



CITY OF MARSHFIELD
MEETING NOTICE

AGENDA
MEETING OF THE DOWNTOWN MARSHFIELD
BUSINESS IMPROVEMENT DISTRICT BOARD
8:00 A.M.
WEDNESDAY, AUGUST 19, 2015
Room 108, City Hall Plaza

1. Call to Order
2. Approval of July 15, 2015 minutes
3. Citizens comments
4. Discussion/approval of the 2016 BID Operating Plan
5. Approval of Resolution 2015-39 (BID assessment)
6. Next meeting date – October 21, 2015
7. Items for future agendas
8. Adjournment

NOTICE

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Deb M. Hall, City Clerk at 630 South Central Avenue or by calling (715) 384-3636.

Business Improvement District Board
Minutes of the July 15, 2015 Meeting

Meeting called to order by Al Nystrom, Chairman, at 8:00 a.m. in Room 108 of City Hall Plaza.

Members present: Scott Koran, Dewey Schutz, Carol Knauf, and Al Nystrom

Members Absent: Pete Hendler and Pat Schreiner

Others Present: Steve Barg, Tony Abney, Angie Eloranta, Jason Angell, and Amy Krogman

BID15-05 Motion by Koran, second by Knauf to approve the minutes of the April 15, 2015 meeting.

Motion carried

There were no citizen's comments

BID14-06 Motion by Knauf, second by Koran to approve the financial statements as presented.

Motion carried

Eloranta updated the committee on the following:

- Business Visits:
 - ✓ There is interest in the Façade program, Main Street is talking to the Economic Development Board about starting program again. This time the program would include back alleys.
 - ✓ The construction on 3rd St. is impacting some businesses.
 - ✓ Pedestrian crossing continues to be an issue in the downtown. It was suggested to have the same traffic single as Peach and Becker, by the High School. Starts flashing when someone pushes the button. Another suggestion was enforcement from the Police Department when someone doesn't stop for a pedestrian.
 - ✓ Parking permits. There are month passes or 12 month passes, but nothing in place for 6 month parking pass. Steve Barg is going to look into this problem and see if there can be a reduced rate for a 6 month pass.

- Upcoming Events:
 - ✓ 3rd Tuesdays went over very well. Lots of good responses. More business signed up for the July Tuesday.
 - ✓ Hot Time in the City and Hub City Days will be held at the end of the month
 - ✓ Block Party was held in June. Attendance was up this year.
 - ✓ Main Street Marshfield is hosting the State Award in April 2016.

- New Businesses
 - ✓ Off the Mat
 - ✓ Back Porch is now Back Porch Living
 - ✓ Railroad Antiques is still closing. The Howards are working on getting someone in there
 - ✓ Granny's Attic closed
 - ✓ Center City Vapors expanded

- Changes in Board of Directors or Staff

- ✓ Main Street has two interns working 15 hours a week. They have been a huge help. One wants to stay on and do another internship. One is working with businesses and social media pages. She has worked with 8 businesses.
- ✓ Trina Ignatowski has resigned from the Board of Directors. She has been replaced by Erin Howard

Board discussed raising the BID assessment by the inflationary adjustments. This will be discussed at a later date.

Committee discussed the 2016 BID operating plan. Some suggestions were made and Eloranta will bring this to the next meeting for approval.

Angell updated the committee on the following:

- ✓ Maple Ave. is moving forward. There have been some issues with the weather, but still on track.
- ✓ Bids for the Library and Community Center were high. Project is being resized. Grounding will be held on Friday, January 31st.
- ✓ Paul Rogers's project has been moving along nicely. 2nd part of that project is the back brick building. EDB agreed to support that project with \$45,000 funding
- ✓ EDB wants to revisit the façade program. Funding is included in the 2016 budget request.
- ✓ This is a local developer who wants to put the building up on the 200 block. Business owners like the open space.
- ✓ Property owners are not in favor of the proposed 2nd Street project. Community has mixed support. Council passed 5 to 4. In order to fund project we need 7 votes.

Next meeting date will be August 19th at 8:00 a.m.

Motion by Carol, 2nd Dewey to adjourn at 9:02

Respectfully submitted,

Amy Krogman
Administrative Assistant III

**BUSINESS IMPROVEMENT DISTRICT
DOWNTOWN MARSHFIELD, WISCONSIN
2016 PRELIMINARY OPERATING PLAN**

**Operating Plan for the Calendar Year 2016
Business Improvement District
of the City of Marshfield, Wisconsin**

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I. INTRODUCTION

In order to maintain the vitality of Downtown Marshfield, downtown property owners in 1990 proposed the creation of a Business Improvement District (BID). The creation of the BID enables the downtown business community to organize and implement improvement plans and promotional activities through the Main Street organization that will benefit the central commercial district and ultimately the entire Marshfield community.

The BID is an essential entity to the Central Business District of Marshfield. The BID has maintained its initial premise to promote the downtown, as well as proactively supports revitalization efforts. Through the BID, property owners assess themselves to pay for improvements and activities that will enhance and improve the downtown and to bring customers to the area.

The downtown continues to change as the mix of residential, commercial and professional customers fill the district. The BID welcomes these changes as opportunities to continue economic development in our central city.

II. BID LAW

On April 6, 1984, the State of Wisconsin passed law (Act 184), which allows for the creation of Business Improvement Districts. The law authorizes cities, villages, and towns to create one or more business improvement districts to allow businesses within those districts to develop, manage, maintain, and promote their districts and to establish an assessment method to fund these activities. A BID must be a geographic area within a municipality consisting of contiguous parcels that are subject to real estate taxes.

The formation of a Business Improvement District allows downtown business people, property owners, merchants, City officials and others to work together to determine what needs to be done to upgrade and strengthen the downtown and to pay the cost of those efforts, in whole or in part. It is a way for downtown stakeholders to decide what they want and to finance it.

A BID is the best available method for business people to organize, coordinate marketing and promotion efforts, provide management and maintenance programs, and encourage business development. It affords property owners and business people a viable role in directing those affairs within the district. It also ensures that all beneficiaries of District programs participate in the funding of the programs.

III. OPERATING PLAN

A. Plan Objectives

The objective of the Main Street Marshfield is to further promote the development, redevelopment, operation and promotion of the BID for the economic benefit of all businesses and property owners within the BID. Main Street Marshfield's will continue

efforts to maintain and develop new initiatives in line with the 4 Point Approach, effectively supporting our overall mission.

Our Mission is to enhance our community identity and heritage, to foster a center of activity and to ensure economic stability for the heart of Marshfield through concentrated efforts of organization, promotion, design and economic restructuring.

Main Street will utilize work plans as a way to track and accomplish the projects that directly affect the development and promotion the BID.

B. Proposed Activities

With the funding from the BID, the Main Street Program is planning the following projects for 2016. Some of the projects involve collaborative efforts with the City of Marshfield, Convention and Visitors Bureau, and MACCI. A lot of the projects are in line with the Downtown Master Plan and are either ongoing or year specific.

