



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY JUNE 2, 2020

Regular Meeting

City Hall Council Chambers

6:00 PM

- I. Call to Order
- II. Public Hearings:
 1. Application from Cody Hoffman for a Conditional Use Permit for an auto repair shop and used car dealership at 209 N. Pine St.
 2. Application from Wisconsin Public Service for a Conditional Use Permit for construction of a telecommunications tower at 3200 E. Main St.
 3. Application from the City of Merrill for a Planned Unit Development at the former Fox Point site (1905 E. 14th St.) for an apartment development.
- III. Minutes of previous meeting(s):
 1. Minutes of February 4, 2020 meeting
- IV. Other agenda items:
 1. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps
- V. Establish date, time and location of next meeting
- VI. Public Comment Period
- VII. Adjournment

CITY OF MERRILL

1004 EAST FIRST STREET
MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

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, June 2, 2020**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) Cody Hoffman, requesting a Conditional Use per M.M.C. Sec. 113-110, Conditional Use Home Occupation in a Residential Zone for an auto repair shop and used car dealership at 209 N. Pine Street. Pin# 251-3106-104-0047.
- 2.) Wisconsin Public Service Corporation, requesting a Conditional Use per M.M.C. Sec. 113-290 for the construction of a Telecommunications Tower at 3200 E Main Street. Pin# 251-3106-182-0172.
- 3.) City of Merrill requesting a Planned Unit Development per M.M.C. Sec. 113-66 to 113-69 at the former Fox Point Site, 1905 E 14th Street, for an apartment development. Pin# 25131061820090.

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

Dated: May 6, 2020

CITY OF MERRILL, WISCONSIN

By: _____
William N. Heideman
City Clerk

Attachment: Public Hearings Notice (5037 : CUP application from Cody Hoffman)

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 3-3-2020

APPLICANT'S NAME: Cody Hoffman

BUSINESS NAME: _____

PHONE #: 715-250-3508 EMAIL: CodyHoffman@626@gmail.com

PROPERTY ADDRESS: 209 N Pine St

PROPERTY OWNER'S NAME: Cody B Hoffman

TAX ROLL#: 34- PIN #: 251-31061040047

EXISTING USE: Personal Residence

PROPOSED USE: Use garage for office and showroom

REASON FOR REQUESTING A USE PERMIT CHANGE: looking to open
a used car lot.

**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: Hearing Info - Cody Hoffman CUP (5037 : CUP application from Cody Hoffman)

- 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.



To whom it may concern,

I am looking to start a used car dealership in Merrill. Due to circumstances we would like to use our personal garage on our property for inspections and a office space. Our address will be our temporary address for our auto sales license. The use of the garage will not change any concerns listed in section 113-103 part "A". The use of the property will not diminish or impair any current activities or enjoyment of the neighbor hood described in part "B". There will be no effect on surrounding properties future development. Due to we will not be changing any structures on property nor be adding anything The property will function and look the same as it does now. We will not be washing cars or anything of this nature so there will be no change in utility usage or drainage onto surround areas. Expressed in part "C&D". There will be no excessive use of streets or congestion caused due to we will not be having cars put for sale or having a huge customer base coming to our property that is expressed in part "E". We are not looking to turn 209 N pine st into a car lot. We will not have more than one non personal vehicle on the property at a time as we do have another property secured to store and put cars for sale. We are just looking to use our current residence as business address and office space until we can acquire adequate funds to purchase a commercial property. In Wisconsin to apply and get your auto retail license it is require to have a certain size show room and office space which our garage meets those requirements.

Thank you,

Cody Hoffman
209 N pine St
Merrill, Wi 54452

Attachment: Hearing Info - Cody Hoffman CUP (5037 : CUP application from Cody Hoffman)

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 4/13/20APPLICANT'S NAME: Aaron Kenealy(Edge Consulting); Tom Grones (WPS)BUSINESS NAME: Wisconsin Public Service CorporationPHONE #: Office: 608-644-1449 Mobile: 920.763.7269 EMAIL: akenealy@edgeconsult.comPROPERTY ADDRESS: 3200 E. Main Street Merrill, WI 54452PROPERTY OWNER'S NAME: Wisconsin Public Service CorporationTAX ROLL#: 34-0001000000890514 PIN #: 251-31061820172EXISTING USE: Material and equipment yard for utility companyPROPOSED USE: Communication Tower

REASON FOR REQUESTING A USE PERMIT CHANGE: _____

Installation of communication tower

**PLEASE PROVIDE A SEPARATE ATTACHMENT WITH A RESPONSE
TO EACH OF THE FOLLOWING ITEMS**
(Required per Section 113-100 of the Zoning Code)

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 - 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.

- 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 or 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.

