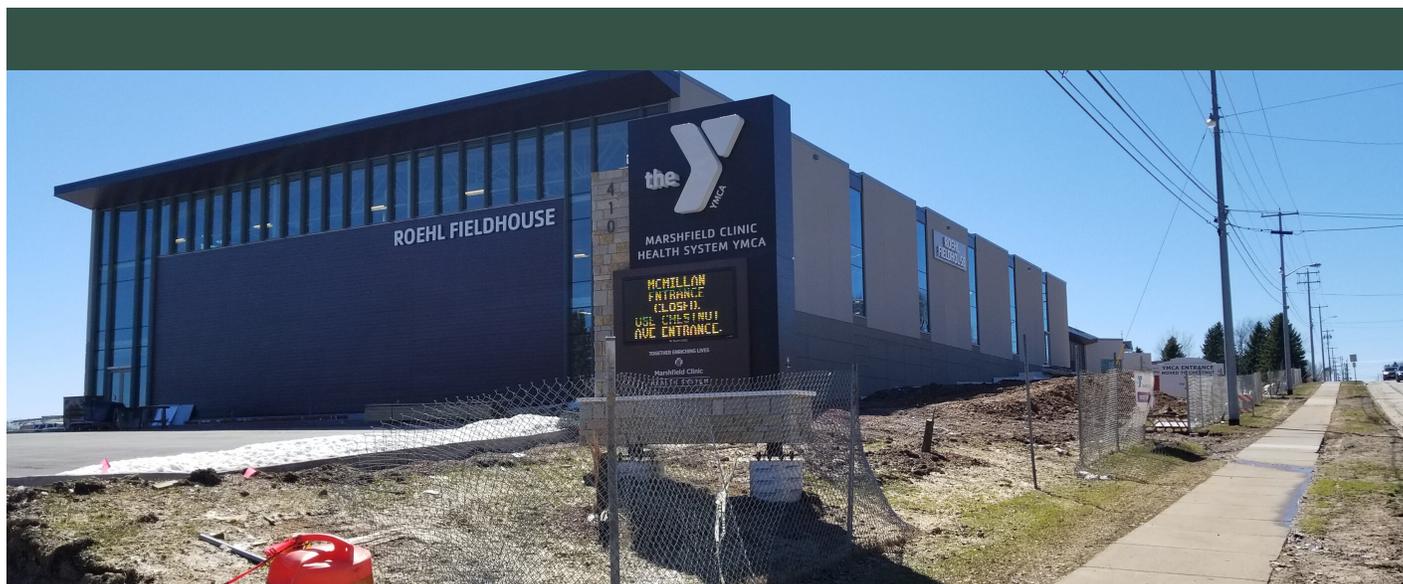




MARSHFIELD

► The City in the Center ◀

COMMUNITY PROFILE



Why Choose Marshfield?

Marshfield is centrally located in Wisconsin which contributes to a short distance to multiple large metro markets in Wisconsin and Minnesota. Marshfield is known for having an affordable cost of living, low crime rates, highly ranked schools, and an overall strong sense of community.

The cities of Marshfield & Wisconsin Rapids of Wood County were ranked 14th in America, 3rd in the Midwest and 1st in Wisconsin as best cities to live in. Marshfield is also ranked as the 8th best "Dream City" in America. Marshfield offers our citizens and visitors a safe, clean community with abundant parks, numerous attractions, and a world-class health care facility.

Largest Employers

- Marshfield Health Clinic System • 6,042
- Masonite • 500
- Roehl Transport, Inc. • 425
- Prevention Genetics • 203
- Felker Bros. Corp. • 189
- H&S Manufacturing., Inc. • 175

Source: 2019 Marshfield Economic Profile

Demographics

- Population • 19,316
- Median Age • 41 yrs old
- Median Household Income • \$50,419
- Average House Sale Price • \$158,599
- Median Gross Rent • \$668

Source: Wisconsin DOA & American Community Survey 2018

2019 Development Review:

Non-Residential Development Projects

11 new non-residential buildings were approved. These new developments have an estimated value of \$8,510,445

4 new non-residential additions were built with an estimated value of over \$2.65 million.

There were also 81 permits given for non-residential repairs, alterations, and remodels with an estimated value of over \$10.7 million.

Residential Development

14 single-family residential and 6 two-family residential building permits were approved in 2019.

The estimated value on these 24 projects is over \$4.75 million.

There were 5 multi-family buildings (68 units total) that received building permits in 2019.