Organization

Our goal is to establish a strong program which encourages participation from a wide cross-section of the community by implementing and funding downtown revitalization, drafting an annual work plan, raising money, recruiting and managing volunteers, updating marketing campaigns and assessing grant options for promoting business growth.

Objectives:

- To ensure the continuation of the Main Street Marshfield program through reliable funding.
- Tell the Main Street Story to all investors and public at large
- Recruit, Develop, and Engage Board and Committee Members
- Guide the Organization in Annual Work Plans and Strategic Planning Processes

1st Quarter:

- Solicit event sponsorships to help with the funding of our special events
- Pursue National Main Street Accreditation

2nd Quarter:

- Conduct an annual evaluation of the Main Street Marshfield Executive Director
- Encourage State Meeting and Award Banquet Attendance
- Jointly implement special fundraising events with Promotion Committee; Hot Time in the City, Hub City Hoops, Spring/Summer Block Party

3rd Quarter:

- Develop an annual report to publicize Main Street's accomplishments for the year
- Develop a program for recognition of businesses and special happenings.
- Recruit, orient, and train new board/committee members
- Organize and Implement the Annual Meeting and Annual Report

4th Quarter:

- Per the Downtown Masterplan: Develop a program of surveys to get stakeholder feedback.

- Develop a volunteer recruitment program and system to track and reward volunteers

Ongoing:

- Update, print, and distribute all newsletters, downtown directory, & service brochures
- Maintain website and database, monitor web use, and update functionally as needed
- Meet with City officials on a consistent basis to guarantee municipal support
- Regular informational presentations with community groups
- Write and distribute press releases regarding organizational and community successes
- Meet with BID Board members on a regular basis and prepare an annual Operating Plan

Promotion

Our goal is to market a unified, quality image of Marshfield's downtown business district as the center of activities, goods and services to retailers, shoppers, investors, and tourists

Objectives:

- Promote a positive image to current and potential downtown shoppers
- Develop a program of special events appealing to the local and regional trade area and out of town visitors
- Continue to assist in coordinating retail activities with other entities in the community that enhance and support our goals
- Develop Marketing Strategies for each event by solidifying a strong relationship with media, setting standards for each event, identifying target markets, and measuring the impact of events

1st Quarter:

- Continue to assist in coordinating retail activities with other entities in the community that enhance and support our goals.
 - Spring Fashion Show

2nd Quarter:

- Farmers Market
- State Wisconsin Main Street Awards
- Third Tuesdays

3rd Quarter:

- Hot Time in the City and Hub City Days
- Fall Fashion Show

4th Quarter:

- Downtown Trick or Treating
- Christmas Promotions: Annual Holiday Parade, Reindeer Day, Hot Chocolate 5K, Wagon and Buggy Rides Downtown
- Holiday Retail Event: Chocolate Walk and Small Business Saturday
- Per Downtown Master Plan: Evaluate existing events, and assess new activities that will draw people to the downtown, and Increase programming to bring more people downtown.

Ongoing:

- Tracking and Measuring economic impact of each event through various means of tracking
- Develop a marketing strategy and budget for general promotions
- Develop a marketing strategy and budget for each event

Economic Restructuring

Our goal is to strengthen the economic base of the downtown by foster entrepreneurship, helping develop property, identifying new business opportunities, and supporting existing businesses.

Objectives:

- Gather, Analyze And Publish Data On Current Market Conditions
- Continue to conduct a business retention & recruitment program.
- Establish a core retail area within the downtown
- Provide financial incentives and support for existing businesses

1st Quarter:

- Analyze available market survey information to determine: the downtown's current image as perceived by different consumer groups in our market area, and the reasons why they frequently do or do not patronize downtown
- Per the Downtown Master Plan: Implement a Back Alley Improvement Program to open up the back entrances of select businesses and encourage more public parking lot usage.
- Quarterly Visit to TBD

2nd Quarter:

- Per the Downtown Master Plan: Encourage new eating and drinking establishments to locate within the downtown and create the conditions that support a quality dining
- Quarterly Visit to TBD

3rd Quarter:

- Per the Downtown Master Plan: Work with businesses to improve their online presence
- Quarterly Visit to TBD

4th Quarter:

- Continue to inventory downtown's current business mix and track annually by category
- Quarterly Visit to TBD

Ongoing:

- Make at least Quarterly visits to surrounding communities to promote downtown Marshfield and recruit new business
- Host Quarterly Property Owner Meetings to stay up to date on vacancies, share recruitment strategies, and educate them on the importance of maintaining a critical mass of retail and closely related businesses
- Continue to do 1 to 2 quality retention visits per week with business owners downtown that requires forethought and reflection. Share information and concerns of both business and residential sectors in the Main Street district.
- Communicate regularly with businesses to determine any issues they may be having and resources we can offer and assist them with.

- Maintain property vacancy listings on website and TV display to initiate engagement with perspective business owners

Design

Our goal is to work in conjunction with City Planning & Economic Development Department, downtown partners and other entities to encourage improvement of the visual aspects of downtown, while maintaining its historic integrity, by using the basics of architectural style, façade rehabilitation, streetscape improvements and design incentives.

Objectives:

- Foster high quality building design including renovations, infill, and redevelopment.
- Invest in improvements to the physical appearance of downtown and walkability of the downtown
- Establish the district as a regional center for arts, culture, and entertainment
- Promote restoration and adaptive reuse of key historic buildings as opportunities arise

1st Quarter:

- Per the Downtown Master Plan: Update the design guidelines to reflect more current standards for building design and landscaping. Make available online.
- Per the Downtown Master Plan: Work with downtown businesses to identify options for backdoor access.

2nd Quarter:

- Continue with efforts to enhance the downtown with flower pot plantings, parking lot improvements, Veteran's Parkway and other special spaces as identified by "Flower Power" coordinators. Recruit more volunteers in 2016.
- Per the Downtown Master Plan: Implement Streetscape enhancements with an emphasis on adding landscaping, art installations, etc.

3rd Quarter:

- Update historic walking tour brochure.
- Per the Downtown Master Plan: Create an inventory of downtown buildings that are eligible for listing on the National Register of Historic Places

4th Quarter:

- Per the Downtown Master Plan: Consider installing bike lockers and decorative bike racks.

Ongoing:

- Continue to work with property owners and storeowners interested in building improvements.
- Work hand in hand with the ER Committee to explore/monitor development and redevelopment opportunities in the BID
- Continue ongoing programs that promote the arts and cultural activities within the downtown district
- Make the preservation and presentation of culture and history an important role for the downtown district, and for its connection to business development.

- Provide information and technical assistance to owners of targeted historic properties to assist them in planning and conducting restoration activities

Based on the resources, time and BID Board discretion, some of these programs may not be fully implemented. The BID Board acknowledges that the Main Street Program may conduct other activities similar to those above, to carry out the objectives identified above.

C. Expenditures and Financing Method

The operating budget for the District is \$66,000, which will be collected through the BID assessment. The BID expenditure represents the partial funding of the 2016 Main Street Program. The projected revenue and expenditures for the year 2016 of the Main Street Program are identified on Appendix D. The actual budget will be adjusted if the actual revenue received is less than projected. The adjustments could include revising or eliminating certain budget line items as determined by the BID Board of Directors. Any surplus at the end of the year will result in the monies being carried over for expenditures in subsequent years.