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

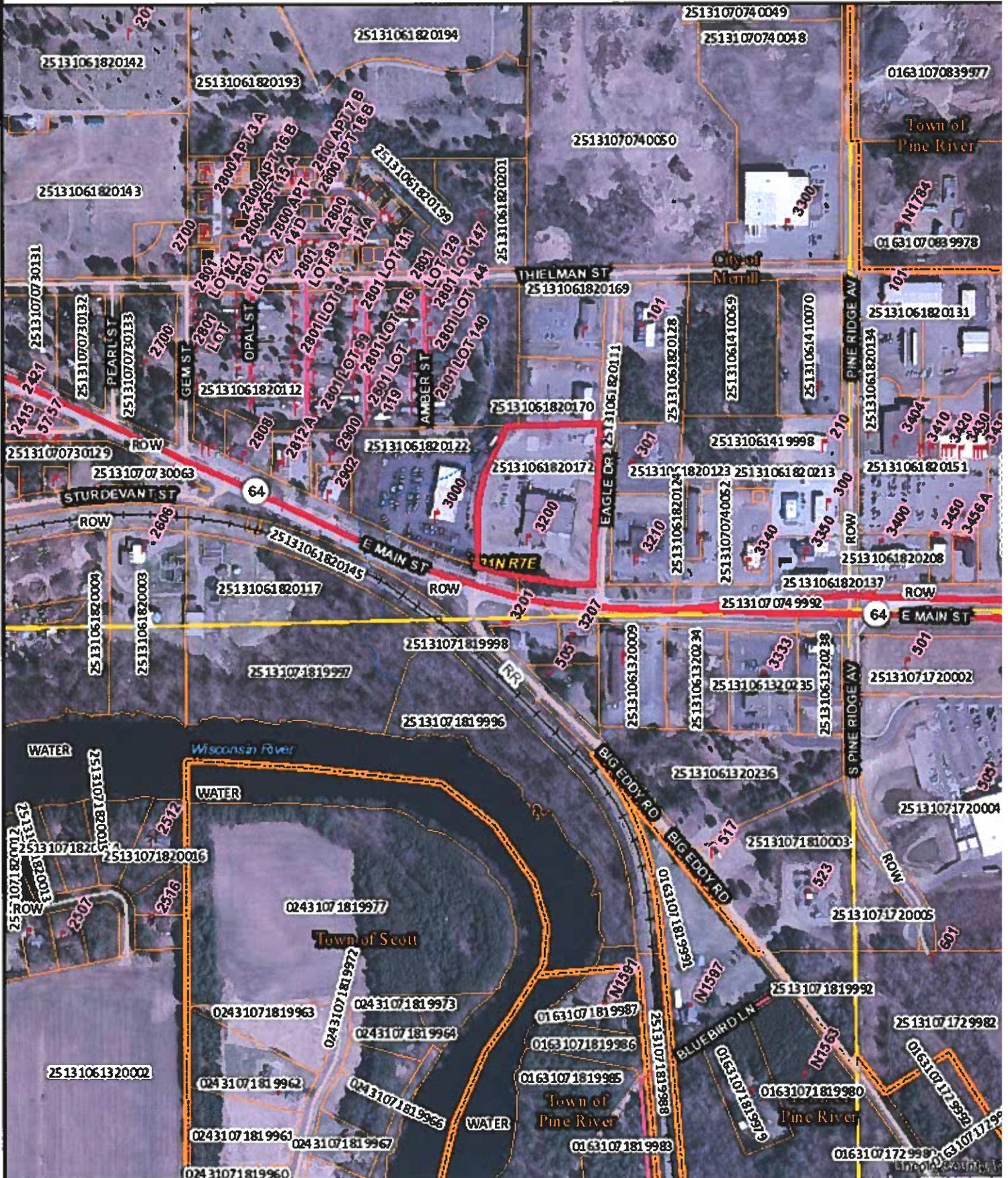


Signature of Applicant

Signature of Applicant

Attachment: Hearing Info - Wisconsin Public Service CUP (5038 : Application from WPS for CUP at 3200 E. Main St.)

Lincoln County Public Access Land Records Viewer



Attachment: Hearing Info - Wisconsin Public Service CUP (5038 : Application from WPS for CUP at 3200 E. Main St.)

Author: Public
Date Printed: 4/13/2020

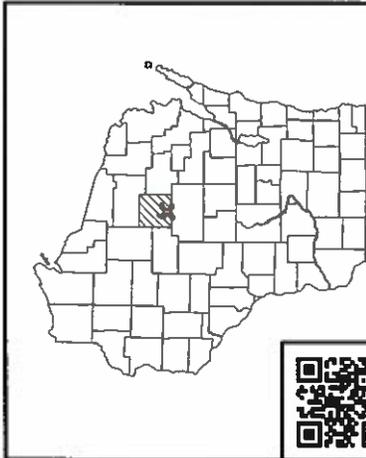


The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and 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. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Copyright © 2015 Phn

