



**CITY OF MERRILL
REDEVELOPMENT AUTHORITY**

AGENDA • WEDNESDAY SEPTEMBER 2, 2020

Regular Meeting

City Hall Council Chambers

8:00 AM

- I. Call to Order
- II. Consider approval of RDA meeting minutes from August 19th
 1. RDA Minutes - 8/19/2020
- III. Public Comment
- IV. Presentation on and discussion of potential options for single-family home development on former Kienitz parcel (Tax Increment District No. 11)
 - a. Ryan Ott Development & Construction, LLC
 - b. JJ Premier Investments, LLC and CMO Building Services, LLC
 - c. TID 11 - W. St. Paul - CSM
 - d. TID 11 Housing - JJ
- V. Update on redevelopment of former Hurd Windows & Doors parcels (Tax Increment District No. 8)
- VI. Follow-up on FreMarq Innovations quarterly employee count information (Tax Increment District No.7)
 1. TID 7 - FreMarq
- VII. Next RDA meeting(s)
- VIII. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, August 19th, 2020 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Tony Kusserow, Steve Sabatke, Lori Anderson-Malm, Val Mindak, Derek Woellner (via phone), and Sheila Polak (whom arrived at 8:05 a.m.)

Others: Alderperson Mark Weix, City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director/City Engineer Rod Akey, City Building Inspector/Zoning Administrator Darin Page, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Jeff Burns from Weinbrenner Shoe Company, Inc., several members of the public, and camera operator from Merrill Productions

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

Consider approval of RDA meeting minutes from July 8th, 2020:

Motion (Kusserow/Sabatke) to approve the meeting minutes from July 8th. Carried.

Public Comment: None.

Update on potential restaurant development – Tax Increment District (TID) No. 3:

Due to the uncertainties related to COVID-19, the proposed family restaurant development north of Wal-Mart is no longer viable and will not happen. LCEDC's Bialecki reported that he continues discussions with potential restaurant developers.

Update on 1/1/2020 Equalized Valuations (Overall City and Tax Increment Districts) and 1/1/2020 Assessed Valuations of 2019 TID Developments:

Unertl highlighted the 1/1/2020 Equalized Valuations provided by the Wisconsin Department of Revenue (DOR). Merrill has had four years of growth. Overall community tax base growth since 2013 has been almost 25%. There is faster tax base growth occurring within Tax Increment Districts (TIDs). The City's Net New Construction percentage would have been higher than 1.0% if both Golden Harvest and Nelson's Powerhouse had been completed as of 1/1st.

For 2020, there was almost \$3.25 million increase in TID No. 3; there was over \$3.3 million increase in TID No. 7 (with Wisconsin DOR manufacturing reassessment of former mill property); and over \$1.1 million increase in TID No. 11 with completion of Phase 2 of Rock Ridge Apartments.

Update on 1/1/2020 Equalized Valuations (Overall City and Tax Increment Districts) and 1/1/2020 Assessed Valuations of 2019 TID Developments - Continued:

As for specific TID developments, Unertl highlighted TID No. 11 Rock Ridge Apartments. Total Assessment Valuation has gone from \$65,000 as of 1/1/2016 to \$4,125,100 as of 1/1/2020. Property taxes have increased from \$2,747 in 12/2016 to projected \$125,000 in 12/2020.

Although it has taken longer timeframe, the former mobile home frontage on State Highway 64 was assessed at \$491,600 as of 1/1/2015. With partial valuations on Nelson's Powerhouse and Golden Harvest and full valuations on Park City Brickner's Park City, LLC, the assessed valuation total was \$1,949,240 as of 1/1/2020. Corresponding property taxes were \$13,243 in 12/2015 and are projected at about \$63,220 as of 12/2020. There will be full assessed valuations as of 1/1/2021 and additional future tax increment generated.

Unertl also provided information on assessments and property tax for 3201 E. Main St. (Dollar Store development). There has now been increase of \$545,890 in assessed valuation and projected \$17,314 increase in property taxes for this private-sector redevelopment project.

The successful rapid increase in City TID equalization tax base represents almost 12.0% of the City's total equalized valuation. The maximum allowed by the State of Wisconsin is 12.0%. Unertl emphasized that the City by this time in 2021 would likely be above this limit which could limit potential creation of new TIDs (such as to facilitate Lincoln County Hwy G Industrial/Business Park development). Representatives from Ehlers & Associates, the City's independent financial consultant, are reviewing potential future TID-related options.

Presentation on and discussion of potential options for single-family home development on former Kientz parcel (Tax Increment District No. 11):

Bialecki advised that the Wausau developer potentially interested in building single-family homes in Merrill thought the meeting was at 8:00 p.m. (evening). The developer will provide background proposal and would come to the next RDA meeting.

Ryan Ott expressed concern with proposed changes to the Development Agreement with Ryan Ott Development and Construction, LLC. for the one single-family home that RDA Commissioners had authorized at the May 6th RDA meeting. These legal agreement concerns were discussed in Closed Session.

Update on and discussion of potential redevelopment options for former Hurd Windows & Doors parcels 2020 (Tax Increment District No. 8):

Unertl distributed assessed valuation history of the about 28 acre site from 2000 through 2020. The highest assessed valuation was in 2003 at \$3,750,200. Lowest valuation was \$786,800 in 2012 and 2013. Although the assessed valuation has rebounded to about \$1.4 million level the last five years, Unertl emphasized that there is potential for substantial valuation increase if the property was redeveloped for manufacturing.

Johnson reported that there are potentially three interested businesses in redevelopment of the property that is owned and now back under the legal control of Merrill Area Development Corp. (MADC). Weinbrenner Shoe Company, Inc. is requesting consideration of potential \$300,000 TID cash development incentive.

Update on and discussion of potential redevelopment options for former Hurd Windows & Doors parcels 2020 (Tax Increment District No. 8) - Continued:

Weinbrenner Shoe Company, Inc. is interested in the buildings for expansion of their manufacturing and warehousing. Weinbrenner President Jeff Burns emphasized that the company has been in Merrill since 1936 and is committed to the community. Due to Federal CARES Payroll Protection Program (PPP) loan, Weinbrenner would first be fiscally able to purchase the property this Fall.

