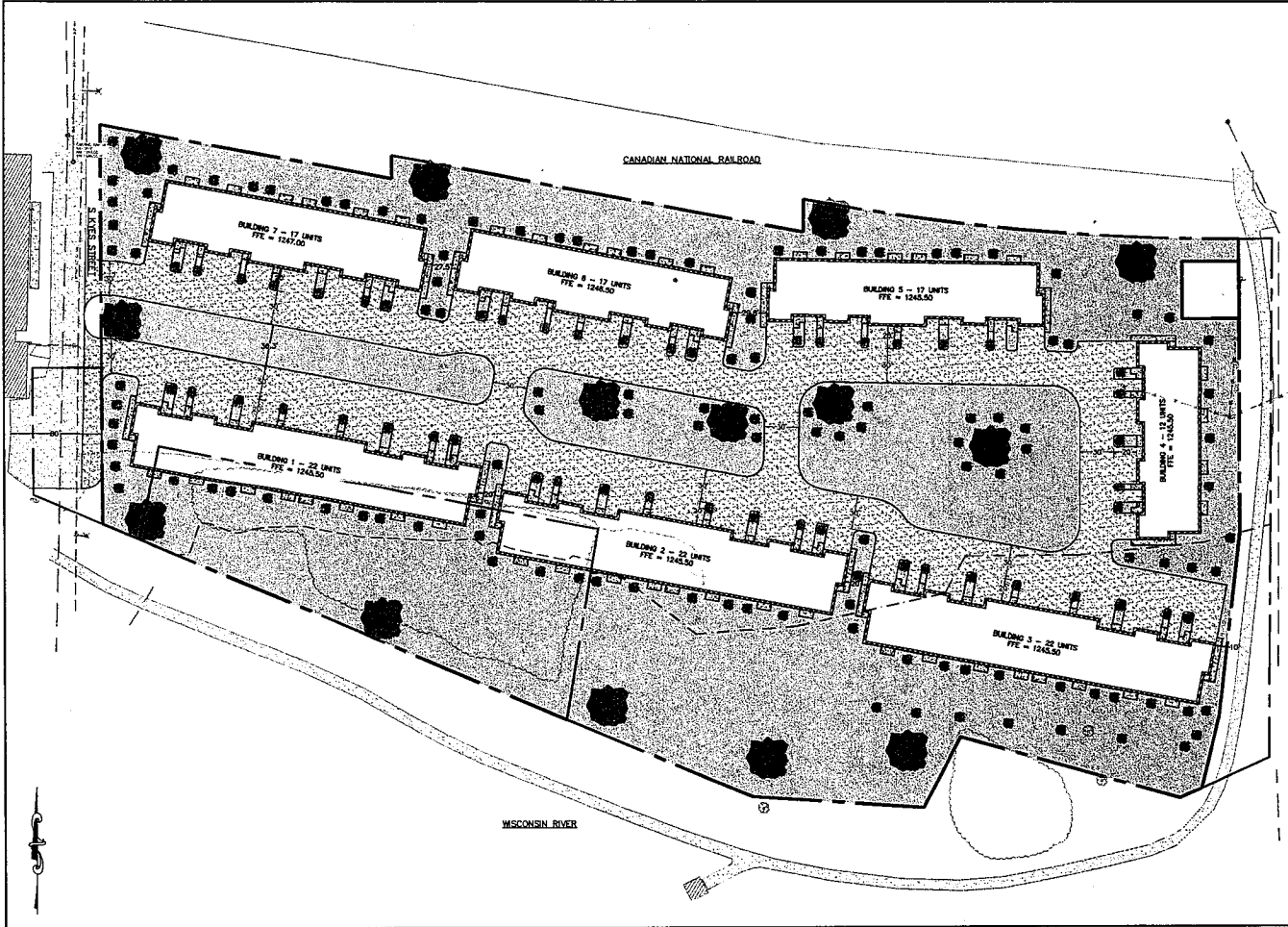
REVISION/DATE  
 SURVEYED: PRLCO  
 DESIGNED: MTS  
 DRAWN: MBS  
 APPROVED:

PLAN AND PROFILE  
 THE RIVER  
 CITY OF MERRILL, LINCOLN COUNTY

SCALE  
 1" = 40' H  
 1" = 4' V  
 SHEET NO.  
 9

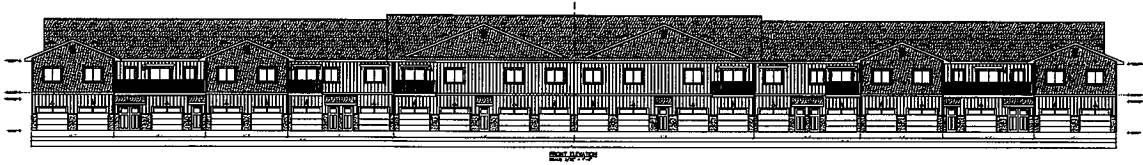


MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE SCHOFIELD, VA 24476 PHONE - (715)843-7292	
REVISION DATE	
SURVEYED BY: PRLCO DESIGNED BY: NSB DRAWN BY: NSB APPROVED:	
<b>PLAN AND PROFILE</b>	
THE RIVER CITY OF MERRILL, LINCOLN COUNTY	
SCALE 1" = 40' H 1" = 4' V	
SHEET NO. <b>10</b>	