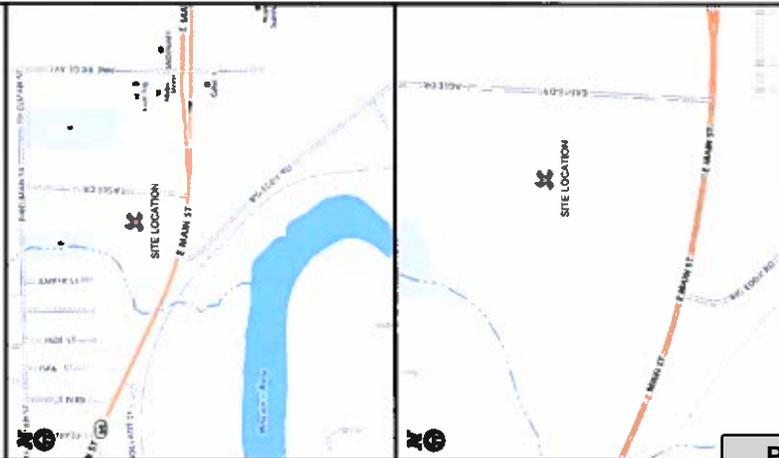


Wisconsin Public Service

MERRILL SC MERRILL, WISCONSIN EXHIBIT DRAWINGS 150' MONOPOLE



SITE LOCATION MAPS



SHEET INDEX:	
NO.:	PAGE TITLE:
G-001	TITLE SHEET
C-101	SURVEY
C-102	SITE PLAN
T-201	ENLARGED SITE PLAN SITE ELEVATION

• PREPARED BY OTHERS

PROJECT DIRECTORY:

CLIENT:
WISCONSIN PUBLIC SERVICE
1200 E. MAIN STREET
GREEN BAY, WI 53007
CONTACT: TOM GRONES
PHONE: 920.433.3584

ENGINEERING COMPANY:
MERRILL ENGINEERS, INC.
150 WATER STREET
PRABHU DU SAC, WI 53178
CONTACT: JAMES HEALY
PHONE: 920.844.1449
FAX: 920.844.1549
EDGE PROJECT #: 24387

SURVEYOR:
JAMES HEALY
150 WATER STREET
MERRILL, WI 53550
MEMBERSHIP NO. 45482
CONTACT: GARY REICH
PHONE: 920.844.1581

PROJECT INFO:

SITE LOCATION:
1200 E. MAIN STREET
MERRILL, WI 53550

PROPERTY OWNER:
WISCONSIN PUBLIC SERVICE
700 N. ADAMS ST.
GREEN BAY, WI 53007

TA INFORMATION (MAD 8391)
TOWER BASE:
NAD 83 POINT: 150.0000
LONG: 207.2000

PLAS INFORMATION:
PART OF SE 1/4 OF THE SE 1/4
SECTION 7, T31N, R7E
COUNTY: LINCOLN COUNTY
WISCONSIN

ENGINEER SEAL:
**PRELIMINARY
NOT FOR CONSTRUCTION**

LOCATION OF THE PROJECT AND FACILITIES APPROXIMATE TO THE STATE OF WISCONSIN

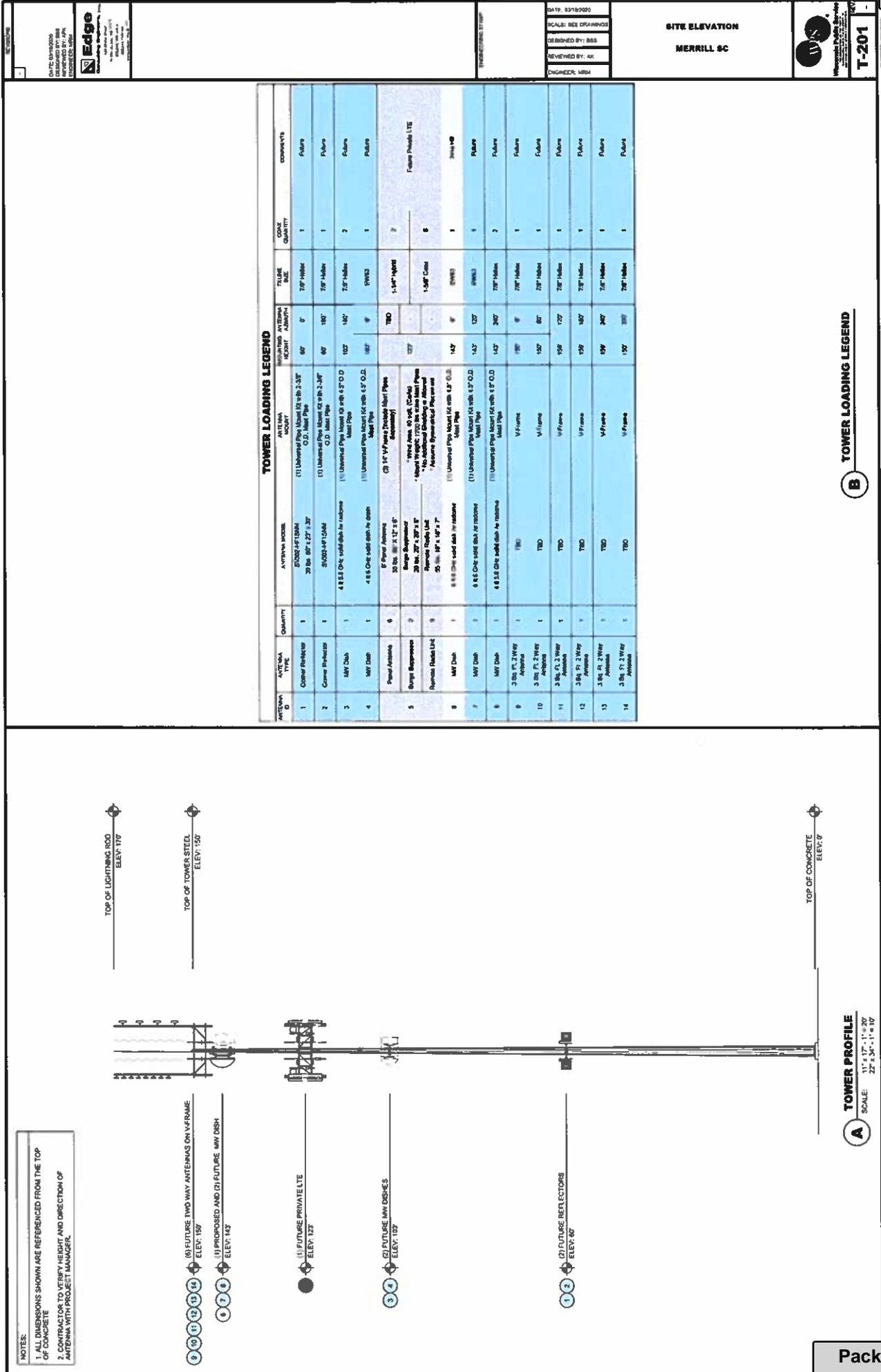
CALL ORDERS HOTLINE
TOLL FREE:
654 N. LOCATE, LAKESIDE, WI 53009
TOLL FREE: 1-800-442-2289
WISCONSIN PUBLIC SERVICE
REQUIRES 48 HRS. NOTICE
REQUIRES MIN. OF 3 WORKDAYS
NOTICE BEFORE YOU EXCAVATE.

ENGINEER SEAL:

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SIGNATURE: _____
DATE: _____

	DATE: 03/16/2023 SCALE: SEE DRAWINGS DESIGNED BY: BMS REVIEWED BY: AK ENGINEER: MMW	TITLE SHEET MERRILL SC		G-001 PLOTTED: 3/16/2023
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NOTES:
 1. ALL DIMENSIONS SHOWN ARE REFERENCED FROM THE TOP OF CONCRETE.
 2. CONSULT WITH UTILITY HEIGHT AND DIRECTION OF ANTENNAS WITH PROJECT MANAGER.

(10) (11) (12) (13) (14)
 (15) FUTURE TWO WAY ANTENNAS ON V-FRAME
 ELEV. 150'
 (16) FUTURE MW DISH
 ELEV. 142'
 (17) FUTURE MW DISH
 ELEV. 137'

(1) FUTURE PRIVATE LTE
 ELEV. 127'

(2) FUTURE MW DISHES
 ELEV. 107'

(1) (2)
 (3) FUTURE REFLECTORS
 ELEV. 80'

TOP OF LIGHTNING ROD
 ELEV. 170'

TOP OF TOWER STEEL
 ELEV. 150'

TOP OF CONCRETE
 ELEV. 0'

TOWER LOADING LEGEND

ANTENNA ID	ANTENNA TYPE	QUANTITY	ANTENNA MODEL	ANTENNA HEIGHT (MOUNT)	ANTENNA WEIGHT (ALUMINUM)	PILE SIZE	CONC. QUANTITY	COMMENTS
1	Corner Reflector	1	ED002-242 150MM 30 lbs. 80" x 27" x 30"	60'	0'	78" Hollow	1	Future
2	Corner Reflector	1	SD024-17 150MM 30 lbs. 80" x 27" x 30"	60'	100'	78" Hollow	1	Future
3	MW Dish	1	4.852 GHz solid dish for radome	102'	102'	78" Hollow	2	Future
4	MW Dish	1	4.85 GHz solid dish for radome	102'	0'	80x80	1	Future
5	Panel Antenna	6	8' Panel Antenna 30 lbs. 80" x 12' x 6"	TBD	TBD	1-1/4" H-Beam	2	Future Private LTE
6	Single Reflector	2	Single Reflector 30 lbs. 20" x 20" x 8"	127'	127'	1-3/4" Cast	6	Future Private LTE
7	Reflector Patch Ant	6	Reflector Patch Ant 30 lbs. 18" x 18" x 7"	142'	142'	80x80	1	Future
8	MW Dish	1	6.88 GHz solid dish for radome	142'	142'	80x80	1	Future
9	MW Dish	1	6.88 GHz solid dish for radome	142'	142'	80x80	1	Future
10	3.9GHz, 2-Way Antenna	1	TBD	150'	150'	78" Hollow	1	Future
11	3.9GHz, 2-Way Antenna	1	TBD	150'	150'	78" Hollow	1	Future
12	3.9GHz, 2-Way Antenna	1	TBD	150'	150'	78" Hollow	1	Future
13	3.9GHz, 2-Way Antenna	1	TBD	150'	150'	78" Hollow	1	Future
14	3.9GHz, 2-Way Antenna	1	TBD	150'	150'	78" Hollow	1	Future