Update on and discussion of potential redevelopment options for former Hurd Windows & Doors parcels 2020 (Tax Increment District No. 8) - Continued:

Weinbrenner management has identified potential \$3 million in improvements to the buildings, including about \$1 million for roof replacement. Timing of roof replacement would be about May/June 2021 and then additional building improvements and relocation of equipment and employees by Fall 2021. The existing Polk Street manufacturing facility would continue to be used. A potential interested purchaser for the Taylor Street warehouse facility has already been identified. There is potential for hiring 25 to 30 additional employees.

RDA Commissioners had further consideration of the TID development incentive request in Closed Session.

Next RDA meeting: Wednesday, September 2nd at 8:00 a.m.

Unertl advised that she is requesting joint RDA and Committee of Whole meeting for later September so that Ehlers & Associates representative would be able to present fiscal overview of Merrill's Tax Increment Districts (TIDs) and discuss potential future options. That would likely be a 6:00 p.m. meeting timeframe with date to-be-determined.

Chair Nelson read the following:

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. Consider approval of closed session RDA meeting minutes from June 17th
- b. Consider potential negotiation terms for cash development incentive(s) to facilitate single-family home development on former Kienitz Parcel in Tax Increment District (TID) No. 11
- c. Consider potential negotiation terms for cash development incentive(s) to facilitate manufacturing relocation into vacant buildings located in Tax Increment District (TIDs) No. 8

Motion (Sabatke/Mindak) to move into closed session. Carried 6-0 on roll call vote at about 8:48 a.m. At some point during the meeting, Woellner's phone connection ended and City Administrator Johnson was unable to reestablish voice communication in response to Woellner's texts.

Nelson advised that the June 17th Closed Session minutes will be provided for consideration at a future RDA meeting after Unertl completes preparation.

Ryan Ott requested that an option of first refusal for up to three (3) lots be restored to the draft development agreement. RDA Commissioner consensus to allow option for up to three lots on the former Kienitz development parcel. First home would be constructed on Lot 1 of the Certified Survey Map (CSM).

Unertl reported that construction of only one single-family home on West St. Paul St. would not facilitate TID No. 11 cash flow for paving West St. Paul St. or extension of Superior St. utility and new street infrastructure.

Mindak questioned liability considerations in the draft development agreement. Unertl noted that basic provisions include in Section 3.02 – Liability. RDA Commissioners requested City staff to further review provisions related to liability (including if only partially built); specific requirement for timely payment of property taxes; and compliance with City exterior maintenance ordinance code requirements.

Mindak showed copy of City of Milton, WI's Tax Incremental Financing Policy and Application and requested that City staff consider pulling together various City of Merrill policies in comparable document. City Administrator Johnson will take the lead on this document project. Key items include what City of Merrill policy is; what is eligible for TIF funding; and what potential decision criteria are used.

As to former Hurd Windows & Doors vacant buildings (Tax Increment District No. 8), RDA Commissioners discussed the \$300,000 TIF funding request and how to potentially structure (i.e. cash development incentive grant and/or potential forgivable loan). Formal action would be considered at a future RDA meeting if Weinbrenner Shoe Company, Inc. successfully negotiated purchase of the property and buildings from Merrill Area Development Corp. (MADC).

Mindak had to leave the RDA meeting about 9:30 a.m. due to work commitment.

Adjournment: (Kuesserow/Polak) to adjourn at 9:40 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

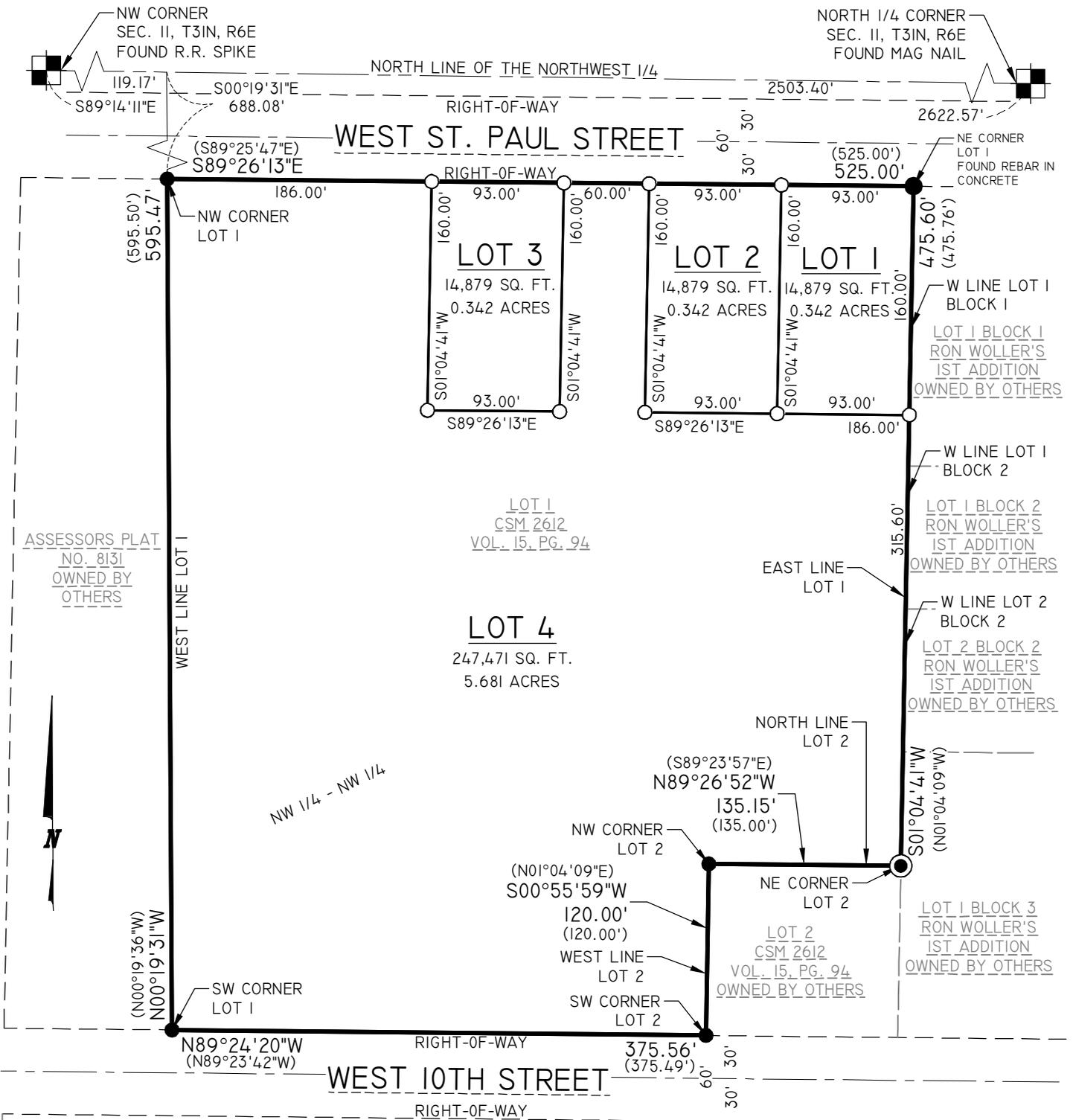
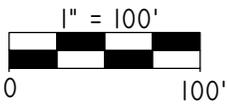
LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: CITY OF MERRILL