SURVEYED: PALDO DESIGNED: MTS DRAWN: MTS APPROVED:		MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE SCHOFIELD, WI 54476 PHONE - (715)843-7292
PRELIMINARY LANDSCAPING PLAN		THE RIVER CITY OF MERRILL, LINCOLN COUNTY
SCALE 1" = 80'		SHEET NO. 11

Exhibit G



**HAUSTON**  
Consulting  
Engineers

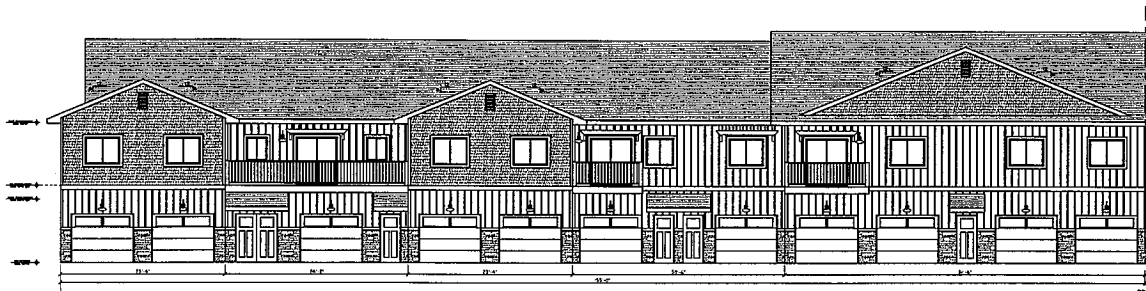
Hauston Technical Services LLC  
1530 Southland Ave., Suite 115  
Scrabble, WI 54276  
Phone 7715 643-7322

PROJECT: [REDACTED]  
DATE: [REDACTED]  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
SCALE: [REDACTED]  
SHEET NO.: [REDACTED]  
SHEET TOTAL: [REDACTED]

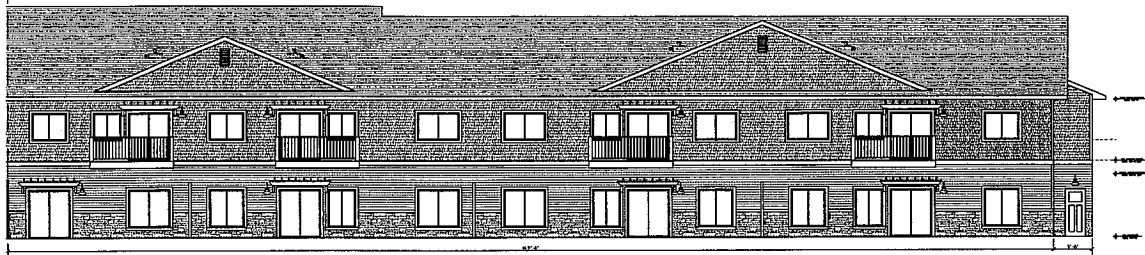
HAUSTON TECHNICAL SERVICES LLC  
1530 Southland Ave., Suite 115  
Scrabble, WI 54276  
Phone 7715 643-7322

DATE: [REDACTED]  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
SCALE: [REDACTED]  
SHEET NO.: [REDACTED]  
SHEET TOTAL: [REDACTED]

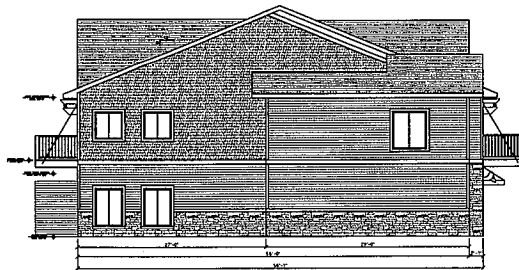
HAUSTON TECHNICAL SERVICES LLC  
1530 Southland Ave., Suite 115  
Scrabble, WI 54276  
Phone 7715 643-7322



FRONT ELEVATION LEFT HALF  
SCALE: 3/16" = 1'-0"



REAR ELEVATION LEFT HALF  
SCALE: 3/16" = 1'-0"



ENLARGED LEFT ELEVATION  
SCALE: 3/16" = 1'-0"