D. Organization of the BID Board

According to Section 66.1109(3), Wisconsin Statutes, a Downtown Business Improvement District Board has been appointed by the Mayor and confirmed by the Common Council. The board is required to have at least five members and that majority of the Board members shall either own or occupy real property in the BID.

The Board shall be structured and operate as follows:

1. Board Size – 7 members
2. Composition –
 - 0 Non-Occupant Owners
 - 6 Owners/Occupants
 - 1 Common Council representative

A roster of the 2015 BID Board members and Secretary of board is included as Appendix B.

3. Term – The distribution of non-occupant owners and owners/occupants may vary from time to time, as members are appointed to staggering three (3) year terms. The Common Council representative is appointed annually.

4. Open Meeting Law - As a City entity, the Board will conduct its affairs under the open meetings law and public record requirements. A City staff representative shall serve as the Secretary of the Board.

6. Record Keeping – Files and records of the Board's affairs shall be kept pursuant to the Wisconsin Public Records Law

7. Meetings - The BID Board will hold regular meetings on at least a quarterly basis, and they will expect Main Street leadership to be present at these meetings

8. A Main Street Executive Board Member will attend all BID Board meetings with the Executive Director.

IV. BID ASSESSMENT METHOD

The activities of the BID are funded by special assessment of properties and parcels within the BID area. Based on the funding details outlined in the Program Categories (totaling \$66,000), and the current assessed valuation for the BID area (estimated \$48,565,400), the anticipated 2015 BID assessment (funds collected in 2016) will be \$1.35 per \$1,000 valuation. This special assessment will be levied and collected by the City along with annual real estate taxes.

The assessment rate for 2015 is recommended by the BID Board of Directors and submitted for approval by the Common Council. The rate is dependent upon the BID budget and the value of the property within the BID area. The 2016 BID Program Budget is attached.

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

Under Wisconsin Statutes section 66.1109 (1)(f) 4, this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City.

City Role in District Operation

1. Maintain services to Main Street at their current levels
2. Provide funding for Economic Development based on the EDB's assessment and approval of Main Street's work plans
3. Handle the billing and collection of the BID assessment as provided herein
4. In collaboration with Main Street, implement a Downtown Master Plan that will effectively encourage more commerce in the City

VII. FUTURE YEAR OPERATING PLANS

A. Changes

Wisconsin Statutes Section 66.1109(3)(b) requires the Board and the City to annually consider and make changes to the Operating Plan and submit the Operating Plan to the Common Council for approval. A copy of the proposed Operating Plan will also be provided to the EDB for consideration in developing the City's annual economic development budget.

Appendice A

Main Street Marshfield, Inc. Slate of Officers & Directors 2015-2016

Officers

| Name | Position | Term Expires | Term on Board |
|---------------|--------------------------|--------------|-----------------|
| Lois TeStrake | President | 2016 | 6 th |
| C.W. Mitten | Vice President | 2017 | 2 nd |
| | Secretary | | |
| Josh Kilty | Treasurer | 2017 | 2 nd |
| Tom Henseler | Immediate Past President | 2016 | 5 th |

Directors

| Name | Term Expires | Term |
|--------------|--------------|-----------------|
| Nick Arnoldy | 2016 | 2 nd |
| Cindy Cole | 2015 | 2 nd |
| Scott Koran | 2016 | 2 nd |
| Mike Eberl | 2015 | 1 st |
| Ryan Baer | 2016 | 2 nd |
| Jenna Hanson | 2016 | 1 st |
| Kelly Korth | 2015 | 1 st |
| Tony Abney | 2016 | 1 st |
| Erin Howard | 2017 | 1 st |
| | | |

Ex-Officio Members

| Name | |
|--------------|-------------------------------|
| Chris Meyer | Mayor |
| Steve Barg | City Administrator |
| Jason Angell | Economic Development Director |
| Scott Larson | Executive Director/MACCI |
| Rich Reinart | Aldermen |

Terms begin October 1st of each year.

| Downtown Businesses or Properties | Non-Downtown Businesses |
|--|--------------------------------|
| Cindy Cole | Lois TeStrake |
| Erin Howard | Tom Henseler |
| Nick Arnoldy | Kelly Korth |
| CW Mitten | Ryan Baer |
| Scott Koran | |
| Josh Kilty | |
| Tony Abney | |
| Jenna Hanson | |
| Mike Eberl | |
| | |

In accordance of the Memorandum of Understanding, Main Street Marshfield will include at least one BID Board member on the Main Street Marshfield Board at all times and ensure that a majority of MSM Board members own or occupy property in the BID District.

APPENDIX B

MARSHFIELD BUSINESS IMPROVEMENT DISTRICT BOUNDARY DESCRIPTION

Located in parts of Section 7 and Section 8, Town 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, Bound by the following described line:

Beginning at the centerline intersection of Arnold Street and Walnut Avenue; then southeasterly to the centerline intersection of Arnold Street and Maple Avenue; then southwesterly to the intersection of the centerline of Maple Avenue and the southerly right-of-way extended to the centerline of Cedar Avenue; then southwesterly to the centerline intersection of Cedar Avenue and Second Street; then northwesterly to the centerline intersection with the alley between Maple Avenue and Cedar Avenue; then southwesterly along said alley centerline to the centerline intersection of Sixth Street; then southeasterly to the centerline intersection of Cedar Avenue; then southwesterly along the centerline of Cedar Avenue 232.4 feet; then southwest parallel with the former railroad right-of-way to the centerline extended of the alley between Central Avenue and Maple Avenue; then southwesterly along the said alley centerline to the centerline intersection with Ninth Street; then northwesterly and then southwesterly on the centerline of Ninth Street to the intersection with the centerline (extended from the north) of Spruce Avenue; then northwesterly along the centerline (extended from the north) of Spruce Avenue 230 feet to the north line of the former railroad right-of-way; then northeasterly along said north line 450 feet; then northwesterly parallel with Spruce Avenue 130 feet; then northeasterly parallel with former railroad right-of-way 75 feet; then northwesterly parallel with Spruce Avenue 210 feet to the center line of Park Street; then southwesterly along the centerline of Park Street to the west boundary line (extended) of Veteran's Memorial Park; then northwesterly along the west boundary of said park to the intersection with the centerline of Walnut Avenue; then northeasterly along the said centerline of Walnut Avenue to the centerline intersection with Arnold Street, and that being the point of beginning.



This is not a bid or contract. It is a map prepared by the City of Marshfield, Wisconsin, for informational purposes only. The City of Marshfield is not responsible for the accuracy of the information provided.