LANDOWNER: CITY OF MERRILL

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2612, RECORDED IN VOLUME 15, PAGE 94, AS DOCUMENT NUMBER 526182 FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION II, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.



Attachment: TID11 - W St Paul - 8842 CSM (5263 : TID 11 - W. St. Paul - CSM)

NOTES:

1. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 89°14'11" EAST.
2. FIELD WORK WAS COMPLETED ON OCTOBER 1ST, 2019.
3. RIGHT-OF-WAY IS BASED ON MONUMENTS FOUND IN FIELD AND SURVEYS OF RECORD.

SHEET 1 OF 2

DRAWING FILE: P:\8800-8899\8842 - City of Merrill - Ott Subdivision\dwg\Survey\8842 CSM.dwg

LEGEND

- - 1 IN. BAR FOUND UNLESS NOTED
- - 1-1/4 IN. O.D. IRON PIPE FOUND UNLESS NOTED
- - 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- (126') - RECORDED BEARING/LENGTH
- 126.00' - MEASURED BEARING/LENGTH



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: CITY OF MERRILL

LANDOWNER: CITY OF MERRILL

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2612, RECORDED IN VOLUME 15, PAGE 94, AS DOCUMENT NUMBER 526182 FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION II, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2612, RECORDED IN VOLUME 15, PAGE 94, AS DOCUMENT NUMBER 526182 FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION II, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 292,108 SQUARE FEET, 6.706 ACRES, MORE OR LESS.

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

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE CITY OF MERRILL.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS _____ DAY OF _____

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852

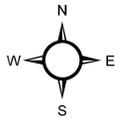
Attachment: TID11 - W St Paul - 8842 CSM (5263 : TID 11 - W. St. Paul - CSM)

<p><u>CITY OF MERRILL APPROVAL CERTIFICATE</u> RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS WITHIN THE CITY OF MERRILL AND IS HEREBY APPROVED.</p> <p>DATE _____ APPROVED _____</p> <p>DATE _____ SIGNED _____</p>



4.c.b

Attachment: TID11 - W St Paul St - Superior St Infrastructure (5263 : TID 11 - W. St. Paul - CSM)



2020 Projects

Legend

- Water & Sewer
- Packet Pg. 8

Proposed Construction – W St Paul Street Merrill Wi

Developer: JJ Premier Investments, LLC

Builder CMO Building Services, LLC

- I. AFFORDABLE/WORKFORCE HOUSING NEW CONSTRUCTION
 - a. Prices starting in the \$170,000's
 - b. 3 Bedroom, 2 bath, ranch style homes with 2+ car garage

- II. Developer will offer multiple floor plans and options
 - a. Maintain cost controls to serve Workforce Housing Market but providing buyers option for future expansion of home.

- III. 3-4 Month Construction timelines after basements installed
 - a. Developer will construct spec homes and will also contract with buyers prior to construction if desired.

Proposed Site

Lincoln County Public Access Land Records Viewer



Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)

Author: Public
Date Printed: 8/19/2020



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 Ph...

