



CITY OF MARSHFIELD

MEETING NOTICE

**COMMON COUNCIL
CITY OF MARSHFIELD, WISCONSIN
MONDAY, OCTOBER 13, 2014
Council Chambers, Lower Level, City Hall Plaza
7:00 p.m.**

NOTE TO VISITORS AND GUESTS: Welcome to this meeting of the Common Council. We appreciate your interest in the City of Marshfield. Item "G" on the agenda (below) provides an opportunity for the Mayor and Council to receive comments from members of the public. If you would like to make a comment, please write your name and address and indicate your topic on a form at a table near the entrance to the Council Chambers prior to the beginning of the meeting. After being recognized by the Mayor at the appropriate time, please address the Council from the podium, first stating your name and address.

- 6:50 p.m. PUBLIC HEARING** pertaining to vacating and discontinuing the portion of unopened Wildflower Drive from the end of the existing cul-de-sac to the unopened cul-de-sac on Sunflower Street lying within the Prairie Run Subdivision, and vacating and discontinuing those portions of Red Hawk Lane, Highview Drive and Schueller Drive lying within the Schueller's City Lights Plat.
- A. Call to Order by Chris Meyer, Mayor
 - B. Roll Call
 - C. Pledge of Allegiance
 - D. Approval of Minutes – September 23, 2014
 - E. Reading of items added to the agenda
 - F. Public Comment Period/Correspondence
At this time, the Mayor will recognize members of the public who have indicated a desire to address the Council. Upon recognition by the Mayor, persons may address the Council from the podium, first stating their name and address. The Council may take action on emergency matters introduced by members of the public.
 - G. Reports from commissions, boards, and committees.
 - H. Consent Agenda:
 - 1) Meeting minutes/reports
 - a. Library Board Finance Committee (July 15, 2014)
 - b. Library Board Special Meeting (July 22, 2014)
 - c. Library Board (August 12, 2014)
 - d. Main Street Board (September 3, 2014)
 - e. Parks, Recreation & Forestry Committee (September 11, 2014)

COMMON COUNCIL AGENDA
OCTOBER 13, 2014

- f. Airport Committee (September 18, 2014)
- g. Main Street Board (October 1, 2014)
- h. Historic Preservation Committee (October 6, 2014)
- i. Board of Public Works (October 6, 2014)
- j. Judiciary and License Committee (October 7, 2014)
- k. Finance, Budget and Personnel Committee (October 7, 2014)

Recommended Action: Receive and place on file, approving all recommended actions.

- I. Consideration of items removed from the consent agenda, if any.
- J. Second Reading – Charter Ordinance No. 26, requiring that the position of Assessor be appointed by the Common Council for an indefinite term. Presented by Steve Barg, City Administrator.

Recommended Action: Approve Charter Ordinance No. 26.

- K. Second Reading – Ordinance No. 1288 rezoning request by Josh Gluege, representing the property owners Lonnie and Paulette Peterson, to change the zoning of two vacant parcels located at 401 and 407 East 21st Street (parcels numbers 33-06268 and 33-06269), from “SR-3” Single Family Residential to “TR-6” Two-Family Residential District. Presented by Jason Angell, Director of Planning and Economic Development.

Recommended Action: Approve Ordinance No. 1288.

- L. First Reading – Ordinance No. 1290 amending Section 14.69 pertaining to amount of sewer service charges. Presented by Sam Warp, Wastewater Superintendent.

Recommended Action: None at this time, unless the rules are suspended; final action will be scheduled at the October 28, 2014 meeting.

- M. Request to approve Resolution No. 2014-39, discontinuing those portions of Red Hawk Lane, Highview Drive and Schueller Drive lying within the Schueller’s City Lights Plat. Presented by Dan Knoeck, Director of Public Works.

Recommended Action: Approve Resolution No. 2014-39.