BID District
Marshfield, Wisconsin
3/28/2007

| | | | |
|--|-----------------------|--|-------------------|
| | BID District Boundary | | Proposed ROW |
| | Paved Linework | | Proposed Widening |
| | Open ROW | | Vacated ROW |
| | Unopened ROW | | |

APPENDIX C

Downtown Marshfield Business Improvement District Board Members

| Board Member | Category | Term Expires |
|---------------------|---------------------|---------------------|
| Al Nystrom | Owner/Occupant | 2015 |
| Carol Knauf | Owner/Occupant | 2015 |
| Shelley Babcock | Owner/Occupant | 2016 |
| Duane Schutz | Owner/Occupant | 2016 |
| Patrick Schreiner | Owner/Occupant | 2017 |
| Scott Koran | Owner/Occupant | 2017 |
| Tom Buttke | Common Council Rep. | 2015 |

BID Board Secretary (Non-Voting Member)
Administrative Assistant III from Mayor/Administration

RESOLUTION NO. 2015-39

A Resolution adopting the 2016 operating plan for the Downtown Marshfield Business Improvement District of Marshfield, Wisconsin.

WHEREAS, the Common Council of the City of Marshfield created a Downtown Business Improvement District on November 27, 1990 and authorized an initial levy of assessments within the district in November, 1990 to finance the 1991 initial operating plan; and

WHEREAS, the Downtown Marshfield Business Improvement District Board met on August 19, 2015 to consider a proposed 2016 operating plan; and

WHEREAS, the Board voted to recommend a 2016 Business Improvement District operating plan to the Common Council for its adoption; and

WHEREAS, the 2016 B.I.D. operating plan provides for an estimated assessment rate of \$1.35 per \$1,000 valuation, generating assessments totaling \$66,000, based upon an estimated valuation of \$48,978,700. The rate per \$1,000 of assessed value will be adjusted to realize a collection of \$66,000 once the final assessed value is determined. The estimated valuation of \$48,978,700 does not include manufacturing properties.

NOW, THEREFORE, BE IT RESOLVED, that the 2016 operating plan of the Downtown Marshfield Business Improvement District (attached hereto) is hereby adopted by the Common Council, and that the related assessments be levied.

