



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • TUESDAY JUNE 6, 2017

Regular Meeting

City Hall Council Chambers

8:00 AM

- I. Call to Order
- II. Minutes of previous meeting(s):
 1. Minutes of May 2, 2017
- III. Public Comment
- IV. Agenda items for consideration:
 1. Update on Fox Point site redevelopment status (TID No. 10)
 2. Review and discuss preliminary boundaries/tax parcels to include in new Mixed-Use TID (Weinbrenner Factory area)
- V. Next RDA meeting(s)
- VI. 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:
 1. Consider approval of closed session meeting minutes from May 2nd, 2017
 2. Potential purchase of properties and potential TIF development incentives in TID No. 3 to facilitate new commercial developments
- VII. The RDA may reconvene in open session to take action on closed session items related to TID No. 3 potential purchase of properties and potential TIF cash development incentives
- VIII. Adjournment

City of Merrill
Redevelopment Authority (RDA)

Tuesday, May 2nd, 2017 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Ryan Schwartzman, Tim Haight, Jill Laufenberg,
Clyde Nelson, Karen Karow, and Tony Kusserow

RDA Absent: Bill Bialecki

Others: Alderperson Mary Ball, City Administrator Dave Johnson,
Finance Director Kathy Unertl, Public Works Director Rod Akey,
City Building Inspector Darin Pagel, Mary Rajek from
Redevelopment Resources, Ken Maule from Lincoln County
Economic Development Corp. (LCEDC), and City Clerk Bill
Heideman

Call to Order: Acting Chair Schwartzman called the meeting to order at 8:00 a.m.

Consider approval of meeting minutes:

Motion (Laufenberg/Karow) to approve the RDA meeting minutes from April 11th.
Carried.

Public Comment: None.

Update on WI DNR site closure – former dry cleaners (806 N. Center Ave.):

The RDA has been involved at this former dry cleaner site since 2006. First project was site assessment and demolition of small vacant building. Through WI Ready for Reuse grant funding, there was excavation/disposal of contaminated materials and then vapor detection assessment. Additional monitoring wells and analysis has been the focus for the past three years, as well as potential site closure.

RDA Commissioner Karow had asked previously how much has been spent on the environmental clean-up. Unertl's spreadsheet detailed over \$288,000 in expenditures with additional pending environmental consultant invoices. The Wisconsin Department of Natural Resources has authorized \$45,000 from DERF (Dry Cleaner Environmental Remediation Fund). This State DERF amount will reimburse TID No. 7 for past expenditures. Unertl estimated that the final total TID expenditures will be about \$15,000 over the past decade.

Past RDA discussion for site redevelopment has been for potential small office or retail business. Issuing a Request for Proposals (RFP) could be the next step once the City has received formal WI DNR site closure notice.

Update on Idle Sites Grant activities for 2017:

The former Merrill Pavers property is now owned by the City of Merrill. Environmental assessment and demolition of the existing building is being scheduled.

As to infrastructure improvements, the two major projects are the extension of the River Bend Trail to the east (i.e. from S. Park St. to Cooper St.) and curb, gutter, and repaving of S. Park St. (from E. 2nd St. south to the Wisconsin River). Bids on the subgrade work for the River Bend Trail extension will be opened on May 11th.

Bituminous paving will be bid in coming months with work anticipated for late summer/early fall when American Asphalt moves a bituminous plant into Merrill area instead of trucking in paving material from Mosinee. There was discussion of strong potential of having only one bidder for the bituminous paving work.

Update on proposed Nelson's Powerhouse TID No. 8 development – environmental site challenges require an alternative development site:

Unertl and Akey reported that environmental issues were encountered at the S. State St./Kinzel St. proposed development site. A potential alternative east side (TID No. 3) development site might be an option.

New Annual TID Reporting Requirement – contracted with Ehlers:

There is a new annual Wisconsin DOR reporting requirement. The Joint Review Board must meet to review the performance and status of each of the TIDs. The City has contracted with Ehlers to assist with the TID performance review and projections for future fiscal directions.

Unertl advised that the same information provided to the Joint Review Board would be shared at future joint meeting of the Redevelopment Authority (RDA) and Committee of the Whole (COW).

RDA meeting: Next RDA meeting is scheduled for Tuesday, June 6th at 8:00 a.m.