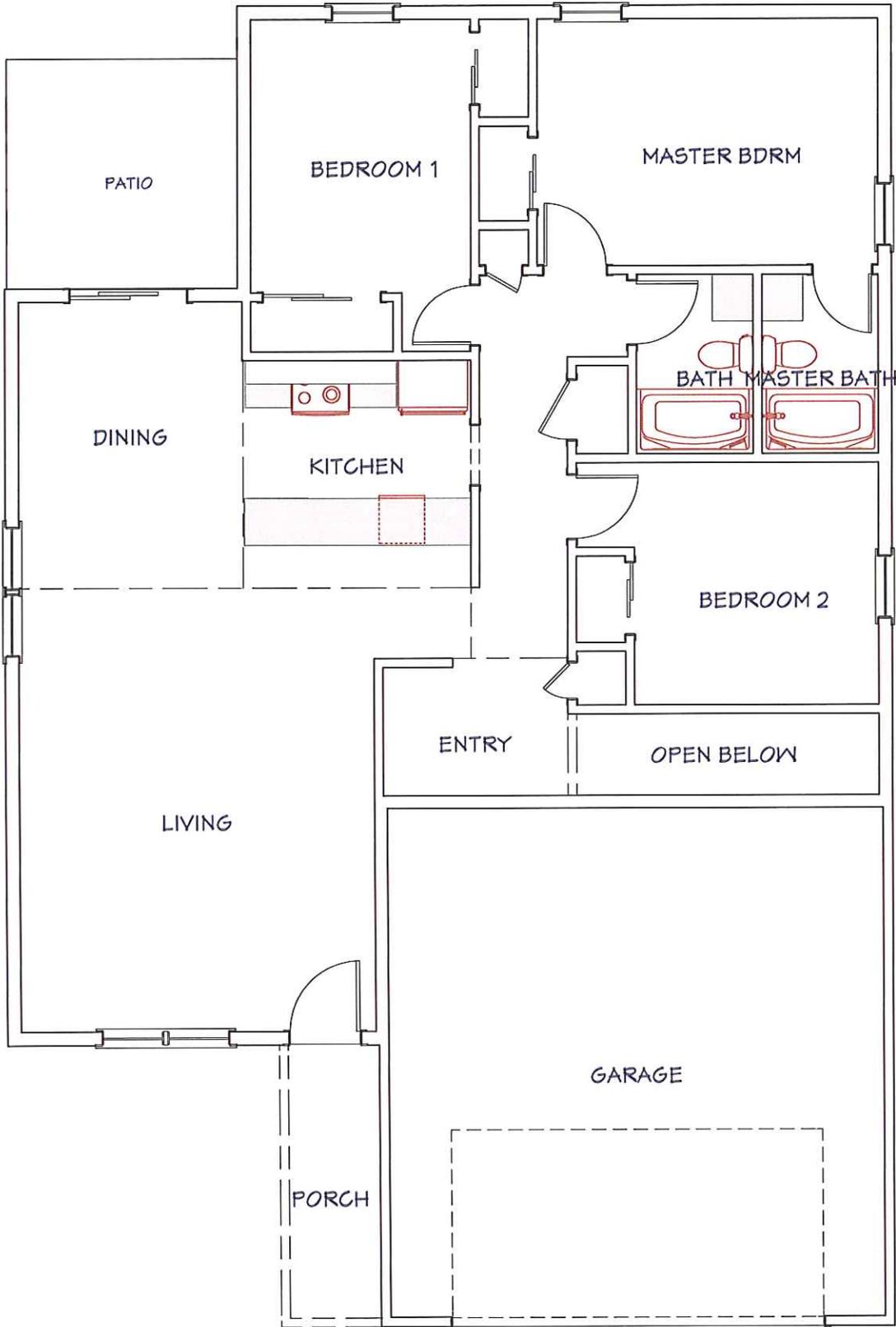
Sample Plans



Proposed New Construction Fall 2020

Merrill Wi

Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)



CMO BUILDING SERVICES, LLC ~ WAUSAU, WI

LIVING AREA
1281 SQ FT

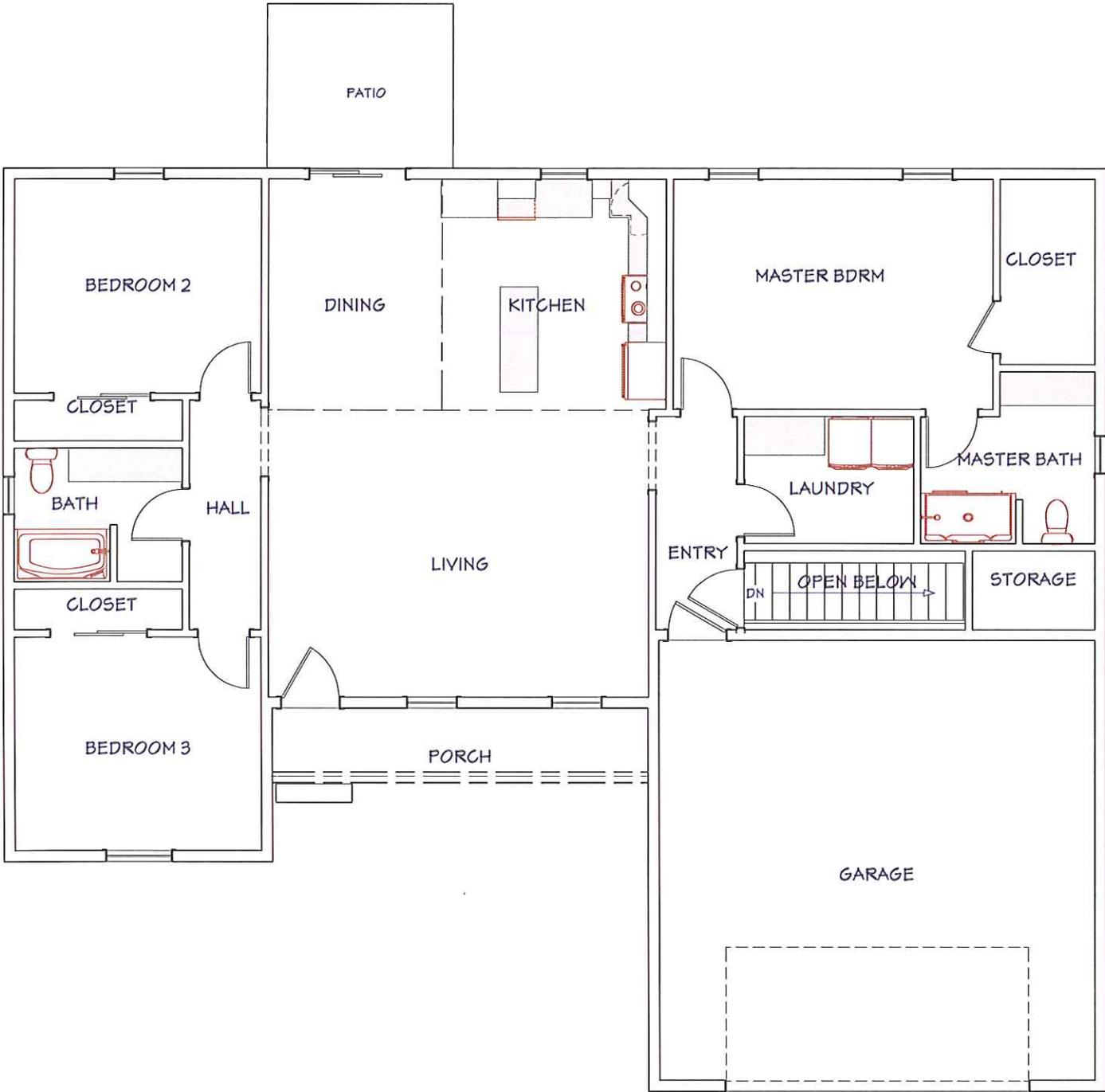
Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)