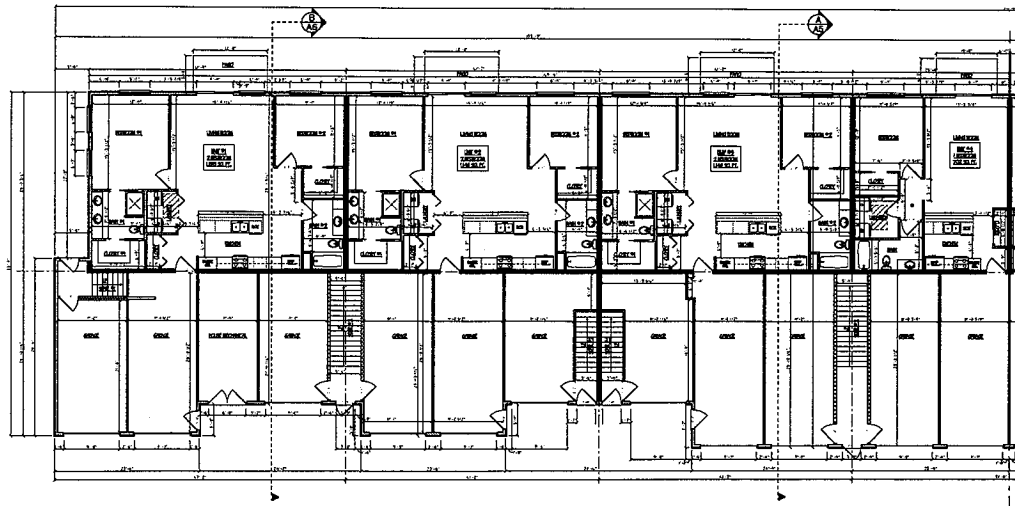
Marathon Technical Services, LLC  
1000 Schaefer Road, Suite 111  
Schaefer, WI 54478  
Phone: (715) 848-7722  
Fax: (715) 848-7722


DATE: 11/11/11  
DRAWN BY: J.C.  
CHECKED BY: J.C.  
SCALE: AS SHOWN  
PROJECT: PLANNING & ARCHITECTURAL  
SHEET NO. 02

Marathon Technical Services, LLC  
1000 Schaefer Road, Suite 111  
Schaefer, WI 54478  
Phone: (715) 848-7722  
Consulting  
Engineers

DATE: 11/11/11  
DRAWN BY: J.C.  
CHECKED BY: J.C.  
SCALE: AS SHOWN  
PROJECT: PLANNING & ARCHITECTURAL  
SHEET NO. 02

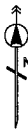
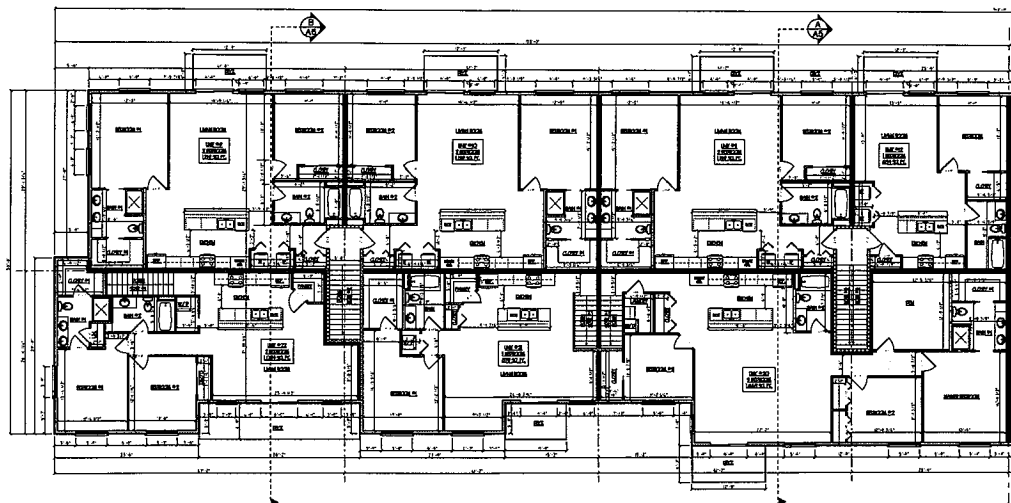





**N FIRST FLOOR PLAN LEFT HALF**  
 SCALE: 3/16" = 1'-0"  
 PLAN DIMENSIONS REFERRED TO GRID MEASUREMENTS  
 SEE SITE PLAN FOR PHYSICAL ORIENTATION OF BUILDING