DATED THIS _____ DAY OF _____, 2015

ADOPTED: _____

Chris L. Meyer, Mayor

APPROVED: _____

Deb Hall, City Clerk

BID VALUES
2015 ROLL

2014 NUMBERS
Amount To Collect \$56,000
Assessed Value \$48,343,300
Bid Rate 0.001355236
Active Parcels 136

2015 NUMBERS
Amount To Collect \$67,000
Assessed Value \$48,978,700
Bid Rate 0.001355245
Active Parcels 133

1.35
0.001355245

| Parcel | Owner | Property Address | Mail Address | Mail City | Mail St | Mail Zip | Land | Impts | Total | Class | Count |
|----------|--------------------------------------|-----------------------------------|-----------------------------|------------|---------|----------|-----------|-------------|-------------|-------|-------|
| 3300035 | Next Generation Investments LLC | 148 N Central Ave | 148 N Central Ave | Marshfield | WI | 54449 | \$98,400 | \$90,200 | \$188,600 | G2 | 1 |
| 3300037A | Compass Properties LLC | 112-146 N Central Ave | 22 E Wiffilin St Suite 1000 | Madison | WI | 53703 | \$331,200 | \$1,560,200 | \$1,891,400 | G2 | 1 |
| 3300045 | KT Real Estate Holdings LLC | 101 N Central Ave & 100 N Maple | 1626 Oak St | La Crosse | WI | 54603 | \$406,600 | \$1,198,400 | \$1,605,000 | G2 | 1 |
| 3300048 | Convenience Store Investments | 137 N Central Ave | 1626 Oak St | LaCrosse | WI | 54601 | \$80,600 | \$9,600 | \$90,200 | G2 | 1 |
| 3300050 | MKR Properties | 171 S Central Ave | 171 S Central Ave | Marshfield | WI | 54449 | \$119,200 | \$266,200 | \$385,400 | G2 | 1 |
| 3300094 | KMDARR LLC | 143 S Central Ave | 8113 Jackson St | Pittsville | WI | 54466 | \$19,900 | \$65,600 | \$85,500 | G2 | 1 |
| 3300095 | Benjamin M Bayerl | 141 S Central Ave | 141 S Central Ave | Marshfield | WI | 54449 | \$19,900 | \$92,800 | \$112,700 | G2 | 1 |
| 3300096 | TKI Enterprises LLC | 137-139 S Central Ave | PO Box 62 | Arph | WI | 54410 | \$19,900 | \$47,200 | \$67,100 | G2 | 1 |
| 3300097 | Joel D Lutz | 135 S Central Ave | 1413 S Washington Ave | Marshfield | WI | 54449 | \$19,900 | \$43,200 | \$63,100 | G2 | 1 |
| 3300098 | Do-Bee Multiservices Inc | 121-133 S Central Ave | 1126 W Ives St | Marshfield | WI | 54449 | \$39,700 | \$163,800 | \$203,500 | G2 | 1 |
| 3300099 | Christopher M Howard & Erin Reich | 111A&B-121 S Central Ave | 402 W Park St | Marshfield | WI | 54449 | \$51,400 | \$201,300 | \$252,700 | G2 | 1 |
| 3300100 | Daniel J & Susan R Geldernick | 107 & 107A S Central Ave | W309 Pine Creek Rd | Chili | WI | 54420 | \$14,900 | \$94,800 | \$109,700 | G2 | 1 |
| 3300102 | Central City Station LLC | 103 S Central Ave | PO Box 211 | Marshfield | WI | 54449 | \$46,900 | \$298,000 | \$344,900 | G2 | 1 |
| 3300103 | Central City Station LLC | 112 E Veterans Parkway | PO Box 211 | Marshfield | WI | 54449 | \$28,600 | \$162,000 | \$190,600 | G2 | 1 |
| 3300105 | Central City Station LLC | 102 S Maple Ave | P O Box 211 | Marshfield | WI | 54449 | \$31,100 | \$4,500 | \$35,600 | G2 | 1 |
| 3300112 | 3rd Avenue Properties LLC | 111 E 2nd St | 1602 E Wausau Ave | Wausau | WI | 54483 | \$44,300 | \$101,300 | \$145,600 | G2 | 1 |
| 3300118A | Integrity Properties LLC | 1088 W 1st St | M434 Elm St | Marshfield | WI | 54449 | \$14,400 | \$34,200 | \$48,600 | G2 | 1 |
| 3300119 | PB JB's LLC | 122 S Central Ave | PO Box 4709 | Cove Creek | AZ | 85327 | \$20,900 | \$65,700 | \$86,600 | G2 | 1 |
| 3300120 | K & K Properties of Wfld, LLC | 126-132 S Central Ave | 706 S Cypress Ave | Marshfield | WI | 54449 | \$40,500 | \$102,200 | \$142,700 | G2 | 1 |
| 3300121 | K & K Mfid Properties, LLC | 106 W 1st St | 706 S Cypress Ave | Marshfield | WI | 54449 | \$39,500 | \$0 | \$39,500 | G2 | 1 |
| 3300124 | Thomas A Gilbertson | 136 S Central Ave | 136 S Central Ave | Marshfield | WI | 54449 | \$20,200 | \$65,900 | \$86,100 | G2 | 1 |
| 3300123 | Integrity Properties LLC | 138-140 S Central Ave | M434 Elm St | Marshfield | WI | 54449 | \$20,200 | \$59,200 | \$79,400 | G2 | 1 |
| 3300127 | Integrity Properties LLC | 144 S Central Ave | M434 Elm Street | Marshfield | WI | 54449 | \$20,200 | \$39,800 | \$60,000 | G2 | 1 |
| 3300128 | Integrity Properties LLC | 148-156 S Central Ave | M434 Elm St | Marshfield | WI | 54449 | \$60,700 | \$206,500 | \$267,200 | G2 | 1 |
| 3300128 | Arthur D & Valorie L Scottberg | 160-164 S Central Ave | 500 E Grant St | Marshfield | WI | 54449 | \$20,200 | \$76,400 | \$96,600 | G2 | 1 |
| 3300129 | Readwell LLC | 166 S Central Ave | 1112 W State St | Marshfield | WI | 54449 | \$20,200 | \$61,600 | \$81,800 | G2 | 1 |
| 3300130 | Patrick J Baer | 103-113 W 2nd & 168-170 S Central | PO Box 628 | Marshfield | WI | 54449 | \$74,500 | \$520,500 | \$595,000 | G2 | 1 |
| 3300134 | Donald Nikolai | 211 W 2nd St | 8967 E 29th St | Marshfield | WI | 54449 | \$50,000 | \$98,800 | \$148,800 | G2 | 1 |
| 3300135 | Jeffrey & Juliet J Will | 206 W 1st St | 500 W Maggee St | Marshfield | WI | 54449 | \$44,000 | \$82,300 | \$126,300 | G2 | 1 |
| 3300137 | July 1st LLC | 104-106 S Chestnut Ave | M241 Sugarbush Ln | Marshfield | WI | 54449 | \$32,100 | \$133,200 | \$165,300 | G2 | 1 |
| 3300139 | Scotty's of Marshfield LLC | 100 S Chestnut Ave | 710 S Apple Ave | Marshfield | WI | 54449 | \$30,100 | \$195,400 | \$225,500 | G2 | 1 |
| 3300140 | Badger Housing Associates VI LLC | 110 S Chestnut Ave | 409 S Chestnut Ave | Marshfield | WI | 54449 | \$93,300 | \$229,200 | \$322,500 | G2 | 1 |
| 3300144 | Donald G Wolfram | 207 W 2nd St | 1111 W Veterans Pkwy | Marshfield | WI | 54449 | \$25,600 | \$58,900 | \$84,500 | G2 | 1 |
| 3300145 | PSE Properties LLC | 108 W 2nd St | 1914 E Fillmore St | Marshfield | WI | 54449 | \$10,100 | \$47,000 | \$57,100 | G2 | 1 |
| 3300145 | High Street Real Estates LLC | 200 S Central Ave | PO Box 188 | Marshfield | WI | 54449 | \$40,500 | \$88,400 | \$128,900 | G2 | 1 |
| 3300147 | Payson Properties LLC | 222 S Central Ave | W136 Panther Creek Rd | Chili | WI | 54420 | \$50,600 | \$274,000 | \$324,600 | G2 | 1 |
| 3300148 | Franklin Building LLC | 230 S Central Ave | 222 S Central Ave | Marshfield | WI | 54449 | \$53,400 | \$700,900 | \$754,300 | G2 | 1 |
| 3300149 | William I Gratzek | 236 S Central Ave | D2978 Grand Meadow Rd | Stratford | WI | 54484 | \$31,300 | \$139,100 | \$170,400 | G2 | 1 |
| 3300150 | Sen-Ray LLC | 240-242 S Central Ave | 507 E Edison St | Marshfield | WI | 54449 | \$16,600 | \$107,000 | \$123,600 | G2 | 1 |
| 3300151 | Alan Billings | 248 S Central Ave | 1126 W Ives St | Marshfield | WI | 54449 | \$23,900 | \$144,700 | \$168,600 | G2 | 1 |
| 3300152 | Green Roof Investments LLP | 252 S Central Ave | N10046 Park Lane Ave | Loyal | WI | 54446 | \$23,000 | \$85,100 | \$108,100 | G2 | 1 |
| 3300153 | Guy A & Irene M Boucher | 107 W 3rd St | 1213 S Central Ave Suite C | Marshfield | WI | 54449 | \$19,100 | \$197,600 | \$216,700 | G2 | 1 |
| 3300153A | Lazy Meadows Homes, LLC | 105 W 3rd St | 301 S Linden Ave | Marshfield | WI | 54449 | \$5,100 | \$16,200 | \$21,300 | G2 | 1 |
| 3300156 | West Second Investments LLC | 214 W 2nd St | 402 W Park St | Marshfield | WI | 54449 | \$61,700 | \$170,200 | \$231,900 | G2 | 1 |
| 3300161 | Chestnut Ave Center For The Arts Inc | 208 S Chestnut Ave | PO Box 917 | Marshfield | WI | 54449 | \$120,300 | \$60,900 | \$181,200 | G2 | 1 |
| 3300164 | Kim Swensen | 211 W 3rd St | 208 S Chestnut Ave | Marshfield | WI | 54449 | \$23,400 | \$94,000 | \$117,400 | G1 | 1 |
| 3300865 | Lazy Meadow Homes, LLC | 253 S Central Ave | 402 W Park St | Marshfield | WI | 54449 | \$24,400 | \$207,400 | \$231,800 | G2 | 1 |