- N. Request to approve Resolution No. 2014-45, vacating and discontinuing the portion of unopened Wildflower Drive from the end of the existing cul-de-sac to the unopened cul-de-sac on Sunflower Street lying within the Prairie Run Subdivision. Presented by Dan Knoeck, Director of Public Works.

Recommended Action: Approve Resolution No. 2014-45.

- O. Request to approve Resolution No. 2014-60, Certified Survey Map for the dedication of public right-of-way for North Peach Avenue. Presented by Dan Knoeck, Director of Public Works.

Recommended Action: Approve Resolution No. 2014-60.

COMMON COUNCIL AGENDA
OCTOBER 13, 2014

- P. Request to approve Resolution No. 2014-58, implementing a revised rental rate schedule for the Vehicle/Equipment Internal Service Fund effective January 1, 2015. Action is recommended by the Board of Public Works. Presented by Brenda Hanson, Assistant Finance Director.

Recommended Action: Approve Resolution No. 2014-58.

- Q. Request to approve Resolution No. 2014-59, implementing a revised Wastewater Utility machinery and equipment rental rate schedule effective January 1, 2015. Action is recommended by Board of Public Works. Presented by Brenda Hanson, Assistant Finance Director.

Recommended Action: Approve Resolution No. 2014-59.

- R. Request to approve group health insurance contracts with Wisconsin Education Association (WEA) Trust for calendar year 2015 for all benefit-eligible employees, including elected officials. (The Finance, Budget, and Personnel Committee deadlocked 2-2 on this item, and agreed to send it to the Council with no recommendation.) Presented by Lara Baehr, Human Resources Manager.

Recommended Action: Approve contracts for group health insurance coverage with WEA Trust for calendar year 2015 as presented.

- S. Request to approve "Consent to Assignment & Release Agreement" to allow the sale of the Tower Hall property. Presented by Steve Barg, City Administrator.

Recommended Action: Approve the agreement.

- T. Request to approve the appointment of Mike Winch, Street Superintendent, to be the City's Weed Commissioner. Presented by Chris Meyer, Mayor.

Recommended Action: Approve the appointment of Mike Winch as Weed Commissioner.

- U. Items for future agendas.

- V. Adjournment

Posted this day, October 10, 2014 at 11:30 a.m., by Deb M. Hall, City Clerk

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)486-2023.

FILE COPY

NOTICE AND LIS PENDENS

DOCUMENT NO
1678113

REC. 9/12/2014 3:35 PM

Document No.

IN THE MATTER OF AN INTRODUCED RESOLUTION NUMBER 2014-39 OF THE COMMON COUNCIL OF THE CITY OF MARSHFIELD VACATING AND DISCONTINUING THOSE PORTIONS OF RED HAWK LANE, HIGHVIEW DRIVE AND SCHUELLER DRIVE LYING WITHIN THE SCHUELLER'S CITY LIGHTS PLAT, CITY OF MARSHFIELD, MARATHON COUNTY, WISCONSIN:

TO WHOM IT MAY CONCERN:

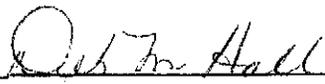
NOTICE IS HEREBY GIVEN, that the Common Council of the City of Marshfield, Wisconsin, will hold a public hearing on Resolution No. 2014-39 to vacate and discontinue those portions of Red Hawk Lane, Highview Drive and Schueller Drive lying within the Schueller's City Lights Plat in the City of Marshfield, and is more particularly described below, which hearing will be held on the 13 day of October, 2014, at 6:50 P.M., in the Marshfield City Hall, 630 South Central Avenue, in the City of Marshfield, Wisconsin, concerning the following described property, to-wit:

Those portions of Red Hawk Lane, Highview Drive and Schueller Drive lying within the Schueller's City Lights Plat, located adjacent to Lots 2 through 11, Lots 13 through 16, Lots 18 through 33, and Outlot 1, Schueller's City Lights Plat, all located in the NE 1/4 of the SE 1/4 and NW 1/4 of the SE 1/4 of Section 32, Township 26 North, Range 3 East, City of Marshfield, Marathon County, Wisconsin.