Proposed New Construction Fall 2020

Merrill Wi

Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)



Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)

CMO BUILDING SERVICES, LLC ~ WAUSAU, WI

LIVING AREA
1599 SQ FT



Proposed New Construction Fall 2020

Merrill Wi

Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)

Recent Projects



2115 Sherman Street Wausau Wi 54401

Sold - \$191,120 – 10/25/2019

ALL FIELDS DETAIL



MLS #	1805865	Style	1 Story
Class	Residential	Bedrooms	3
Type	Single Family	# Full Baths	2
Asking Price	\$191,120	# Half Baths	0
Address	2115 SHERMAN STREET	Garage Capacity	2
City	Wausau	Basement	Yes
State	WI	Age	Proposed Construction
Zip	54401	Sewer/Water	Pb Sewer/Pb Water
Municipality	Wausau, City of	Ab Ground Finished Sq Ft	1001-1250
Status	Sold	Total Finished SQFT Range	1001-1250
Sale/Rent	For Sale	Waterfront	No
Area	Wausau		



GENERAL

Listing Date	9/18/2018	Agent	JIM JAWORSKI - Phone: 715-571-1156
Listing Office 1	CENTRAL WI REAL ESTATE - OFFICE: 715-842-3948	Acreage	0.09
Lot Size	76x51	Year Built	2019
Age	New	Total Finished Sq Ft	1248
Above Grade Fin Sq Ft	1248	Below Grade Fin Sq Ft	0
Main	1248	BelowGrade UNFINISHED Sqft	1212
County	Marathon County	Tax PIN #	29129073430977
FC	No	SS	No
Full Bath 1 Level	M	Full Bath 2 Level	M
Half Bath Level	N	Half Bath 2 Level	N
Living Rm Size	13x14	Living Rm Level	m
Bedroom 1 Size	12x11	Bedroom 1 Level	m
Dinette Area Size	11x7	Bedroom 2 Size	12x9
Bedroom 2 Level	m	Kitchen Size	11x13
Kitchen Level	m	Bedroom 3 Size	12x9
Bedroom 3 Level	m	Other Rm 2 Desc	Mud
Other Rm 2 Size	6x7	Other Rm 2 Lvl	m
Directions	Sherman Street to property	Listing Is Primary In	Central
Associated Document Count	0	BA % or \$?	\$
BA: %/\$	2000.000000	SA: % or \$?	\$
SA: %/\$	2000.000000	EXA: Y/N	N
EXC: Y/N	N	VAR: Y/N	N
Limited Service	No	Expiration Date	10/30/2019
Update Date	8/19/2020	Status Date	10/28/2019
Off Market Date	10/25/2019	HotSheet Date	10/28/2019
Price Date	10/28/2019	Input Date	9/18/2018 1:45 PM
IDX Include	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Electronic Consent	Yes
# Fireplaces	0	FSBO (Seller Customer)	No
Originating MLS	WIREX_CWBR	Cumulative DOM	402
Cumulative DOMLS	402	Listing Visibility Type	MLS Listing
Geocode Quality	Exact Match	Picture Count	12
Days On Market	402	Sold Price Per SQFT	\$153.14
Agent to Agent Remarks	Please call Jim for more details. 715 571 -1156. This is a proposed construction.	Showing Time Instructions	Proposed construction. Please call Jim if your client would like to speak directly w the builder or would like to look at the vacant lots.
Input Date	9/18/2018 1:45 PM	Update Date	8/19/2020 9:15 AM
WIREX Original MLS #	1805865		

Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)

FEATURES

EXTERIOR	BASEMENT	UTILITY/LAUNDRY	SEWER/SEPTIC
Vinyl	Full	Lower Level Utility	City
ROOF	Unfinished	Main Level Laundry	ZONING
Shingle	Poured	FIREPLACE	Residential
INTERIOR	GARAGE TYPE	No	TOTAL SQ FT SOURCE
Ceiling Fan(s)	Attached	STYLE	Blueprint
Master Bath	HEAT TYPE	Ranch	WAUSAU AREA SCH DIST
Walk-in Closet(s)	Forced Air	DRIVEWAY	Wausau West

FEATURES

High Speed Internet
EXT. FEATURES
Porch
APPLIANCES
Refrigerator
Range
Dishwasher

FUEL TYPE
Natural Gas
WATER HEATER
Electric
COOLING
None
FLOORING TYPE
Laminate

Blacktop/Asphalt
BARRIER-FREE
Open Floor Plan
First Floor Bedroom
First Floor Full Bath
Level Drive
Level Lot

LOCATION
Corner Lot
Near Public Transit

FINANCIAL

Original Price \$149,500

Covenant N

SOLD STATUS

How Sold Cash
Final Closing Date 10/25/2019
Selling Agent 1 KAREN HARVEY- HARVEY GROUP - Phone: 715-571-0027
Sale Type Arms Length Sale
Concession Amount \$0.00

Contract Date 9/10/2019
Sold Price \$191,120
Selling Office 1 RE/MAX EXCEL - Main: 715-849-5544
Sale Concessions N
Buyer Name Stankowski

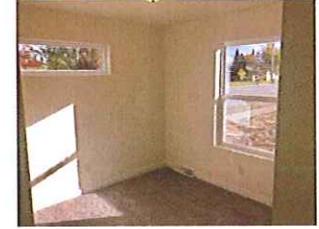
REMARKS

Remarks Affordable New Construction, Single Family Home!