TOWER LOADING LEGEND

DATE SUBMITTED: 04/19/2020
 PREPARED BY: BSS
 CHECKED BY: BSS
 REVISIONS: 04/19/2020
 SCALE: SEE DIMENSIONS
 DESIGNED BY: BSS
 REVISIONS: 04/19/2020
 CHECKED BY: AK

SITE ELEVATION
 MERRILL SC

Edge
 Engineering & Construction
 1000 W. Wisconsin Ave.
 Suite 200
 Madison, WI 53703
 (608) 261-1111
 www.edgeinc.com

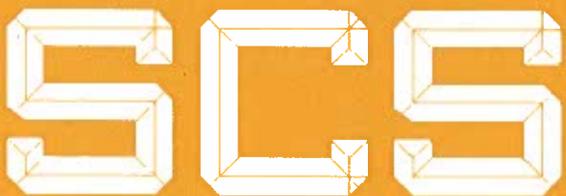
US
 Wisconsin Public Service
 1000 W. Wisconsin Ave.
 Suite 200
 Madison, WI 53703
 (608) 261-1111
 www.usps.com

T-201

A TOWER PROFILE
 SCALE: 1" = 10'
 2" = 40' x 1" = 20'



SCS Fox Point Multi-Family Housing Proposal



S.C. SWIDERSKI LLC

401 Ranger St., Mosinee, WI 54455
715-693-9522
Jacqui McElroy
jmiller@scswiderski.com

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The images shown are for illustrative purposes only, and designed only to be a representation of the project

April 10, 2020

Mr. David Johnson
 City Administrator
 1004 East First Street
 Merrill, WI 54452

Dear Mr. Johnson:

S.C. Swiderski, LLC is excited to present our proposal for the planning, construction, and management of the development at 1905 East 14th Street, Merrill that we have named SCS Fox Point. SCS Fox Point will capitalize on the prime location and proximity to schools, recreational opportunities, and numerous employers.

Our vision for the redevelopment of this commercial site is to build quality rental housing with great service. The area is challenged with aging housing stock, a shortage of housing options, and high occupancy rates of main level apartments. Adding new, quality housing is an important goal of the City that we will help fulfill with this project. By utilizing two new building prototypes designed by S.C. Swiderski based on extensive knowledge of the local market, the site will offer apartment homes with six modern floor plans offering a variety of sizes and price points. This should help meet demand for market rate rental housing with rent rates appropriate for those earning 60 to 120% of the area median income, commonly referred to as workforce housing.

Our plan provides an economic benefit to the City and its residents by expanding the City's tax base. It also has the added benefit of providing more opportunities for those employed in Merrill to live in the area. The plan will return the City's investment and will offer a much-needed housing option.

We are committed to providing quality housing and great service to our tenants. S.C. Swiderski has twenty eight years of experience building and managing multi-family properties in the area including two other apartment locations in Merrill. Upfront, the project will be handled by the development team which has a seamless transition to the construction department. Completed buildings are leased out and maintained by our comprehensive property management department.

We believe the experienced team we have assembled on this proposal will deliver the right project to meet the City's objectives. The credentials of the team and the company's financial capacity for the project, combined with the vision of the City, will make this project a success for generations to come.

Attachment: Hearing Info - Fox Point PUD (5039 : Application for PUD at former Fox Point site)

Project Summary

S.C. Swiderski is excited to propose building four new multi-family buildings for a total of 56 apartment homes along with a property management office on the site. S.C. Swiderski will work closely with the city to ensure the key objectives and goals of all involved are met.

