

Merrill's Blight Elimination Initiative

During Mayor Bill Bialecki's first term the City of Merrill initiated a blight elimination program that has continued throughout his second term in office. Blighted property, be it residential, commercial, or industrial, does nothing for a community other than diminish surrounding property values and make it a less desirable place to live.

Blighted property structures must be renovated and maintained or they must be removed. The majority of blighted structures that have been demolished by the City, or ordered demolished, have been tax delinquent, meaning that they have been three or more years delinquent in their property taxes. When you remove a blighted tax delinquent property you are not decreasing the tax base but rather protecting the tax base around that property. Some of the structures demolished have been as many as 9 years tax delinquent.

The City needs everyone's support to keep Merrill a desirable place to live, work, and raise a family. City government cannot take tax delinquent properties, only the County has the statutory authority to take property for delinquent taxes.

What is blighted property?

Per Wisconsin Statute 66.1333(2m)(bm): “Blighted property” means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals, or welfare.....

or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration or structures or of site improvements, or otherwise substantially impairs or arrests the sound growth of a community.

We have a Choice!
What kind of properties does Merrill want?





This is how a community wants to have property maintained.

Well maintained property does not lower the value of surrounding property.





It is this kind of property that adversely impacts Merrill's property values.

This kind of property does not provide a safe and healthy environment for renters, owners, or surrounding residents.





Property does not
have to be old to not be
maintained.



This is a blighted property in Merrill, it needs a lot of work.



Another view of the previous property.



What's wrong with this Merrill property?



Another blighted Merrill property.



Another view of the previous property?
There is a problem with siding, paint, door framing, and junk.

If the exterior is maintained like this what does the interior look like?
How do you keep water out of the interior of this rental property with no fascia?



You cannot always tell the condition of a property by the exterior as evidenced by this Merrill home.



Upon entering we see the rear entryway ceiling collapsing.



A Second Floor Bedroom Ceiling Collapsing.



Another Second Floor Bedroom With Collapsing Ceiling.



First Floor Bathroom With Ceiling Collapsing Over Bathtub.



Exterior of Another Demolished Tax Delinquent House



Upon entering we find Black Mold on the Shower Ceiling



Black Mold on Wall & Dry Rot in Ceiling Boards



Rotted Roofing Boards are in Evidence Here.



Close-up of Rotted Roofing Boards and Joists.



This is not a property that can be saved.

Would You Prepare Your Food in this Kitchen?





Plumbing Issues Found in Merrill Properties.





Basement Issues

- Water leakage
- Mold
- Plumbing
- Electrical

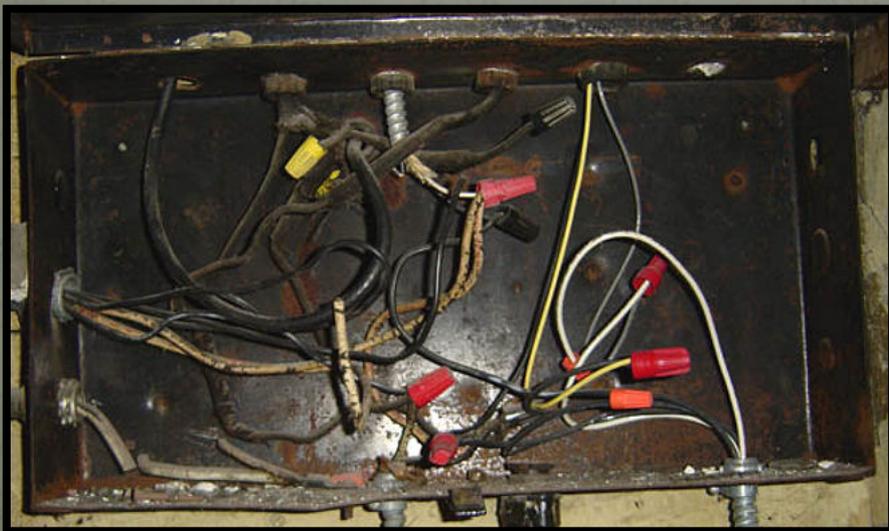
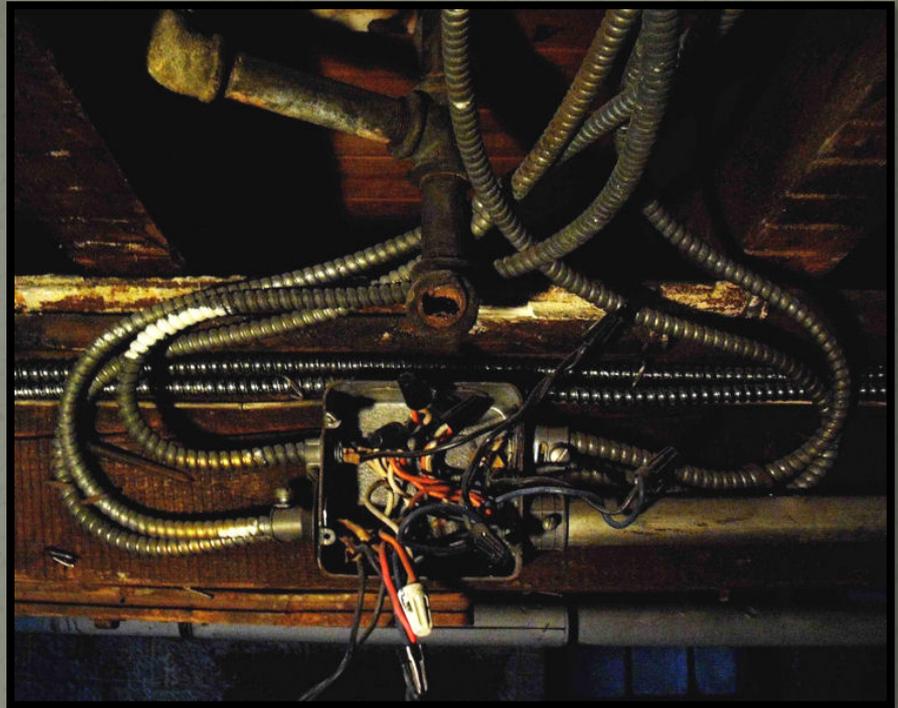




Bathroom Issues

- Sanitation
- Mold
- Lack of Maintenance





Electrical Code Violations

Health & Safety Issues





Occupied homes with broken windows



Roof collapsing and junk in plain view.
How would you feel if this faced your property?



This blighted building was demolished in 2014, along with others on the site.



Another blighted building demolished in 2014, along with others on the site.



A blighted building demolished in 2015.



This blighted building was demolished in 2016, after the business closed in 1975



The City Issued Maintenance Orders for Unsafe Steps and Landing



The City Issued Maintenance Orders for
Boarded Broken Window and Window Frame Needing Paint.



The City Issued Maintenance Orders for Rotted Fascia, Bad Roof & Missing Garage Door Panels.



Maintenance Orders Were Issued, the
Garage Needed to be Scraped and Painted.



Maintenance Orders are Needed on this Property for Garage Siding and Roof Needing Repair, also for Garbage Issue.



Maintenance Orders Were Issued for this
Obvious Garbage Issue.



Maintenance Orders Were Issued for this Obvious Garbage Issue, as well as Garage Fascia Missing.



Another View of the Same Property.



Maintenance Orders Were Issued for Obvious Garbage Issues.



This Merrill property is so bad that even the dog doesn't like it.





We cannot afford to let our community become this.





Which Merrill property would you want as a neighbor?