Schwartzman read the following notice:

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. Potential purchase of properties and potential TIF development incentives in TID No. 3 to facilitate new commercial developments
- b. Consider approval of closed session meeting minutes from March 3rd

Motion (Karow/Laufenberg) to move to closed session. Motion carried 6-0 on roll call vote at 8:17 a.m.

Unertl distributed the closed session meeting minutes from March 7th. **Motion (Laufenberg/Kusserow) to approve the closed session meeting minutes from March 7th.** Carried.

There was extensive discussion regarding potential alternative site for the Nelson's Powerhouse development, as well as potential revised TIF development incentives. There will be further staff follow-up with the property owner of the potential alternative site in TID No. 3, as well as with Patrick Taylor of TSI State Property LLC.

Adjournment: Motion (Karow/Laufenberg) to adjourn at 8:53 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Redevelopment Authority (RDA)

Date of Meeting: Tuesday – June 6th, 2017

Request by: Finance Director/RDA Secretary Kathy Unertl

Describe below the item(s) you wish to have put on the agenda:
(please attach any pertinent information):

Update on Fox Point site redevelopment status (TID No. 10)

Horizon Development Group, Inc. was unsuccessful in obtaining 2017 WHEDA Low Income Housing Tax Credits (see following WHEDA award listing from May 17th, 2017).

The City's preliminary plan was to provide a right of first refusal on the property purchase through July 1st, 2018 (see following supporting information for Merrill Common Council Resolution No. 2495 - February 14th, 2017). However, it might not be realistic to expect WHEDA tax credits through another application cycle.

Since the Merrill Area Housing Authority (MAHA) met on May 16th, 2017, there has not been an opportunity for MAHA Commissioner review/discussion and potential alternative site development plan proposal.