A map of the street to be vacated is attached hereto and is fully incorporated herein by this reference. Dated this 10th day of September, 2014.

CITY OF MARSHFIELD


_____(Seal)
By: CHRIS L. MEYER, Mayor


_____(Seal)
Attest: DEB M. HALL, City Clerk

THIS INSTRUMENT WAS DRAFTED BY:
Harold C. Wolfgram
Wolfgram, Gamoke & Hutchinson, S.C
PO Box 1178
Marshfield, WI 54449

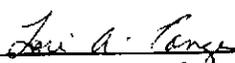
Wolfgram, Gamoke & Hutchinson, S.C.
PO Box 1178
Marshfield, WI 54449

330MM033 to 330MM043 inclusive;
330MM045 to 330MM048 inclusive; and
330MM050 to 330MM065 inclusive
(Parcel Identification Number)

ACKNOWLEDGMENT

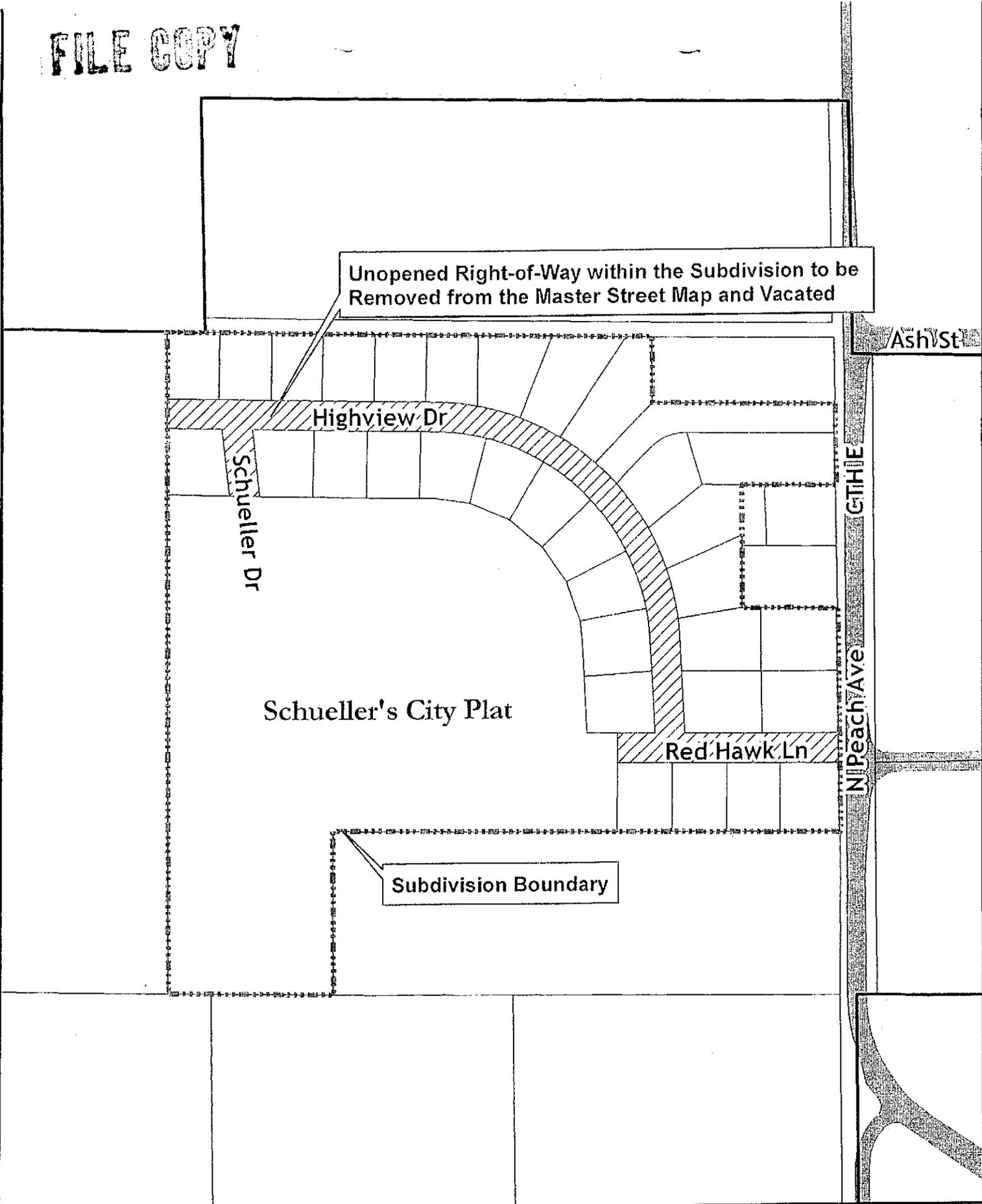
STATE OF WISCONSIN)
) ss.
WOOD COUNTY)