Project Summary

Unit Mix

- 1 bedroom= 24
- 2 bedroom= 12
- 3 bedroom= 20

56 units in two building types

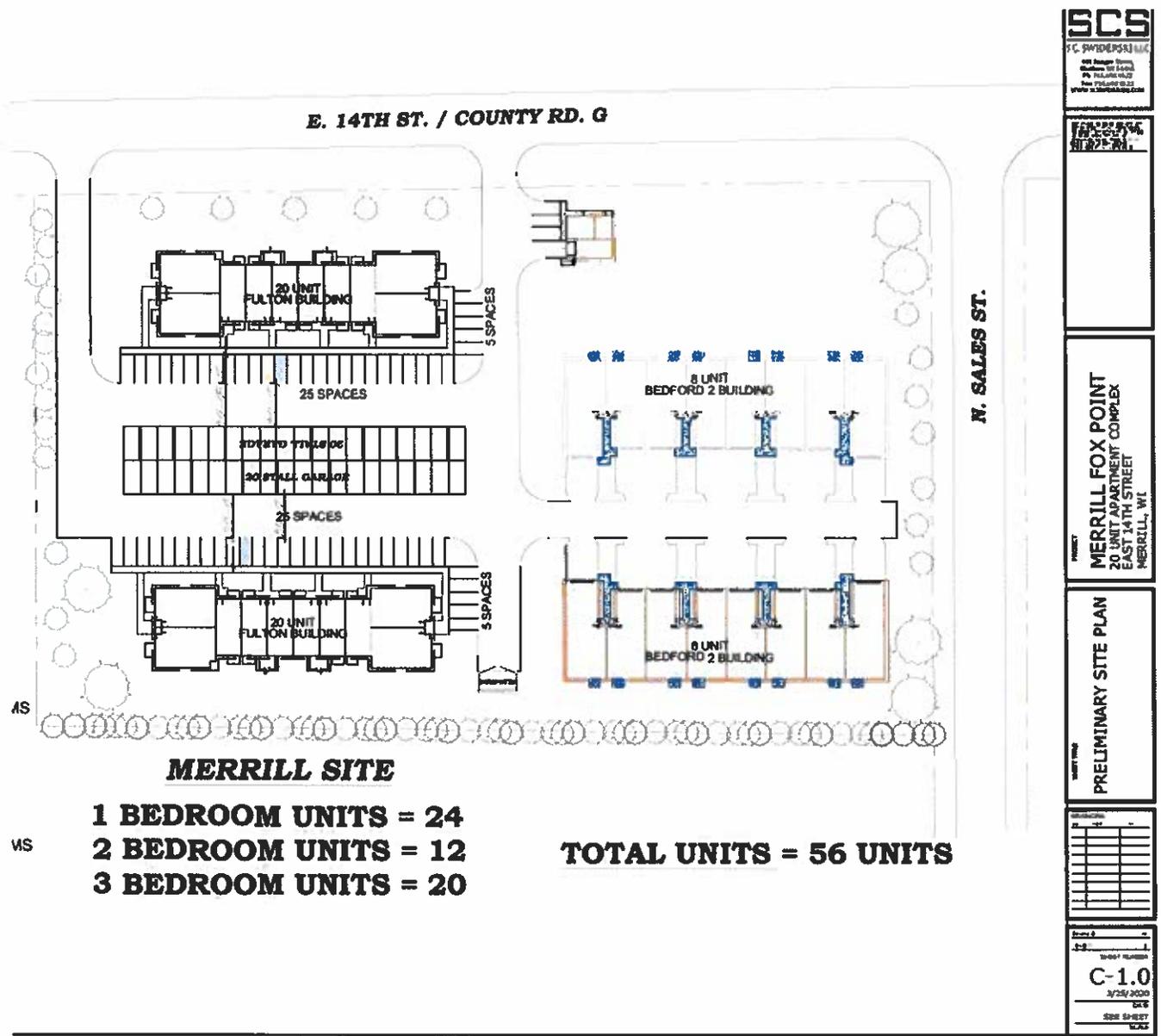
Two 20 unit Fulton buildings

- 24 one bedroom apartments
- 16 three bedroom apartments
- All units have private entrance and a deck or patio
- Each unit includes a one stall detached garage
- Lower and upper level units
- 700-1175 square feet

Two 8 unit Bedford buildings

- One level buildings with attached two stall garages
- 12 two bedroom apartments
- 4 three bedroom apartments
- 1050-1250 square feet

Concept Site Plan



Attachment: Hearing Info - Fox Point PUD (5039 : Application for PUD at former Fox Point site)



Conceptual Renderings

View from East 14th Street on east side of site



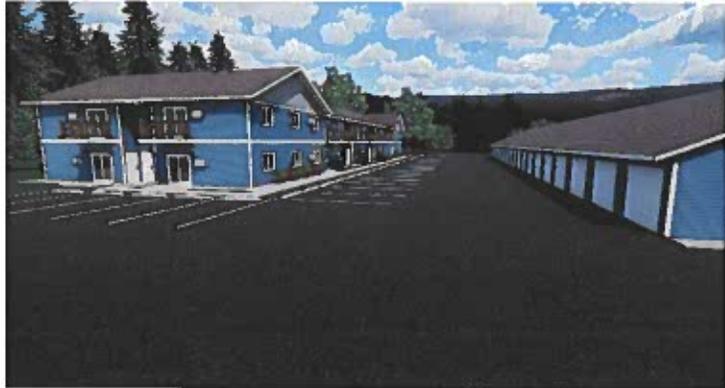
View from East 14th Street on west side of site

View from East 14th Street into entrance of site



Attachment: Hearing Info - Fox Point PUD (5039 : Application for PUD at former Fox Point site)

Fulton 20 Unit



Attachment: Hearing Info - Fox Point PUD (5039 : Application for PUD at former Fox Point site)

Bedford 8 Unit



Attachment: Hearing Info - Fox Point PUD (5039 : Application for PUD at former Fox Point site)

Financial Analysis

Initial projections indicate a project value of \$5 million. These numbers are subject to change as we work with the City through the design process to create the optimal project for the site.