ADDITIONAL REMARKS

Additional Remarks Urban living at its best! Single family homes coming to Wausau on Sherman Street! This proposed new construction 3 bedroom, 2 full bath, ranch/craftsman boasting all the features of an executive home in 1,212 sqft shell. Spacious mud room and main floor laundry, large master walk-in closet, unfinished large basement and fenced in large yard are a few of the standard features. An appealing front porch enhances the exterior of this single story house plan. Inside, guests are welcomed by an open great room/ kitchen / dining concept. The L-shaped kitchen and island adjoin the dining area, which opens onto a rear patio great for entertaining. A generously sized master suite is tucked away for privacy behind the kitchen. The well-appointed master bath includes a frosted glass walk-in corner shower, oversized vanity and privacy window. Two additional bedrooms occupy this main level house plan, This 1 story house plan also features a 2 car side load garage and large 2 card paved driveway. Close to downtown, Marshfield Clinic, hotels and the highly popular Great Dane!

ADDITIONAL PICTURES



DISCLAIMER

Information contained herein must be verified by user/buyer. Copyright (c) 2003-2015 Central Wisconsin Multiple Listing Service, Inc. All rights reserved.

Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)



902 S 21st Ave Wausau Wi 54401

Sold - \$176,900 - 2/14/2020

Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)

ALL FIELDS DETAIL



MLS #	21813603	Style	1 Story
Class	Residential	Bedrooms	3
Type	Single Family	# Full Baths	2
Asking Price	\$172,900	# Half Baths	0
Address	902 21ST AVENUE	Garage Capacity	2
Address 2	NEW CONSTRUCTION	Basement	No
City	Wausau	Age	1-5 Yrs
State	WI	Sewer/Water	Pb Sewer/Pb Water
Zip	54401	Ab Ground Finished Sq Ft	1001-1250
Municipality	Wausau, City of	Total Finished SQFT Range	1001-1250
Status	Sold	Waterfront	No
Sale/Rent	For Sale		
Area	Wausau		



GENERAL

Listing Date	10/14/2019	Agent	JIM JAWORSKI - Phone: 715-571-1156
Listing Office 1	CENTRAL WI REAL ESTATE - OFFICE: 715-842-3948	Acreeage	0.12
Year Built	2019	Age	1
Total Finished Sq Ft	1248	Above Grade Fin Sq Ft	1248
Below Grade Fin Sq Ft	0	Main	1248
BelowGrade UNFINISHED Sq Ft	0	County	Marathon County
Tax PIN #	291 2907 344 0140	FC	No
SS	No	Full Bath 1 Level	M
Full Bath 2 Level	M	Half Bath Level	N
Half Bath 2 Level	N	Living Rm Size	17x15
Living Rm Level	m	Bedroom 1 Size	12x9
Bedroom 1 Level	m	Bedroom 2 Size	11x9
Bedroom 2 Level	m	Kitchen Size	12x8
Kitchen Level	m	Bedroom 3 Size	12x13
Bedroom 3 Level	m	Dining Rm Size	12x9
Dining Rm Level	m	Directions	Sherman St East from I 39 to 21st Ave on Rt.
Listing Is Primary In	Central	Associated Document Count	1
BA % or \$?	%	BA: %/\$	2.400000
SA: % or \$?	%	SA: %/\$	2.400000
EXA: Y/N	N	EXC: Y/N	N
VAR: Y/N	N	Limited Service	No
Occupied By	Vacant	Expiration Date	10/1/2020
Update Date	2/17/2020	Status Date	2/17/2020
Off Market Date	2/14/2020	HotSheet Date	2/17/2020
Price Date	2/17/2020	Input Date	10/14/2019 11:04 AM
IDX Include	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Electronic Consent	Yes
# Fireplaces	0	FSBO (Seller Customer)	No
Originating MLS	WIREX_CWBR	Cumulative DOM	123
Cumulative DOMLS	123	Listing Visibility Type	MLS Listing
Geocode Quality	Exact Match	Picture Count	31
Days On Market	123	Sold Price Per SQFT	\$141.75
Agent to Agent Remarks	Please contact Jim Jaworski for more information. 715 571-1156	Input Date	10/14/2019 11:04 AM
Update Date	2/17/2020 8:46 AM	WIREX Original MLS #	0

FEATURES

EXTERIOR Vinyl	EXT. FEATURES Patio Porch	WATER HEATER Natural Gas	BARRIER-FREE Open Floor Plan Ramped/Level Entrance Ramped/Level from Garage First Floor Bedroom First Floor Full Bath Level Drive Level Lot Partial Wheelchair Access
ROOF Shingle	APPLIANCES Dishwasher Microwave	FLOORING TYPE Carpet Vinyl	SEWER/SEPTIC
INTERIOR Ceiling Fan(s) Smoke Detector Master Bath Walk-in Closet(s) High Speed Internet	BASEMENT None GARAGE TYPE Attached	UTILITY/LAUNDRY Main Level Utility Main Level Laundry FIREPLACE No	

Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)

FEATURES

HEAT TYPE Forced Air	STYLE Ranch	City
FUEL TYPE Natural Gas	DRIVEWAY Blacktop/Asphalt	ZONING Residential
		TOTAL SQ FT SOURCE Blueprint
		WAUSAU AREA SCH DIST Wausau West

FINANCIAL

Original Price \$179,900	Covenant N
Addendum Pictures presented are not actual. These pictures were taken of the property just constructed adjacent to this home and represent the general type and quality of materials used. This property is under construction and will be completed by December 15 2019. Listing agent is the owner of this property.	

SOLD STATUS

How Sold VA	Contract Date 1/20/2020
Final Closing Date 2/14/2020	Sold Price \$176,900
Selling Agent 1 JIM JAWORSKI - Phone: 715-571-1156	Selling Office 1 CENTRAL WI REAL ESTATE - OFFICE: 715-842-3948
Sale Type Arms Length Sale	Sale Concessions N
Concession Amount \$0.00	Buyer Name Reimers

REMARKS

Remarks Affordable new construction. Take a look at this stylish, low maintenance newly constructed home.