PROJECT NO. 15-000001 PROJECT NAME: 1500 DUNDAS AVE. SUITE 115 SHEET NO. A4.1 DATE: 08/11/15	DESIGNER: HARRISON TECHNICAL SERVICES LLC PROJECT MANAGER: JEFFREY L. HARRISON ARCHITECT: JEFFREY L. HARRISON ENGINEER: JEFFREY L. HARRISON CONSULTANT: JEFFREY L. HARRISON	SHEET NO. 15-000001 PROJECT NAME: 1500 DUNDAS AVE. SUITE 115 SHEET NO. A4.1 DATE: 08/11/15
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 Harrison Technical Services LLC  
 1500 Dundas Ave. Suite 115  
 Scarborough, ON M1V 4Z5  
 Canada  
 Phone: (416) 440-7292



N SECOND FLOOR PLAN LEFT HALF

SCALE: 3/16" = 1'-0"

PLAN DIMENSIONS REPRESENT SHED TO SHED MEASUREMENTS  
SEE SITE PLAN FOR PROPOSED ORIENTATION OF BUILDING

PROJECT: PLANNING SECOND FLOOR PLAN  
 DATE: 11/11/11  
 DRAWN BY: J. J. [unreadable]  
 CHECKED BY: [unreadable]  
 APPROVED BY: [unreadable]  
 CONSULTING ENGINEER: [unreadable]  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 1111  
 EXPIRES: 12/31/2012  
 PHONE: (718) 642-7292

Marathon Technical Services LLC  
 1395 Schenck Ave. Suite 111  
 Schenck, NY 14478  
 Phone: (718) 642-7292  
 Consulting Engineers

SHEET NO. A4.2

## Exhibit H

This development is structured as a professionally managed apartment community with no Homeowners Association (HOA) or Property Owners Association (POA). All units will be rental apartments initially, offering flexibility and simplicity for residents. Should market demand shift in the future, there is the potential to convert some or all units into condominiums.

The common areas, including green spaces, the courtyard, and any shared amenities, will be owned and maintained by VanHoffKo, LLC, the development's managing entity. VanHoffKo, LLC will directly oversee the day-to-day operations and property management, including hiring and coordinating professional maintenance teams and service providers to ensure the property remains well-kept, safe, and inviting for all residents.

This streamlined structure allows residents to enjoy the benefits of a well-maintained community without the responsibilities or fees typically associated with an HOA or POA.

## Exhibit I

Our development will be financed through a combination of bank financing, city contributions, and internal cost reductions made possible by our ownership group's direct involvement in construction and trade work.

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### Primary Lending Partner

- Lender: Intercity State Bank
  - Primary Contact: Chris Pfender, President
  - Financing Structure: Construction loan based on appraised value
- 

### Phase 1 Financing

- Estimated Total Budget: \$4.9 million
- Loan Structure:
  - Anticipated approval of 80% loan-to-value (LTV) based on appraised value
  - Remaining capital to be covered through equity and cost savings from ownership group involvement
- Cost Reduction Strategy:

The five-member ownership group includes licensed professionals in key trades:

  - General Contractor
  - Drywall Contractor
  - Electrician
  - Carpenters
    - Their labor and project management will significantly reduce third-party subcontracting and construction overhead, allowing for more efficient budgeting and timeline control.

---

## Future Phases (Phase 2 & Beyond)

- Anticipated Budget per Phase: \$3.9 million
- Financing Structure:
  - Future phases will follow a similar model: construction loans through Intercity State Bank with 80% LTV financing based on appraised value
  - Continued cost savings via in-house ownership group services

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## City Contributions

- Initial Infrastructure Grant: \$70,000 (received upfront)
- Per-Phase Completion Incentive: \$160,000 per completed phase (secured approval from the City of Merrill)
  - These funds are earmarked to support infrastructure and offset development costs

---

## Summary

This financing plan leverages a strategic partnership with a local bank, experienced ownership with hands-on trade skills, and municipal support to deliver a cost-effective, high-quality housing development for the Merrill community. The structure allows for scalability while maintaining financial sustainability and minimizing outside investment or ownership dilution.

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[Property Summary](#)

Owner (s): <b>CITY OF MERRILL</b>		Location: <b>SWSW, Sect. 7, T31N, R7E Govt. Lot 5, Sect. 12, T31N, R6E</b>	
Mailing Address: <b>CITY OF MERRILL 1004 E 1ST ST MERRILL, WI 54452</b>		School District: <b>3500 - MERRILL AREA SCHOOL</b>	
<a href="#">Request Mailing Address Change</a>			
Tax Parcel ID Number: <b>251-3106-182-0222</b>	Tax District: <b>251-CITY OF MERRILL</b>	Status: <b>Active</b>	
Alternate Tax Parcel Number:	Government Owned:	Acres: <b>9.7170</b>	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): <b>LT 1 CSM 2623 V15 P120 D0526863 BNG PRT OF LT 1 CSM 2496 V14 P126 D0513594</b>			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) <b>401 S KYES ST MERRILL, WI 54452</b>			

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