Signed: _____

Kathy Unertl

Date: 5/30/2017

Appl #	Name	Status	Project Location	County	Total Units	LI Units	Household Type	Credit Requested	Credit Allocated	Constr Type	Applicant
6207	704 Place Apartments	Award	Milwaukee	MILWAUKEE	56	47	Maj Fam	\$103,938	\$76,078	New Constr	Impact Seven
6252	8Twenty Park- Phase I	Award	Madison	DANE	67	58	Maj Fam	\$69,120	\$69,120	New Constr	JT Klein Company, Inc.
6277	Abbey Grove	Award	Village N Hudson	ST CROIX	38	32	Maj Fam	\$402,556	\$402,556	New Constr	West Cap
6276	Carmichael	Award	Hudson	ST CROIX	36	30	Maj Eld	\$352,890	\$352,890	New Constr	Gerrard development LLC.
6286	Century Building	Award	Milwaukee	MILWAUKEE	44	40	Maj Fam	\$43,793	\$43,793	Adaptive Reuse	Keystone Development, LLC
6289	COTTAGES OF SUPERIOR PHASE II	Award	Superior	DOUGLAS	24	21	Maj Fam	\$27,109	\$27,109	New Constr	Gerrard Development, LLC
6256	Cottages on Main	Award	Hortonville	OUTAGAMIE	40	34	Maj Fam	\$517,572	\$517,572	New Constr	Commonwealth Development Corporation
6273	Cranberry Woods Townhomes	Award	Wisconsin Rapids	WOOD	40	34	Maj Fam	\$501,849	\$501,849	New Constr	Alliance Housing Development, LLC
6264	Eva Manor	Award	Pleasant Prairie	KENOSHA	50	48	Maj Eld	\$601,175	\$601,175	New Constr	Bear Development, LLC
6275	Fairview Heights	Award	Mineral Point	IOWA	16	16	Maj Eld	\$96,100	\$96,100	Acq-Rehab	The Woda Group, Inc.
6260	Garden Terrace Apartments	Award	La Crosse	LA CROSSE	50	42	Maj Fam	\$683,000	\$683,000	New Constr	Impact Seven, Inc.
6262	Janesville Commons, Neenah Court, and Menasha Woods	Award	See Attachment 1	WINNEBAGO	94	94	Family	\$682,539	\$682,539	Acq-Rehab	Wisconsin Housing Preservation Corp.
6285	Mill Road Library Redevelopment	Award	Milwaukee	MILWAUKEE	65	56	Family	\$805,063	\$805,063	New Constr	Royal Capital Group LLC
6249	Mount Pleasant Manor	Award	Racine	RACINE	78	78	Maj Eld	\$470,398	\$470,398	Acq-Rehab	National Church Residences
6274	National Soldiers Home Residences	Award	Milwaukee	MILWAUKEE	80	80	Supp H	\$1,400,000	\$1,396,561	Adaptive Reuse	The Alexander Company, Inc.
6245	Normandy Square Senior Apartments	Award	Madison	DANE	57	48	Maj Eld	\$595,987	\$595,987	New Constr	MSP Real Estate, Inc.
6244	Oak Ridge- Middleton	Award	Middleton	DANE	83	70	Maj Eld	\$882,958	\$882,958	New Constr	JT Klein Company, Inc.
6278	Pioneer Square Apartments	Award	Platteville	GRANT	71	60	Maj Fam	\$1,001,220	\$1,001,220	New Constr	General Capital Group
6283	River Cove Apartments	Award	Stevens Point	PORTAGE	40	40	Family	\$283,800	\$283,800	Acq-Rehab	Wisconsin Housing Preservation Corp.
6270	Rock River Place	Award	Horicon	DODGE	40	37	Family	\$502,290	\$502,290	New Constr	Horizon Development Group, Inc.
6259	Union Corners Grandfamily	Award	Madison	DANE	59	56	Maj Fam	\$810,894	\$810,894	New Constr	Gorman & Company, Inc.
6269	Uptown Commons II	Award	Chilton	CALUMET	24	20	Elderly	\$247,638	\$247,638	New Constr	Horizon Development Group, Inc.