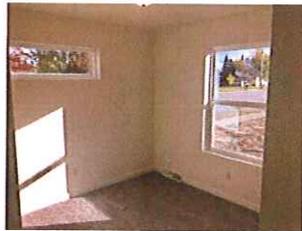
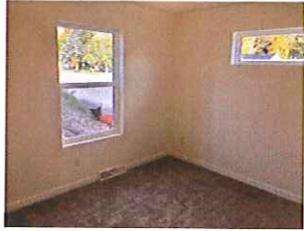
ADDITIONAL REMARKS

Additional Remarks This 3 bedroom, 2 full bath home features 1248 square feet of finished living space. Large open concept family room/kitchen with patio door leading to a nice 12x12 concrete patio. The large master bedroom features a nice walk in closet and large master bath. The attached 2 car garage features a zero elevation, level entrance into the home allowing for easy "stepless" access and is wheelchair accessible. If you are looking for convenient, maintenance free, single level living at a very affordable price you need to see this home.

ADDITIONAL PICTURES



Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)



DISCLAIMER

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Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)



2003 Sherman St Wausau Wi 54401

Sold – 7/3/2020 - \$191,000

ALL FIELDS DETAIL



MLS #	22003490	Style	1 Story
Class	Residential	Bedrooms	3
Type	Single Family	# Full Baths	2
Asking Price	\$191,000	# Half Baths	0
Address	2003 SHERMAN STREET	Garage Capacity	2
City	Wausau	Basement	Yes
State	WI	Age	New
Zip	54401	Sewer/Water	Pb Sewer/Pb Water
Municipality	Wausau, City of	Ab Ground Finished Sq Ft	1001-1250
Status	Sold	Total Finished SQFT Range	1001-1250
Sale/Rent	For Sale	Waterfront	No
Area	Wausau		



GENERAL

Listing Date	5/28/2020	Agent	JIM JAWORSKI - Phone: 715-571-1156
Listing Office 1	CENTRAL WI REAL ESTATE - OFFICE: 715-842-3948	Acreeage	0.15
Lot Size	64x102	Year Built	2020
Age	0	Total Finished Sq Ft	1248
Above Grade Fin Sq Ft	1248	Below Grade Fin Sq Ft	0
Main	1248	BelowGrade UNFINISHED Sqf	1248
County	Marathon County	Tax PIN #	291-2907-344-0337
FC	No	SS	No
Full Bath 1 Level	M	Full Bath 2 Level	M
Half Bath Level	N	Half Bath 2 Level	N
Living Rm Size	13x14	Living Rm Level	m
Bedroom 1 Size	12x11	Bedroom 1 Level	m
Dinette Area Size	11x7	Bedroom 2 Size	12x9
Bedroom 2 Level	m	Kitchen Size	11x13
Kitchen Level	m	Bedroom 3 Size	12x9
Bedroom 3 Level	m	Other Rm 2 Desc	Mud
Other Rm 2 Size	6x7	Other Rm 2 Lvl	m
Directions	Sherman Street to property	Listing Is Primary In	Central
Associated Document Count	0	BA % or \$?	%
BA: %/\$	2.400000	SA: % or \$?	%
SA: %/\$	2.400000	EXA: Y/N	N
EXC: Y/N	N	VAR: Y/N	N
Limited Service	No	Expiration Date	7/3/2020
Update Date	8/19/2020	Status Date	7/6/2020
Off Market Date	7/3/2020	HotSheet Date	7/6/2020
Price Date	7/6/2020	Input Date	7/6/2020 10:39 AM
IDX Include	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Electronic Consent	Yes
# Fireplaces	0	FSBO (Seller Customer)	No
Originating MLS	WIREX_CWBR	Cumulative DOM	36
Cumulative DOMLS	0	Listing Visibility Type	MLS Listing
Geocode Quality	Manually Placed Pin	Picture Count	8
Days On Market	36	Sold Price Per SQFT	\$153.04
Agent to Agent Remarks	Please call Jim for more details. 715 571 -1156. This was under construction with a completion date of June 30, 2020.	Showing Time Instructions	Under construction. Please call Jim if you client would like to speak directly with the builder or would like to look at the construction site.
Input Date	7/6/2020 10:39 AM	Update Date	8/19/2020 9:12 AM
WIREX Original MLS #	0		

Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)

FEATURES

EXTERIOR	BASEMENT	COOLING	BARRIER-FREE
Vinyl	Full	None	Open Floor Plan
ROOF	Unfinished	FLOORING TYPE	First Floor Bedroom
Shingle	Poured	Carpet	First Floor Full Bath
INTERIOR	GARAGE TYPE	Vinyl	Level Drive
Ceiling Fan(s)	Attached	Laminate	Level Lot
Master Bath	HEAT TYPE	UTILITY/LAUNDRY	SEWER/SEPTIC
Walk-in Closet(s)	Forced Air	Lower Level Utility	City

FEATURES

High Speed Internet

FUEL TYPE

Natural Gas

Main Level Laundry

ZONING

Residential

EXT. FEATURES

Porch

WATER HEATER

Electric

FIREPLACE

No

TOTAL SQ FT SOURCE

Blueprint

APPLIANCES

Refrigerator

Range

Dishwasher

STYLE

Ranch

DRIVEWAY

Blacktop/Asphalt

WAUSAU AREA SCH DIST

Wausau West

LOCATION

Corner Lot

Near Public Transit

FINANCIAL

Original Price \$191,000

Covenant N

Addendum This property is broker owned.

SOLD STATUS

How Sold Conventional

Contract Date 5/28/2020

Final Closing Date 7/3/2020

Sold Price \$191,000

Selling Agent 1 AUSTIN SOLOMON - Phone: 715-212-4693

Selling Office 1 COLDWELL BANKER ACTION - Main: 715-359-05

Sale Type Arms Length Sale

Sale Concessions N

Concession Amount \$0.00

Buyer Name Dahl

REMARKS

Remarks Affordable New Construction, Single Family Home!