| Parcel | Owner | Property Address | Mail Address | Mail City | Mail St | Mail Zip | Land | Impts | Total | Class | Count |
|----------|--|----------------------------------|-----------------------|------------|---------|----------|-----------|-------------|-------------|-------|-------|
| 3300866 | Babcock Building LLC | 249 S Central Ave | 4396 Becker Rd | Auburndale | WI | 54412 | \$24,400 | \$129,100 | \$153,500 | G2 | 1 |
| 3300867 | Mueller Investments Properties LLC | 243 S Central Ave | 601 S Central Ave | Marshfield | WI | 54449 | \$30,700 | \$121,100 | \$151,800 | G2 | 1 |
| 3300868 | Central WI Coin Co Inc | 227-233 S Central Ave | PO Box 266 | Marshfield | WI | 54449 | \$79,400 | \$316,300 | \$395,700 | G2 | 1 |
| 3300871 | Gorski & Wittman Real Estate LLC | 223-225 S Central Ave | 217 S Central Ave | Marshfield | WI | 54449 | \$24,400 | \$95,100 | \$119,500 | G2 | 1 |
| 3300872 | Duwayne Dahlenke | 217 S Central Ave | EP614 Eau Claire St | Stratford | WI | 54484 | \$16,200 | \$75,000 | \$91,200 | G2 | 1 |
| 3300873 | The Accolia Limited Partnership | 209-211 S Central Ave | 8330 Cty Rd Y East | Marshfield | WI | 54449 | \$99,700 | \$190,700 | \$290,400 | G2 | 1 |
| 3300874 | Mount View III LLC | 201-203 S Central Ave | N566 County Rd K & Q | Merrill | WI | 54452 | \$39,700 | \$168,200 | \$207,900 | G2 | 1 |
| 3300875 | Charles A & Marilyn J Perry, Trustees' | 108-112 E 2nd St | 1360 Greenway Terrace | Elm Grove | WI | 53122 | \$147,100 | \$378,700 | \$525,800 | G2 | 1 |
| 3300954 | Robert J & Gary P Schnitzler | 201 E 4th St | 200 E 4th St | Marshfield | WI | 54449 | \$62,200 | \$6,800 | \$69,000 | G2 | 1 |
| 3300957 | Four Seasons Real Estates LLC | 355 S Central Ave & 107 E 4th St | 8427 Cty Hwy Y | Marshfield | WI | 54449 | \$39,700 | \$236,100 | \$335,800 | G2 | 1 |
| 3300958 | Thomas F & Carol J Knauf | 345 S Central Ave | 345 S Central Ave | Marshfield | WI | 54449 | \$19,900 | \$59,100 | \$79,000 | G2 | 1 |
| 3300959 | David E Keel | 343 S Central Ave | 2506 Butternut Pkwy | Marshfield | WI | 54449 | \$39,700 | \$175,800 | \$216,500 | G2 | 1 |
| 3300970 | Arlon & Gail M Haessly | 333 S Central Ave | 1305 N Shawano Dr | Marshfield | WI | 54449 | \$19,900 | \$98,800 | \$98,800 | G2 | 1 |
| 3300971 | Anderson B Connor | 331 S Central Ave | 1301 W 5th St | Marshfield | WI | 54449 | \$21,700 | \$89,200 | \$90,900 | G2 | 1 |
| 3300972 | Libertine Enterprises LLC | 327 S Central Ave | 206 E Clark St | Marshfield | WI | 54449 | \$19,000 | \$85,600 | \$104,600 | G2 | 1 |
| 3300973 | Johnrud LLC | 319-321 S Central Ave | 10556 Patton Dr | Marshfield | WI | 54449 | \$39,700 | \$160,700 | \$200,400 | G2 | 1 |
| 3300974 | William J & Luann M Streur, Trustees' | 315 S Central Ave | 1000 S Lyndale Dr | Appleton | WI | 54914 | \$18,100 | \$85,700 | \$103,800 | G2 | 1 |
| 3300975 | CPR LLC | 307 S Central Ave | 8484 Heggelund Ln | Marshfield | WI | 54449 | \$21,700 | \$63,400 | \$85,100 | G2 | 1 |
| 3300976 | Heritage Bank | 301-305D S Central Ave | 907 N Central Ave | Marshfield | WI | 54449 | \$39,700 | \$210,800 | \$250,500 | G2 | 1 |
| 3300977 | Third Street of Marshfield LLC | 108-118 E 3rd St | 111 W Upham St | Marshfield | WI | 54449 | \$39,700 | \$121,300 | \$161,000 | G2 | 1 |
| 3300978 | DVMU LLC | 302 S Maple Ave | 111 W Upham St | Marshfield | WI | 54449 | \$24,200 | \$86,800 | \$111,000 | G1 | 1 |
| 3300979C | Arlon & Gail M Haessly | 306 S Maple Ave | 111 W Upham St | Marshfield | WI | 54449 | \$10,100 | \$18,900 | \$29,000 | G2 | 1 |
| 3300981 | B & B Investments of Marshfield LLP | 111-113 E 4th St | 111 E 4th St | Marshfield | WI | 54449 | \$79,400 | \$137,600 | \$217,000 | G2 | 1 |
| 3300982 | Milton Avenue Purdy LLP | 305 S Chestnut Ave | 250 W Beltline Hwy | Madison | WI | 53715 | \$243,900 | \$4,044,000 | \$4,287,900 | G2 | 1 |
| 3300991 | Central State Bank | 101 W 4th St | PO Box 650 | Marshfield | WI | 54449 | \$282,200 | \$1,749,600 | \$2,031,800 | G2 | 1 |
| 3301064 | Citizens National Bank & Trust | 400 S Chestnut Ave | 433 Main Street | Green Bay | WI | 54301 | \$233,300 | \$1,427,500 | \$1,880,800 | G2 | 1 |
| 3301081 | Stroetz Investment Properties LLC | 110 W 4th St | 110 W 4th St | Marshfield | WI | 54449 | \$25,300 | \$97,500 | \$122,800 | G2 | 1 |
| 3301082A | Zimmermann Properties LLC | 108 W 4th St | 915 W Arnold St | Marshfield | WI | 54449 | \$25,800 | \$137,600 | \$163,400 | G2 | 1 |
| 3301084 | Seven K's LLC | 400 S Central & 104 W 4th St | 8508 County Rd Y | Marshfield | WI | 54449 | \$60,700 | \$265,600 | \$326,300 | G2 | 1 |
| 3301085 | William & Luann Streur, Trustees' | 414 S Central Ave | 1000 S Lyndale Dr | Appleton | WI | 54911 | \$81,200 | \$132,900 | \$194,100 | G2 | 1 |
| 3301086 | 426 South Central LLC | 426-428 S Central Ave | 426 S Central Ave | Marshfield | WI | 54449 | \$40,400 | \$137,200 | \$177,600 | G2 | 1 |
| 3301087 | 3rd Avenue Properties LLC | 434 S Central Ave | 1602 E Wausau Ave | Wausau | WI | 54403 | \$40,500 | \$136,600 | \$177,100 | G2 | 1 |
| 3301088 | Skender & Adem Ademi | 440 S Central Ave | 443 S Central Ave | Marshfield | WI | 54449 | \$20,200 | \$95,000 | \$115,200 | G2 | 1 |
| 3301089A | XY Inc | 444 S Central Ave | 444 S Central Ave | Marshfield | WI | 54449 | \$24,800 | \$81,500 | \$106,300 | G2 | 1 |
| 3301090 | Lasting Investments LLC | 450 S Central Ave | E11245 Cty Rd V | Osseo | WI | 54758 | \$17,500 | \$55,200 | \$72,700 | G2 | 1 |
| 3301091 | James W & Judith Benson | 105-109 W 5th St | 4410 S Erickson Ave | Marshfield | WI | 54449 | \$11,400 | \$80,300 | \$91,700 | G2 | 1 |
| 3301091A | Rodney Feltz | 454 S Central Ave | 9712 Hwy 13 South | Marshfield | WI | 54449 | \$7,100 | \$61,900 | \$69,000 | G2 | 1 |
| 3301093 | Baltus Properties | 411 S Chestnut Ave | 409 S Chestnut Ave | Marshfield | WI | 54449 | \$66,700 | \$43,100 | \$109,800 | G2 | 1 |
| 3301094 | Baltus Properties LLP | 409 S Chestnut Ave | 409 S Chestnut Ave | Marshfield | WI | 54449 | \$21,300 | \$143,800 | \$165,100 | G2 | 1 |
| 3301095 | Rogers Cinema Inc | 451-453 S Central & 105 E 5th | 407 S Maple Ave | Marshfield | WI | 54449 | \$39,700 | \$121,200 | \$160,900 | G2 | 1 |
| 3301096 | Sandra J Lepack-Ademi | 443 S Central Ave | 781 W 17th St | Marshfield | WI | 54449 | \$39,700 | \$116,800 | \$156,500 | G2 | 1 |
| 3301097 | Marshfield Monument Properties LLC | 421-435 S Central Ave | 435 S Central Ave | Marshfield | WI | 54449 | \$47,500 | \$113,700 | \$161,200 | G2 | 1 |
| 3301099 | Rogers Cinema Inc | 419 S Central Ave | PO Box 280 | Marshfield | WI | 54449 | \$111,100 | \$852,200 | \$963,300 | G2 | 1 |
| 3301101 | J & J Adventures LLP | 405 S Central Ave | 106 E 4th St | Marshfield | WI | 54449 | \$20,800 | \$81,800 | \$102,600 | G2 | 1 |
| 3301101A | Schreiner's Inc | 401 S Central Ave | 106 E 4th St | Marshfield | WI | 54449 | \$19,000 | \$124,800 | \$143,800 | G2 | 1 |
| 3301102 | J & J Adventures LLP | 112 E 4th St | 106 E 4th St | Marshfield | WI | 54449 | \$34,200 | \$70,200 | \$104,400 | G2 | 1 |
| 3301111 | Rogers Cinema Inc | 108 E 4th St | 106 E 4th St | Marshfield | WI | 54449 | \$17,000 | \$69,300 | \$86,300 | G2 | 1 |
| 3301112 | Rogers Cinema Inc | 407 S Maple Ave | PO Box 280 | Marshfield | WI | 54449 | \$31,100 | \$44,100 | \$75,200 | G2 | 1 |
| 3301113 | Rogers Cinema Inc | 405 S Maple Ave | PO Box 280 | Marshfield | WI | 54449 | \$31,100 | \$5,400 | \$36,500 | G2 | 1 |
| 3301114 | Robert J Schnitzler & | 403 S Maple Ave | 407 S Maple Ave | Marshfield | WI | 54449 | \$31,100 | \$87,700 | \$118,800 | G2 | 1 |
| 3301210 | Richard D & Bonnie R Running & | 200 E 4th St | 200 E 4th St | Marshfield | WI | 54449 | \$31,100 | \$85,100 | \$116,200 | G2 | 1 |
| 3301211 | Baltus Properties | 551 S Central Ave | 318 W Decker St | Viroqua | WI | 54665 | \$52,400 | \$56,600 | \$109,000 | G2 | 1 |
| 3301215 | Duane M & Lisa A Schutz | 539 S Central Ave | 409 S Chestnut Ave | Marshfield | WI | 54449 | \$148,200 | \$683,000 | \$831,200 | G2 | 1 |
| | | 511 S Central Ave | 107 S Schmidt Ave | Marshfield | WI | 54449 | \$19,900 | \$55,000 | \$74,900 | G2 | 1 |