Personally came before me this 10th day of September, 2014, the above named Chris L. Meyer, as Mayor of the City of Marshfield, and Deb M. Hall, as City Clerk for the City of Marshfield, to me known to be the persons who executed the foregoing instrument and acknowledge the same.



* Lori A. Panzer
Notary Public, Wood County, Wisconsin
My commission expires: 12-28-2014

FILE COPY



Schueller's City Plat

Subdivision Boundary

Unopened Right-of-Way within the Subdivision to be Removed from the Master Street Map and Vacated

Ash St

Highview Dr

Schueller Dr

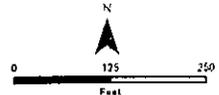
Red Hawk Ln

N Peach Ave



Schueller's City Plat
 Subdivision Vacation
 City of Marshfield
 7/15/2014

- Subdivision Boundary
- Unopened Right-of-Way
- Parcels
- Roads
- City Limits



This is a digital map document. The map was created by the City of Marshfield using GIS software. The information shown on this map is for informational purposes only and does not constitute a legal document. For more information, please contact the City of Marshfield.

FILE COPY

Sunflower St

Unopened right-of-way to be removed from the Master Street Map and vacated

Prairie Run Subdivision

Prairie Dr

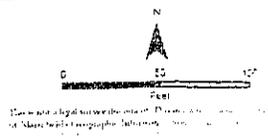
Wildflower Dr

Town of Marshfield



**Wildflower Dr
Right-of-Way Vacation**
City of Marshfield

-  Unopened Right-of-Way
-  Roads
-  Parcels
-  City Limits



SEPTEMBER 23, 2014

Regular meeting of the Common Council was called to order by Mayor Meyer at 7:00 p.m., in the Council Chambers, City Hall Plaza.

PRESENT: Michael Feirer, Alanna Feddick, Chris Jockheck, Gordon H. Earll, Ed Wagner, Char Smith, Gary Cummings, Rebecca Spiros, Tom Buttke and Peter Hendler

ABSENT: None

The flag was saluted and the pledge given.

CC14-200 Motion by Feirer, second by Hendler to approve the minutes of the Common Council meeting of September 9, 2014.

Motion carried

Employee Recognition

Josh Miller, Planning & Economic Development	October 5, 2009	5 years
Terry Christensen, Wastewater Utility	October 9, 1979	35 years

No items were added to the agenda. Item W, the process to bring the water utility back under the City's direct control and oversight, was removed from the agenda and will be presented at the October 28, 2014 meeting.

Director of Public Works Dan Knoeck recognized Brian Panzer for his years of service in the Street Department. Brian began his employment in the Street Division on September 4, 1984 and retired as Street Superintendent on September 16, 2014 after 30 years of service.