S.C. Swiderski will fund the project through owner equity contribution and construction financing.

Project Timeline

Summer 2020	Proposal Selection
Fall- Winter 2020	Site Engineering & Approvals
May 2021-December 2021	Fulton 20 Unit Building
June 2021- February 2022	Fulton 20 Unit Building
June 2021- January 2022	Office Building
June 2021- March 2022	Bedford 8 Unit Building
July 2021- April 2022	Bedford 8 Unit Building

This is a preliminary timeline subject to change.

Attachment: Hearing Info - Fox Point PUD (5039 : Application for PUD at former Fox Point site)

Developer Qualifications & Organizational Overview

S.C. Swiderski, LLC is a real estate, construction, and property management company specializing in multifamily projects. The Real Estate Division manages the company's real estate portfolio handling acquisitions, sales, project design, planning, and development. The Construction Division oversees project budgets and scheduling, contract procurement, project management, and construction management. The Property Management Division provides professional leasing, management, grounds keeping, and maintenance for the real estate portfolio. All areas of the company work together to proudly deliver quality housing with great service known as the SCS Difference.

S.C. Swiderski was formed in 1992 and is a privately held company with corporate headquarters in Mosinee, Wisconsin. The company has a sound business model and is unique in that it designs, plans, constructs, owns and operates its real estate portfolio. The company attributes its success to their ability to listen to tenants, focus on continuous improvement, develop their team, and operate with integrity.

S.C. Swiderski has apartment locations throughout the state and the company continues to expand by investing in its people, processes, and properties. S.C. Swiderski demonstrates innovation, quality, and pride that one can expect from a Made in Wisconsin certified company. The company embraces its Wisconsin roots and is committed to the communities and tenants that it serves.

The company has extensive experience in collaborating with cities and completing desirable multi-family projects.

Registered Corporations: The company consists of four LLCs under private ownership of Shane and Sheila Swiderski.

S.C. Swiderski, LLC created on July 31, 1998

S.C. Swiderski Management Corporation created on January 12 2015

S.C. Swiderski Construction, LLC created on January 12, 2015

S.C. Swiderski Land Company, LLC created on January 12, 2015

To date, there have been no debarments, suspensions bankruptcies or loan defaults for any of the four entities.

Completed Multi-Family Projects

ANTIGO

Prosser Place Estates

EAGLE RIVER

Mill Street Estates

EDGAR

Hilltop Apartments

KRONENWETTER

Pine View Estates

MARATHON CITY

Blue Stone Estates

MERRILL

SCS Merrill

Northside Estates

MOSINEE

Westhaven Apartments

PLOVER

Willow Estates

RICE LAKE

Moon Lake Estates

STEVENS POINT

River View Apartments

STURGEON BAY

SCS Sturgeon Bay

WAUPACA

Timber Ridge Apartments

WAUSAU

Urban West

WESTON

River Trail Estates

WISCONSIN RAPIDS

Birchwood Apartments

Countryside Apartments

Countryside Estates

Woodland Estates

Multi-Family Projects Under Construction

KRONENWETTER

Village Estates

MARSHFIELD

SCS Marshfield

PLOVER

Willow Estates II

WAUSAU

Westwood Estates



Development Team



Jacqui Miller, Business Development Manager
 jmiller@scswiderski.com
 715-693-7823

Education:

Bachelor of Science in Marketing
 St. Cloud State University
 WI Real Estate Salesperson License

Jacqui has 23 years of experience in real estate and marketing. She began her career as a Realtor in the Twin Cities; she was named Top 30 Under 30 in the nation. She joined S.C. Swiderski in 2016. Jacqui oversees real estate acquisitions and dispositions, development, project planning and approval along with the company's growth objectives and strategic marketing direction.

Nathanael Popp, Operations Manager
 npopp@scswiderski.com
 715-693-7808

Education:

Bachelor of Science in Industrial Management
 University of Wisconsin- Stout

Nathanael oversees all divisions of the company and is responsible for implementing the vision of the owners. He has 16 years of construction and management experience. He works closely with the owners and the development team to bring new projects to fruition and secures project financing.