| Parcel | Owner | Property Address | Mail Address | Mail City | Mail St | Mail Zip | Land | Impts | Total | Class | Count |
|----------|--|-----------------------------------|----------------------------|-----------------|---------|----------|-------------|--------------|--------------|-------|-------|
| 3301216 | Duane M. Schutz | 505 S Central Ave | 107 S Schmidt Ave | Marshfield | WI | 54449 | \$18,100 | \$4,800 | \$22,900 | G2 | 1 |
| 3301217 | Crabby Properties LLC | 501 S Central Ave | 8699 Richfield Dr | Marshfield | WI | 54449 | \$21,700 | \$131,500 | \$153,200 | G2 | 1 |
| 3301219 | Marshfield Monument Inc | 112 E 5th St | 435 S Central Ave | Marshfield | WI | 54449 | \$16,200 | \$18,000 | \$34,200 | G2 | 1 |
| 3301223 | Longview Realty LLC | 109 E 6th St | 2700 W Veterans Parkway | Marshfield | WI | 54449 | \$103,200 | \$0 | \$103,200 | G2 | 1 |
| 3301226 | Kim K Rice | 503 S Chestnut Ave | 2709 W 5th St | Marshfield | WI | 54449 | \$13,900 | \$39,400 | \$53,300 | G2 | 1 |
| 3301226A | Juncker & Woolfgram LLC | 114 W 5th St | PO Box 1178 | Marshfield | WI | 54449 | \$16,400 | \$92,800 | \$109,200 | G2 | 1 |
| 3301227 | Lisa Schneider Agency LLC | 507 S Chestnut Ave | PO Box 1146 | Marshfield | WI | 54449 | \$17,200 | \$67,000 | \$84,200 | G2 | 1 |
| 3301228 | Fifth Street Rental Group | 112 W 5th St | 112 W 5th St | Marshfield | WI | 54449 | \$60,700 | \$254,800 | \$315,500 | G2 | 1 |
| 3301230 | National Retail Properties LP | 108 W 5th St | 450 Orange Ave Suite 900 | Orlando | FL | 32801 | \$39,000 | \$4,600 | \$43,600 | G2 | 1 |
| 3301232 | Christopher & Erin Howard | 500-504 S Central & 104-106 W 5th | 402 W Park St | Marshfield | WI | 54449 | \$40,500 | \$177,700 | \$218,200 | G2 | 1 |
| 3301233 | National Retail Properties LP | 510-522 S Central Ave | 450 Orange Ave Suite 900 | Orlando | FL | 32801 | \$40,500 | \$150,600 | \$191,100 | G2 | 1 |
| 3301234 | National Retail Properties LP | S Central Ave | 450 Orange Ave Suite 900 | Orlando | FL | 32801 | \$40,500 | \$6,900 | \$47,400 | G2 | 1 |
| 3301238A | Randy A. & Joyce A. Gershman | 554 S Central Ave | PO Box 1016 | Marshfield | WI | 54449 | \$6,700 | \$77,900 | \$84,600 | G2 | 1 |
| 3301243 | Traditions on Chestnut LLC | 113-115 W 6th St | 9218 Lincoln Ave | Marshfield | WI | 54449 | \$77,800 | \$295,800 | \$373,600 | G2 | 1 |
| 3301244 | Walter R Minder Etal | 214 W 5th St | 214 W 5th St | Marshfield | WI | 54449 | \$24,400 | \$162,500 | \$186,900 | G2 | 1 |
| 3301252 | Smiley Rentals LLC | 502-504 S Chestnut Ave | 504 S Chestnut Ave | Marshfield | WI | 54449 | \$24,800 | \$222,700 | \$247,500 | G2 | 1 |
| 3301257 | RYA Properties LLC | 208 W 5th St | 1907 Willflower Dr | Marshfield | WI | 54449 | \$145,800 | \$356,500 | \$502,300 | G2 | 1 |
| 3301258 | Forward Financial Bank | 207 W 6th St | PO Box 608 | Marshfield | WI | 54449 | \$193,400 | \$2,308,000 | \$2,501,400 | G2 | 1 |
| 3301700 | Investors Assoc-Watertown Crossing LLC | 641-725 S Central Ave | PO Box 147 | Menomonee Falls | WI | 53052 | \$806,200 | \$9,116,500 | \$5,922,700 | G2 | 1 |
| 3301700A | Mueller Investments Properties LLC | 601-601A S Central Ave | 1700 N Central Ave Ste 101 | Marshfield | WI | 54449 | \$56,400 | \$273,900 | \$330,300 | G2 | 1 |
| 3301702 | Pioneer Bank | 735 S Central Ave | 601 S Central Ave | Marshfield | WI | 54449 | \$100,600 | \$65,400 | \$166,000 | G2 | 1 |
| 3301703A | PI Properties of Marshfield LLC | 701 S Central Ave | 106 E 4th St | Marshfield | WI | 54449 | \$53,100 | \$6,600 | \$114,700 | G2 | 1 |
| 3301704 | Philip D & Jill P Hiller | 751 S Central Ave | 401 N Anton Ave | Marshfield | WI | 54449 | \$308,200 | \$719,500 | \$1,027,700 | G2 | 1 |
| 3301710 | Marshfield Area Chamber Fnd Inc | 700 S Central Ave | 700 S Central Ave | Marshfield | WI | 54449 | \$127,900 | \$268,000 | \$395,900 | G2 | 1 |
| 3301715 | Marshfield Development LLC | 750-820 S Central Ave | 750 S Central Ave | Marshfield | WI | 54449 | \$712,100 | \$4,980,900 | \$5,693,000 | G2 | 1 |
| 3301909 | Gaffney Plumbing, Inc | 851 S Central Ave | 851 S Central Ave | Marshfield | WI | 54449 | \$31,100 | \$43,900 | \$75,000 | G2 | 1 |
| 3301910 | Darrell C Gates | 845 S Central Ave | 837 S Central Ave | Marshfield | WI | 54449 | \$31,100 | \$0 | \$31,100 | G2 | 1 |
| 3301911A | Darrell C Gates | 837 S Central Ave | 837 S Central Ave | Marshfield | WI | 54449 | \$17,700 | \$60,900 | \$78,600 | G2 | 1 |
| 3301914 | Duane Schutz | 801-823 S Central Ave | 107 S Schmidt Ave | Marshfield | WI | 54449 | \$150,100 | \$313,500 | \$463,600 | G2 | 1 |
| 3301939 | Thomas M & Anita Werthman | 113 W 9th St | PO Box 488 | Marshfield | WI | 54449 | \$118,100 | \$151,500 | \$269,600 | G2 | 1 |
| 3303556 | Compass Properties LLC | 12 N Central Ave | 22 E Miffin St Suite 1000 | Madison | WI | 53703 | \$205,400 | \$451,500 | \$656,900 | G2 | 1 |
| | | | | | | | \$8,903,600 | \$40,075,100 | \$48,978,700 | | 133 |