6247	Walnut Street Flats	Award	Reedsburg	SAUK	33	28	Maj Fam	\$497,352	\$497,302	New Constr	Cohen-Esrey Affordable Partners
6241	Westlawn Renaissance III LLC	Award	Milwaukee	MILWAUKEE	94	79	Maj Fam	\$1,009,508	\$1,009,508	New Constr	Housing Authority of the City of Milwaukee
6271	Whispering Echos Townhomes	Award	Winneconne	WINNEBAGO	28	23	Maj Fam	\$333,928	\$333,928	New Constr	Northpoint Development
6265	Whitetail Ridge	Award	Paddock Lake	KENOSHA	60	60	Maj Eld	\$749,508	\$749,508	New Constr	Bear Development, LLC
					1,387	1,231			\$13,640,836		
6253	Clarke Square Apartments	On-hold	Milwaukee	MILWAUKEE	40	40	Mixed	\$557,608	\$0	New Constr	Cardinal Capital Management, Inc.
6254	Fair Oaks Apartments	On-hold	Madison	DANE	80	68	Maj Fam	\$880,733	\$0	New Constr	Stone House Development, Inc.
6268	Fox Point Townhomes	On-hold	Merrill	LINCOLN	60	51	Family	\$713,000	\$0	New Constr	Horizon Development Group, Inc.
6248	Parkview IV	On-hold	Caledonia	RACINE	73	73	Maj Eld	\$966,321	\$0	New Constr	Parkview Affordable Housing Partners IV, L.L.C.
6282	Permanent Supportive Housing at 1202 S Park Street	On-hold	Madison	DANE	58	58	Supp H	\$843,991	\$0	New Constr	Heartland Housing, Inc.
6251	Tree Lane Senior Apartments	On-hold	Madison	DANE	57	54	Maj Eld	\$718,827	\$0	New Constr	CommonBond Communities
6258	Villard Commons	On-hold	Milwaukee	MILWAUKEE	43	43	Family	\$828,352	\$0	New Constr	Brinshore Development, LLC
					411	387			\$0		
6250	Ajax Historic Building	Withdrawn	Racine	RACINE	74	65	Maj Fam	\$847,041	\$0	Adaptive Reuse	Keystone Development, LLC
6257	Barton School Apartments	Ineligible	West Bend	WASHINGTON	40	34	Maj Fam	\$506,418	\$0	New Constr/Adp Reuse	Commonwealth Development Corporatio
6279	Bergamot Brass Works Apartments	Ineligible	Delavan	WALWORTH	73	62	Maj Fam	\$852,213	\$0	Adaptive Reuse	General Capital Group
6255	Brooke Street Lofts	Ineligible	Fond du Lac	FOND DU LAC	45	38	Maj Fam	\$523,416	\$0	Adaptive Reuse	Commonwealth Development Corporation
6272	Brookstone Commons Senior Living	Ineligible	Ashwaubenon	BROWN	60	51	Maj Eld	\$627,264	\$0	New Constr	Alliance Housing Development, LLC
6240	Candise Street Lofts	Ineligible	Jefferson	JEFFERSON	36	36	Maj Fam	\$498,411	\$0	Adaptive Reuse	Gorman & Company, Inc.
6246	Clarkbridge Hall Apartments	Ineligible	Manitowoc	MANITOWOC	40	36	Maj Fam	\$474,441	\$0	Adaptive Reuse	LSS of Wisconsin & Upper Michigan,
6243	College Court East LLC	Ineligible	Milwaukee	MILWAUKEE	125	125	Maj Eld	\$790,398	\$0	Acq-Rehab	Housing Authority of the City of Milwaukee
6242	Mitchell Court LLC	Ineligible	Milwaukee	MILWAUKEE	98	95	Maj Eld	\$595,935	\$0	Acq-Rehab	Housing Authority of the City of Milwaukee
6263	Sunrise Valley Apartments	Ineligible	Lancaster	GRANT	102	101	Maj Eld	\$586,799	\$0	Acq-Rehab	Sunrise Valley Apartments, LLC
					693	643			\$0		
					2,471	2,261		\$25,483,353	\$13,640,836		