Development Team



Kortni Wolf
Real Estate Development
Administrator



Carrie Babiash
Construction Coordinator



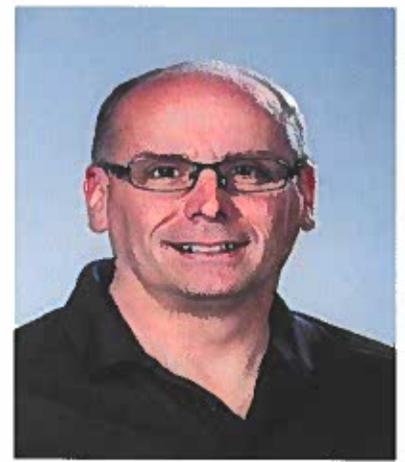
Kimberly Fischer
Architectural Drafter



April Pankow
Development Project Manager



Amber Keller
Project Manager



Tom Woller
Construction Manager

Attachment: Hearing Info - Fox Point PUD (5039 : Application for PUD at former Fox Point site)

Financial Viability & City Participation

S.C. Swiderski will be the developer and sole owner of the project. They have fostered strong, long-standing relationships with local and national lenders throughout the last twenty eight years and have demonstrated the ability to secure financing for their projects. The company has successfully funded similar projects and this project would represent only a small portion of their funding capacity.

Financial statements and other documents presenting the financial condition of the company can be provided upon selection.

This proposal includes economic development assistance from the City of Merrill to the Developer.

- Sell the parcel of 5.43 acres of land known as 1905 E. 14th Street in Merrill, WI to S.C. Swiderski for \$1.
- Provide an incentive payment of \$250,000 toward the site costs and development of the site from the Tax Increment District or other source. The incentive will be utilized toward asphalt removal, water and sewer lateral connections and costs related to re-development of the site.

The requested assistance will allow the project to achieve the goal of providing market rate rental housing from a private investor. S.C. Swiderski is open to negotiations with the City upon selection on these requests.

The proposed project would increase the property value with an estimated value of \$5 million.

SCS

S.C. SWIDERSKI LLC

SCS FOX POINT

Contact: Jacqui McElroy, Business Development Manager
S.C. Swiderski, LLC
401 Ranger Street
Mosinee, WI 54455
715-693-9522

Response to Request for Proposals – 1905 E. 14th Street, Merrill, WI



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • TUESDAY FEBRUARY 4, 2020

Regular Meeting City Hall Council Chambers 6:00 PM

I. Call to Order

Mayor Woellner called the meeting to order at 6:00 P.M.

Table with 4 columns: Attendee Name, Title, Status, Arrived. Rows include Ralph Sturm, Melissa Schroeder, Ken Maule, Robert Reimann, Derek Woellner (Mayor), Steve Hass (Aldersperson - Second District), and Kyle Gulke.

Also in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Allen Wix, Gary Schwartz, Chad Glaza and City Clerk Bill Heideman. Hunter Lane was present to videotape the meeting for Merrill Productions.

II. Public Hearing:

- 1. Public Hearing on proposed revisions to City of Merrill Code of Ordinances, Zoning Sections 113-38,40,41,138,139,140,166,168,317.

Information was in the meeting packet.

City Attorney Hayden read the public hearing notice.

Motion (Schroeder/Maule) to open the public hearing. Carried.

Building Inspector/Zoning Administrator Pagel provided a synopsis on each of the seven proposed ordinance amendments. He explained that the primary purposes of the proposed amendments is to clean up some "housekeeping" issues, as well as easing regulations, thereby making it easier for property owners to make property improvements. Certain unenforceable parking regulations would also be eliminated.

Motion (Hass/Schroeder) to close the public hearing. Carried.

Motion (Hass/Schroder) to approve all seven ordinance amendments as presented.

RESULT: APPROVED & SENT TO COUNCIL Next: 2/11/2020 7:00 PM

III. Minutes of previous meeting(s):

- 1. Minutes of October 1, 2019 meeting

Motion (Hass/Schroeder) to approve.

Attachment: 2020-02-04 City Plan Commission Minutes (5035 : Minutes of February 4, 2020 meeting)

RESULT:	APPROVED
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IV. Agenda items for consideration:

1. A Resolution petitioning the Secretary of Transportation for Airport Improvement Aid.

Immediately after the meeting was called to order, Mayor Woellner requested that, in order to accommodate Gary Schwartz, he be allowed to change the order of agenda items and consider the Airport Aid resolution first. Without objection, it was so ordered.

A copy of the proposed resolution was in the meeting packet.

Gary Schwartz reported on the resolution and the airport projects associated with it.

Motion (Maule/Gulke) to approve. Ralph Sturm announced that he would be abstaining on any vote on this issue.

RESULT:	APPROVED AND SENT TO COUNCIL	Next: 2/11/2020 7:00 PM
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2. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps

Building Inspector/Zoning Administrator Pagel had nothing to report as this time.

V. Establish date, time and location of next meeting

The next meeting will be held at the call of the Chairperson.

VI. Public Comment Period

None.

VII. Adjournment

Motion (Hass/Reimann) to adjourn. Carried. Adjourned at 6:09 P.M.