Total Acres Approved for Development in 2019

Single-Family Residential- 12.61 acres

Two-Family Residential - 2.37 acres

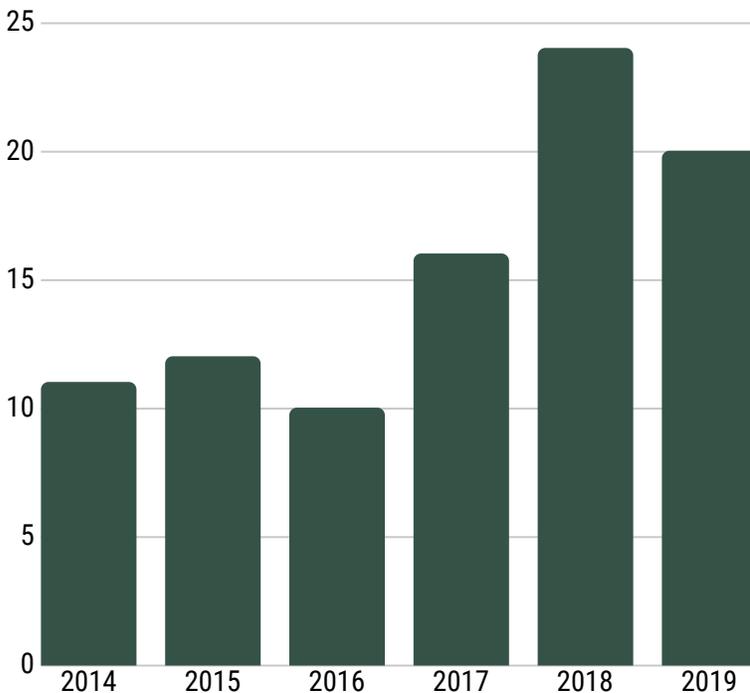
Vacant Developable Land

	Acres
Platted Developable Lots Zoned Single-Family	55.26
Platted Developable Lots Zoned Two-Family	11.03
Mixed-Use- Full Access	138.09
Mixed-Use- Some Access	23.56
Mixed-Use - No Access	9.82
Industrial- Full Access	134.45
Industrial- Some Access	67.3
Industrial- No Access	66.6

Existing Land Use

	Acres
Residential: 32.14%	2,423.03
Commercial: 7.34%	553.66
Industrial: 11.61%	875.14
Institutional: 22.63%	1,706.10
Parks & Open Space: 8.56%	645.46
Agriculture: 8.76%	660.17
Vacant: 8.95%	674.42
Total	7,537.98

New One & Two Family Homes Built



Note: Full access refers to properties that have street, sewer, and water access.



Multi-Family Residential Projects in Recent Years

Swiderski Apartments- 11 apartment buildings are currently under construction on 13 acres of property to the north of the Garden Ridge Apartments on North Hume Avenue and to the east of Walmart. There will be 56 1- bedroom units, 72 2-bedroom units, and 32 3-bedroom units.

North Hume Estates- 9 apartment buildings are currently under construction to the east of the High School's tennis court complex. All units will be 2-bedroom, 2 bath units.

Heritage Estates (Phase 2)- 3 apartment buildings have been constructed on the existing Heritage Estates site. Each unit has 2-bedroom, 2 bath units.

Projects Completed in Recent Years

Wenzel Family Plaza- The 52,632 square foot plaza opened in the summer of 2018 along 2nd Street and Chestnut. The plaza will provide outdoor dining and seating areas, a performance stage, and green space in the downtown area.

Marshfield YMCA- The YMCA completed a 74,000 square foot addition in the spring of 2019. This addition included a multi-sport fieldhouse, strength and cardio gyms, and educational classrooms.

Packaging Corporation of America (PCA)- This 272,500 square foot building began construction in 2017 and was completed in the early months of 2019. This facility is located on a 28.5 acre lot in the Yellowstone Industrial Park. The company is expected to have approximately 100 employees working at this facility.

Business Expansions in Marshfield- Quality Tank Solutions has quickly expanded their operations in Marshfield. The first building was constructed in 2017, an addition to the building was constructed in 2018, and the company has started construction on a new 60,000 square foot manufacturing facility in 2019.

Custom Fabricating & Repair, Inc. has experienced two expansions in the past few years on their manufacturing campus.

Marshfield High School Athletic Complex- The brand new state-of-the-art athletic facility has a seating capacity of 4,000 and will host the high school's football, soccer, and track teams.