Attachment: Update TID No. 10 - Fox Point Site (2527) : Update on Fox Point site redevelopment status

RESOLUTION NO. 2495

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND HORIZON DEVELOPMENT GROUP, INC. (1905 EAST 14TH STREET)

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 10 on September 22, 2015; and,

WHEREAS, the Common Council of the City of Merrill adopted Resolution No. 2462 on June 14, 2016 which authorized City of Merrill purchase of 1905 East 14th Street property for future multi-family residential redevelopment; and

WHEREAS, the Redevelopment Authority (RDA) of the City of Merrill solicited requests for proposals for the redevelopment site, evaluated development proposal responses, and the Common Council of the City of Merrill concurred on October 11, 2016 with the RDA recommendation to select Horizon Development Group, Inc. as the Developer; and

WHEREAS, the City of Merrill finds that the proposed development and the fulfillment of the items and conditions of the attached Development Agreement are in the vital and best interest of the City of Merrill, the Merrill Redevelopment Authority and City residents and serves a public purpose in accordance with State law; and,

WHEREAS, Horizon Development Group, Inc. representatives have negotiated the development agreement for acquisition of the development site from the City of Merrill for \$1.00 for multi-family housing;

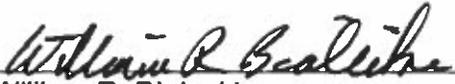
NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 14th day of February, 2017, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and the Horizon Development Group, Inc., and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority (RDA)

Moved: Alderman Schwartzman

Passed: February 14, 2017

CITY OF MERRILL, WISCONSIN


William R. Bialecki

Mayor

William N. Heideman
City Clerk

City of Merrill – TIF Development Incentive Overview

TID No. 10 (1905 E. 14th St.)

Property Owner: Developer offering \$1.00 for purchase of the property from the City of Merrill

City will be granting right of first refusal on property purchase through July 1st, 2018 while developer is applying for WHEDA tax credit funding.

Business Entity: Horizon Development Group, Inc.

Location: Vacant Lot (4.57 acre site) – 1905 E. 14th St.

Development: New multi-family housing

Majority of this redevelopment project would be income-based affordable rental housing.

Jobs: During development construction.

Then, on-going property management and maintenance.

Infrastructure: N/A – None for City of Merrill.

Developer will need to connect to City water, sanitary sewer, and have stormwater drainage for site.

TID Development Incentives:

Developer: Sale of the site for \$1.00 by the City of Merrill

TID Lifespan Tax Increment:

New increment projected at over \$1.1 million - please see TIF spreadsheet.

REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Redevelopment Authority (RDA)

Date of Meeting: Tuesday – June 6th, 2017

Request by: Finance Director/RDA Secretary Kathy Unertl

Describe below the item(s) you wish to have put on the agenda:
(please attach any pertinent information):

Review and discuss preliminary boundaries/tax parcels to include in new Mixed-Use TID – Weinbrenner Factory Area (Proposed TID No. 12 creation)

Weinbrenner Shoe Company, Inc. provided written notice dated May 18th, 2017 of intent to accept ownership of the 108 S. Polk St. property per their lease of the City-owned factory property.