PROPOSED 2016 BUDGET

ORGANIZATION

Proposed 201 2015 BUDGET

| | | |
|---|------------------|---------------|
| Administrative Expenses: | | |
| Salary expenses | 54,000 \$ | 50,000 |
| Property Tax | 70 | 70 |
| Telephone/Cell/Internet | 1,800 | 1,800 |
| Printing & Postage | 2,300 | 2,300 |
| Office Supplies | 1500 | 1500 |
| Maintenance | 2,000 | 5,500 |
| Rent, Utilities, Insurance | 14,600 | 14,600 |
| Training, Travel, Education | 2,000 | 4,250 |
| Dues and subscriptions | 1,500 | 1,500 |
| Professional Fees (Tax Prep) | 1,500 | 1,500 |
| Subtotal: | 81,270 \$ | 83,020 |
| Committee Project Expenses: | | |
| Hub City Hoops | 2,500 | 3,500 |
| Depreciation (\$500 til 2021) | 500 | |
| Storage Rental Cost (\$35/mc) | 420 | |
| Chocolate Walk | - | |
| Block Party & Valentine's Day | 1,400 | 1,400 |
| Newsletter & Brochures | 2,000 | 1,900 |
| Website / Database Expense | 500 | 2,000 |
| Board / Committee Training | - | - |
| State Mtgs & Award Banquet | 400 | 750 |
| Annual Meeting (+recognition plaques) | 1,000 | 1,630 |
| Meeting / Misc. Expenses | 500 | 750 |
| Total Committee Budget: | 9,220 \$ | 11,930 |
| PROMOTION | | |
| General Promotions | 1,000 | 900 |
| <i>(Farmers Market \$100, advertising \$500, Image \$400)</i> | | |
| Third Tuesdays (discover downtown) | 1,500 | 1,500 |
| Seasonal Promotions | 8,750 | 8,750 |
| <i>Halloween, fall décor, Holiday Parade, Reindeer Day, 5K, Wagon Rides</i> | | |
| Hub City Days (+ Hot time) | 22,000 | 28,700 |
| WI Main Street Awards | 2,000 | |
| Spring Fashion Show | 1,000 | |
| Meeting / Misc. Expenses | - | - |
| Total Committee Budget: | 36,250 \$ | 39,850 |
| ECONOMIC DEVELOPMENT | | |

| | | |
|---------------------------------------|------------------|-----------------|
| Market Profile | | |
| Coupon Book | | 1,000 |
| (Misc Image Expense \$1000) | | |
| Recruitment Print Material & Expenses | 1500 | |
| Back Alley Improvement Program | 10,000 | |
| Interns | 300 | |
| Meeting / Misc. Expenses | | |
| Total Committee Budget: | <u>\$ 11,800</u> | <u>\$ 1,000</u> |

DESIGN

| | | |
|--------------------------------|-----------------|-----------------|
| Flower Power | 5,000 | 6,500 |
| Flash Galleries/Art Walk | | 500 |
| Downtown Banners | 1,000 | |
| Misc. / Meeting Expenses | | 2,000 |
| Total Committee Budget: | <u>\$ 6,000</u> | <u>\$ 9,000</u> |

TOTAL BUDGET

| | | |
|--|-------------------|-------------------|
| | <u>\$ 144,540</u> | <u>\$ 144,800</u> |
|--|-------------------|-------------------|

TOTAL ANTICIPATED FUNDS AT 2015 YR END

Total Anticipated Revenue \$ 143,300
2014 Available Fund Balance \$ 70,087
2015 Budget \$ (143,300)
TOTAL ANTICIPATED FUNDS \$ 70,087

ANTICIPATED REVENUE IN 2016

Seasonal Promotions 10,050
Downtown Business Investment 1500
Misc. (PROW & Interest Income) 200
Hub City Days \$35,000
Awards Banquet Sponsors 3,000
Organization Fundraisers \$8,200
Amenities 3000
Business Improvement District \$ 67,000
City of Marshfield Economic Development 5750
TOTAL ANTICIPATED REVENUE \$ 133,700

2016 FINANCIAL OVERVIEW

Total Anticipated Revenue \$ **133,700**
Proposed 2016 Budget \$ (144,540)

Anticipated 2015 Available Fund Balance \$ 70,087
ANTICIPATED FUNDS AT 2016 YR END \$ 59,247