ADDITIONAL PICTURES



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Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)



903 S 21st Ave Wausau Wi 54401 - Under Contract

\$189,900 – Closing September 30, 2020

ALL FIELDS DETAIL



MLS #	22001390	Style	1 Story
Class	Residential	Bedrooms	3
Type	Single Family	# Full Baths	2
Asking Price	\$189,000	# Half Baths	0
Address	903 S 21ST AVENUE	Garage Capacity	2
City	Wausau	Basement	Yes
State	WI	Age	New
Zip	54401	Sewer/Water	Pb Sewer/Pb Water
Municipality	Wausau, City of	Ab Ground Finished Sq Ft	1001-1250
Status	Active	Total Finished SQFT Range	1001-1250
Sale/Rent	For Sale	Waterfront	No
Area	Wausau		



GENERAL

Listing Date	3/30/2020	Agent	JIM JAWORSKI - Phone: 715-571-1156
Listing Office 1	CENTRAL WI REAL ESTATE - OFFICE: 715-842-3948	Acres	0.15
Lot Size	64x102	Year Built	2020
Age	0	Total Finished Sq Ft	1248
Above Grade Fin Sq Ft	1248	Below Grade Fin Sq Ft	0
Main	1248	BelowGrade UNFINISHED Sqft	1248
County	Marathon County	Tax PIN #	29129073440336
FC	No	SS	No
Full Bath 1 Level	M	Full Bath 2 Level	M
Half Bath Level	N	Half Bath 2 Level	N
Living Rm Size	13x14	Living Rm Level	m
Bedroom 1 Size	12x11	Bedroom 1 Level	m
Dinette Area Size	11x7	Bedroom 2 Size	12x9
Bedroom 2 Level	m	Kitchen Size	11x13
Kitchen Level	m	Bedroom 3 Size	12x9
Bedroom 3 Level	m	Other Rm 2 Desc	Mud
Other Rm 2 Size	6x7	Other Rm 2 Lvl	m
Directions	Sherman Street to property	Listing Is Primary In	Central
Associated Document Count	0	BA % or \$?	%
BA: %/\$	2.400000	SA: % or \$?	%
SA: %/\$	2.400000	EXA: Y/N	N
EXC: Y/N	N	VAR: Y/N	N
Limited Service	No	Expiration Date	9/30/2020
Update Date	7/27/2020	Status Date	7/27/2020
HotSheet Date	7/27/2020	Price Date	3/30/2020
Input Date	3/30/2020 7:38 AM	IDX Include	Yes
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Electronic Consent	Yes	# Fireplaces	0
Originating MLS	WIREX_CWBR	Cumulative DOM	142
Cumulative DOMLS	142	Listing Visibility Type	MLS Listing
Geocode Quality	Manually Placed Pin	Picture Count	24
Days On Market	142	Agent to Agent Remarks	Please call Jim for more details. 715 571 -1156. This is under construction with a completion date of approximately June 30 2020.

Showing Time Instructions	Under construction. Please call Jim if your client would like to speak directly with the builder or would like to look at the construction site.	Input Date	3/30/2020 7:38 AM
Update Date	7/27/2020 9:29 AM	WIREX Original MLS #	0

FEATURES

EXTERIOR Vinyl	BASEMENT Full	COOLING None	BARRIER-FREE Open Floor Plan
ROOF Shingle	Unfinished	FLOORING TYPE Carpet	First Floor Bedroom
INTERIOR Ceiling Fan(s)	GARAGE TYPE Attached	Vinyl	First Floor Full Bath
Master Bath	HEAT TYPE	Laminate	Level Drive
		UTILITY/LAUNDRY	Level Lot
			SEWER/SEPTIC

Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)

FEATURES

Walk-in Closet(s)
High Speed Internet

Forced Air
FUEL TYPE

Lower Level Utility
Main Level Laundry

City
ZONING

Natural Gas

FIREPLACE

Residential

EXT. FEATURES

Porch

WATER HEATER

No

TOTAL SQ FT SOURCE

APPLIANCES

Refrigerator
Range
Dishwasher

Electric

STYLE

Ranch

Blueprint

WAUSAU AREA SCH DIST

Wausau West

DRIVEWAY

Blacktop/Asphalt

LOCATION

Corner Lot

Near Public Transit

FINANCIAL

Original Price \$189,000

Covenant N

Addendum This property is broker owned.

REMARKS

Remarks HOME COMPLETE! Affordable New Construction, Single Family Home! Completely Finished, and MOVE IN READY!

ADDITIONAL REMARKS

Additional Remarks Urban living at its best! Single family homes coming to Wausau on Sherman Street! This under construction 3 bedroom, 2 full bath, ranch/craftsman boasting all the features of an executive home in 1,248 sqft shell. Spacious mud room and main floor laundry, large master walk-in closet, unfinished large basement and fenced in large yard are a few of the standard features. An appealing front porch enhances the exterior of this single story house plan. Inside, guests are welcomed by an open great room/ kitchen / dining concept. The L-shaped kitchen and island adjoin the dining area, which opens onto a rear patio great for entertaining. The large unfinished basement is roughed in, plumbed for an additional full bath and ready to expand with your growing family. A generously sized master suite is tucked away for privacy behind the kitchen. The well-appointed master bath includes plenty of storage and a walk in shower. Two additional bedrooms occupy this main level house plan, This 1 story house plan also features a 2 car garage and large 2 card paved driveway. Close to downtown, Aspirus, hotels, Granite Peak and the highly popular Great Dane!

ADDITIONAL PICTURES



Attachment: TID11 - Housing Proposal-JJ Premier (5264 : TID 11 Housing - JJ)



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City of Merrill - TID No. 7

1101 N. Mill St.

Fremarq Innovations, Inc. - Employee Count

Date	# of Employees	
08/16/19	51	Letter certifying
09/12/19	42	IRS Form 941*
12/12/19	54	IRS Form 941*
03/12/20	29	IRS Form 941*
06/12/20	41	IRS Form 941*
09/12/20		
12/12/20		
03/12/21		
06/12/21		
09/12/21		
12/12/21		

*Finance Director Kathy Unertl review of Non-Public information

Attachment: TID7 - Fremarq Count-2020-06 (5265 : TID 7 - FreMarq)