- **New TID No. 12 needs to be created by 9/30/2017** to capture the change from tax-exempt City-owned real estate status to the 1/1/2018 Weinbrenner Shoe Company, Inc. assessed manufacturing real estate valuation. Please see following tax increment projection.
- There is pending Certified Survey Map (CSM) for the Weinbrenner parking lot to the north of Polk St. This new separate parcel will be rezoned Industrial instead of Residential.
- Given the slow environmental and demolition process on the former Hurd Windows & Doors property, these parcels would be removed from TID No. 8 and TID redevelopment timeframe restarted. TID No. 8 was created in 2011.
- Please see following maps of proposed TID No. 12 boundary and potential tax parcels to include.

Signed: Kathy Unertl

Date: 5/30/2017

City of Merrill - Proposed TID No. 12 (Mixed-Use TID)

Projected Tax Increment for Weinbrenner Shoe Company, Inc.

Fiscal analysis assumes TID No. 12 creation by 9/30/2017

Projected Manufacturing Assessment (based upon 2016 Appraisal):

	Land Valuation	Improved Valuation	Total RE Valuation	Projected RE Tax Increment
New Tax Increment	\$149,000	\$939,000	\$1,088,000	\$1,088,000

*Personal Property is currently being assessed by WI Department of Revenue

Preliminary conceptual \$3,000,000 expansion in 2019 included in this fiscal analysis

Projected Tax Increment and Expenses:

Const. Year	Value Year	Revenue Year	RE Tax Increment	PP Tax Increment	Tax Rate	Projected Tax Increment
2017	2018	2019	\$1,088,000	None*	\$31.91	\$34,718
	2019	2020	\$1,088,000		\$31.91	\$34,718
	2020	2021	\$4,088,000		\$31.91	\$130,448
	2021	2022	\$4,088,000		\$31.91	\$130,448
	2022	2023	\$4,088,000		\$31.91	\$130,448
	2023	2024	\$4,088,000		\$31.91	\$130,448
	2024	2025	\$4,088,000		\$31.91	\$130,448
	2025	2026	\$4,088,000		\$31.91	\$130,448
	2026	2027	\$4,088,000		\$31.91	\$130,448
	2027	2028	\$4,088,000		\$31.91	\$130,448
	2028	2029	\$4,088,000		\$31.91	\$130,448
	2029	2030	\$4,088,000		\$31.91	\$130,448
	2030	2031	\$4,088,000		\$31.91	\$130,448
	2031	2032	\$4,088,000		\$31.91	\$130,448
	2032	2033	\$4,088,000		\$31.91	\$130,448
	2033	2034	\$4,088,000		\$31.91	\$130,448
	2034	2035	\$4,088,000		\$31.91	\$130,448
	2035	2036	\$4,088,000		\$31.91	\$130,448
	2036	2037	\$4,088,000		\$31.91	\$130,448
	2037	2038	\$4,088,000		\$31.91	\$130,448
						\$2,417,502
Without potential expansion(s) =						\$694,361.60

2017 Tax Incremental District Projects:

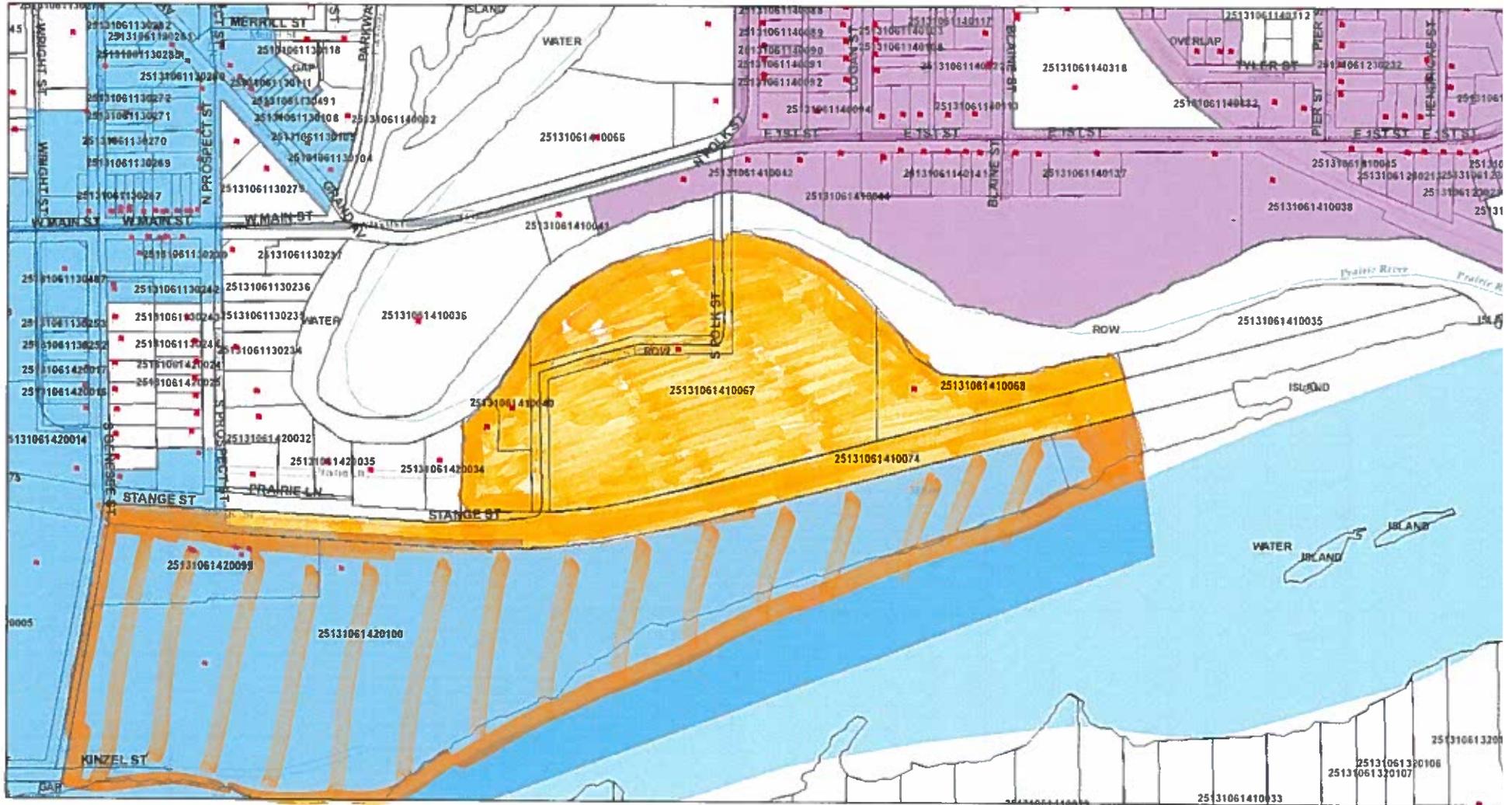
- No. 3 Mixed-Use District Sharing Increment With No. 9 & 10 Blight Districts Amendment
- No. 8 Blight District Parcel Subtraction Amendment
- No. 9 Blight District Projects & Costs Amendment, in Order to Reflect WEDC Idle Sites Grants Projects
- No. 10 Blight District Projects & Costs Amendment, Since City Purchased Only Formerly Taxable Parcel
- No. 12 Mixed-Use District Creation

Proposed Timetable - 5/11/17

<u>ACTION DATE</u>	<u>STEP</u>
May	City will provide Ehlers with a list of the parcel tax key #'s within the District, pertinent parcel information, the maps, list of projects and costs, etc. , as well as confirm the JRB meeting attendance on Aug. 8
June - July	Ehlers will prepare & provide the City with a feasibility analysis report, options, and/or draft project plan document
	Redevelopment Authority makes a motion to call for a public hearing (optional)
July 14	Ehlers will mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the City. (cc: City & attorney) <i>(Letters must be postmarked prior to first publication)</i> . Ehlers will also provide the City with the legal notice for City use in preparation for the JRB & RDA meetings.
July 17	City will e-mail a Notice to Official City Newspaper of organizational JRB meeting & public hearing. <i>Merrill Courier publishes: Fridays, deadlines: Tuesdays., 715-536-7121, E-Mail: courierads@mmlocal.com</i>
July	Ehlers will provide City, overlapping taxing entities, and/or City Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language (City to post) & resolution (City to distribute) for first meetings, and will also request legal opinion of the plan.
July 21	First Publication of Public Hearing & JRB Meeting Notice <i>(Week prior to second notice & at least 5 days prior to JRB meeting)</i>
July 28	Second Publication of Public Hearing & JRB Meeting Notice. <i>(At least 7 days prior to public hearing)</i>
Aug. 8 @ 4:30 p.m.	Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing)</i>
Aug. 8 @ 6 p.m.	Redevelopment Authority Public Hearing on Project Plan and approval of TID boundary. <i>(Within 14 days of second publication)</i>
	Redevelopment Authority reviews plan & approval of District Project Plan and boundaries.
.Aug.	Ehlers will provide City & City Attorney with revised draft Project Plan, if necessary, as well as agenda language (City to post) & resolution (City to distribute) & legal notice for City use in preparation for Common Council meeting.
Aug. 22 @ 6 p.m.	Common Council reviews Plan & adopts resolution approving District Project Plan and boundaries. <i>(at least 14 days after hearing)</i>
TBD	City will e-mail a Class 1 Notice to Official City Newspaper of JRB meeting.
TBD	Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda (City to post). (cc: City & Attorney) <i>(Letters must be postmarked prior to publication)</i> .
TBD	Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i>
TBD	Joint Review Board consideration. <i>(Within 45 days of notification of meeting / receipt of Redevelopment Authority & Common Council resolutions)</i>
TBD	City will notify the DOR within 60 days of JRB approval, not later than October 31.
Sept. – Oct.	City will gather prepare, and submit state forms & required documents to the state, once the 2017 assessed parcel values available (following the BOR) & we receive all remaining maps, legal descriptions, parcel information, documents, etc. DOR filing deadline October 31.

*RDA meets as needed Tuesday's @ 6 p.m.
Council meets 2nd Tuesday @ 7 p.m.*

Tax Increment Districts - TID No. 12 Creation

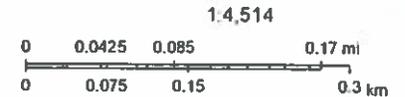


May 25, 2017

- TID 6
- TID 8
- Roads
- Address Points**
- Site with Building
- Site without Building

New TID No. 12

Delete from TID No. 8 & Move to NEW TID No. 12

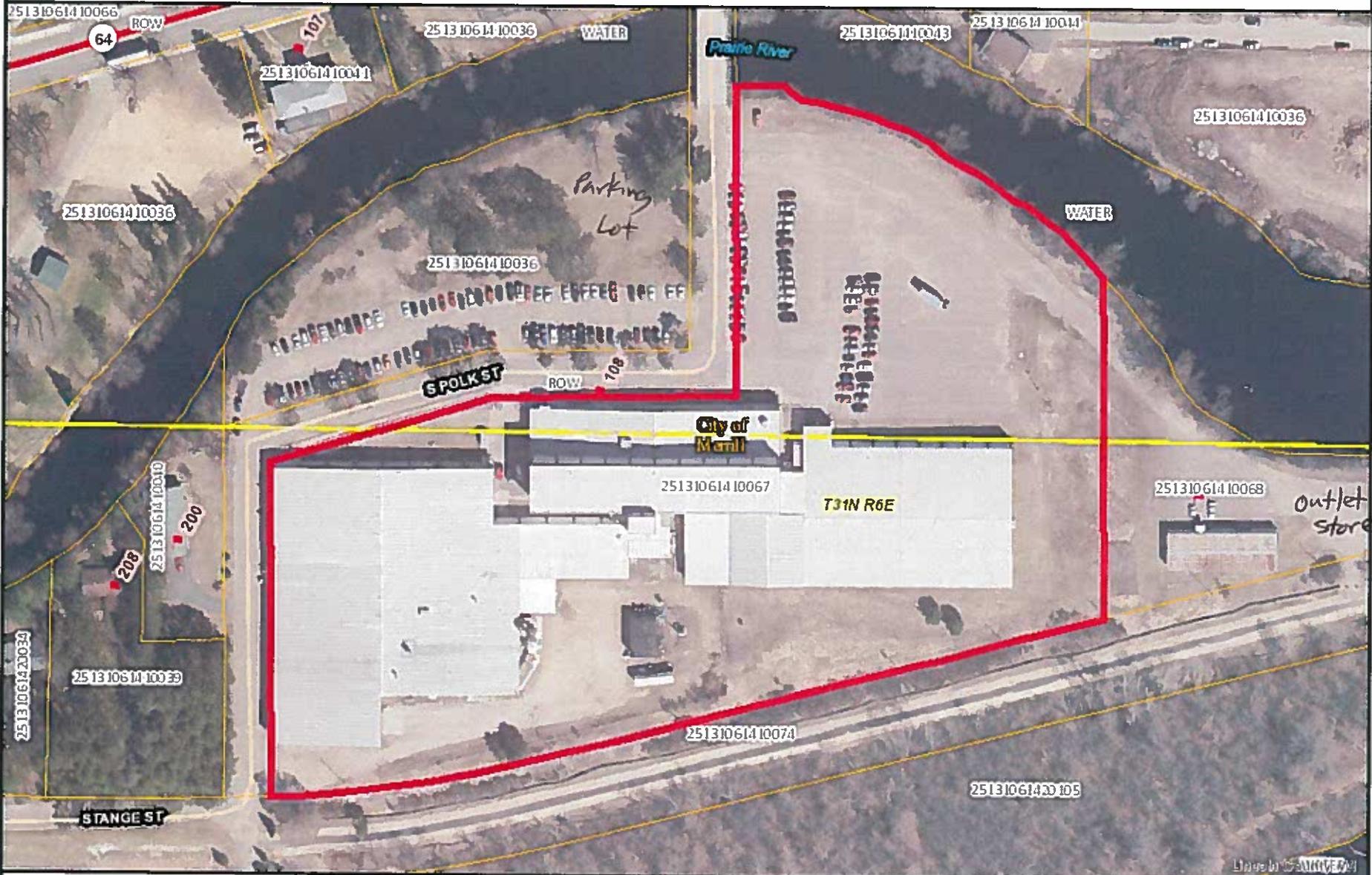


Sources: Esri, HERE, DeLorme, Intermap, increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS

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Attachment: TID12 Creation-Weinbrenner (2528 : New Mixed-Use TID (Weinbrenner Factory area))

Lincoln County Public Access Land Records Viewer



Author: Public
Date Printed: 5/18/2017



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. Map may be reproduced with permission of the Lincoln County Land Services Department, 801 North Sales St, Merrill, WI, 54452. Copyright © 2015 Phone (715) 539-1049.

Attachment: TID12 Creation-Weinbrenner (2528 : New Mixed-Use TID (Weinbrenner Factory area))

Weinbrenner Shoe Company

Merrill

Tax Incremental District No. 12
Preliminary Parcel List

MAP REF. #	STREET ADDRESS	OWNER	ASSESSED VALUE - PERS PROP	ASSESSED VALUE - LAND	ASSESSED VALUE - IMP	TOTAL ASSESSED VALUE (LAND & IMP)	ASSESSMENT CLASSIFICATION	PARCEL ACREAGE	CURRENT ZONING	ACTUAL USE	ACRES ZONED AND SUITABLE FOR INDUSTRIAL USE
251-3106-141-0036	Pending CSM/Rezoning	City of Merrill		0	0	0	7 - Other	3.000	Industrial	Parking Lot	3.000
251-3106-141-0068	108 S. Polk St. (Outlet)	Weinbrenner Shoe	820	14,400	87,700	102,100	3 - Manufacturing	2.080	Industrial	Outlet Store	2.080
251-3106-141-0067	108 S. Polk St. (Factory)	City/Weinbrenner for PP	1,360,300	0	0	0	7 - Other	9.630	Industrial	Manufacturing	9.630
251-3106-141-0040	200 S. Polk St.	teske, James/Cynthia		9,700	91,000	100,700	1 - Residential	0.530	Residential	Residential	0.000
251-3106-141-0039	208 Stange St.	Hull, Gerald/Sandra		15,600	106,600	122,200	1 - Residential	1.040	Residential	Residential	0.000
251-3106-141-0074	River Bend Trail	City of Merrill		0		0	7 - Other	9.230	Public	Linear Park	0.000
251-3106-142-0105	Wi River Frontage	Merrill Area Dev Corp (MADC)		41,400		41,400	2 - Commercial	6.900	Industrial	Vacant	6.900
251-3106-142-0103	211 S. Genessee St.	Merrill Area Dev Corp (MADC)		101,400	761,500	862,900	2 - Commercial	17.095	Industrial	Manufacturing	17.095
251-3106-142-0104	205 Stange St.	Merrill Area Dev Corp (MADC)		6,700		6,700	2 - Commercial	1.126	Industrial	Vacant	1.126
251-3106-142-0099	201 Stange St.	Merrill Renewal Properties	57,850	43,200	511,100	554,300	3 - Manufacturing	2.666	Industrial	Manufacturing	2.666
SUBTOTAL PERSONAL PROPERTY >			1,418,970					NA	NA	Personal Property	NA
								53.297			42.497
								TOTAL DISTRICT ACREAGE			TOTAL INDUSTRIAL ACREAGE
										Percent of Total District Acreage	79.736%

Attachment: TID12 Creation-Weinbrenner (2528 : New Mixed-Use TID (Weinbrenner Factory area))