PUBLIC COMMENT PERIOD

Karen Rau, 316 S. Linden Avenue, Marshfield Area Pet Shelter President. She thanked the Council for listening to their presentations and for considering their request. She spoke about their fundraising events and grants that have been written. They have initiated contact with many township leaders and plan to continue communicating with them regarding the services the Marshfield Area Pet Shelter can provide. The Marshfield Area Pet Shelter is the answer to an existing serious city problem. Areas like Marathon County which includes the City of Wausau, Portage County which includes the City of Stevens Point, Wisconsin Rapids and Neillsville recognize the need to provide an outlet for stray animals. Yet a city the size of Marshfield does not have a physical building as other communities do. The City of Marshfield benefits the most from this worthy cause. An animal shelter in our community would encourage families to consider adopting a new pet.

Dan Helwig, 1920 Pheasant Run Drive. He spoke about a facility for the Marshfield Area Pet Shelter. The original plan was to try to do this with a new building. So a building was designed that was around 7,700 sq. ft. with about an 800 sq. ft. garage with an estimated cost of about \$1.2 million dollars. If the fundraising and community can't support that type of facility to that magnitude then they might have to consider downsizing the facility and phasing the facility versus probably looking at taking an existing facility and retrofitting that. The amount of work that would need to be done in an existing building would be very difficult. It would be cost prohibitive and you would probably spend more money in the long run to retrofit something that maybe wouldn't be as desirable.

Jim Hoese, 400 Bluebird Lane. He spoke about the water tower project. Water usage in Marshfield is going down so why are we building a water tower? This is being built in established neighborhoods where it will decrease home values. Will their taxes go down?

Election of one person to the Marshfield Utility Commission to serve a 5-year term beginning October 1, 2014 and ending September 30, 2019. Letters of interest were received from Harry Borgman, 1207 E. 21st Street and Ron Dickrell, 506 S. Lincoln Avenue.

Aldersperson Buttke nominated Harry Borgman and Ron Dickrell. There being no further nominations the Mayor declared the nominations closed. The Council voted by ballot.

Vote: Borgman received 7 votes
Dickrell received 3 votes

Harry Borgman was elected to the Marshfield Utility Commission.

REPORTS FROM COMMISSIONS, BOARDS AND COMMITTEES

None

CONSENT AGENDA

CC14-201 Motion by Hendler, second by Cummings to receive and place on file, approving all recommended actions for the items listed on the consent agenda. Meeting Minutes/Reports: Community Development Authority Financial Meeting of July 17, 2014; Community Development Authority of July 17, 2014; Central Wisconsin State Fair of August 18, 2014; Community Development Authority Financial Meeting of August 26, 2014; Marshfield Utility Commission of September 8, 2014 (Job Order #7450, Ceiling for diesel unloading bay – M1; installing ceiling to prevent birds from ruining area (\$25,200) and Job Order #17778, UG Pri. Conversion, Manchester Ct. Apts; installing underground single phase primary loop to replace aged overhead primary line. Installing a three phase OH primary tap off of a T-line pole on Adams to help work toward removal of OH 3PH in a backyard setting. (\$48,224); Sustainable Marshfield Committee of September 9, 2014; Economic Development Board of September 11, 2014; Board of Public Works of September 15, 2014; Community Development Authority Financial Meeting of September 16, 2014; Judiciary and License Committee of September 16, 2014; Finance, Budget, and Personnel Committee of September 16, 2014; and Plan Commission of September 16, 2014.

Motion carried

CC14-202 Motion by Hendler, second by Cummings to approve Resolution No. 2014-56, supplementing Resolution No. 2002-33; awarding the sale of approximately \$3,845,000 water system revenue bonds, series 2014; and providing for the payment of said bonds and other details and covenants with respect thereto. Ayes – 10

Motion carried

CC14-203 Motion by Buttke, second by Feirer to approve Resolution No. 2014-57, authorizing the issuance and establishing parameters for the sale of not to exceed \$2,050,000 sewerage system revenue bond anticipation notes, Series 2014. Ayes – 10

Motion carried

CC14-204 Motion by Wagner, second by Hendler to approve the contract with CAP Services, Inc. for administration of the City's revolving loan fund under the CDBG housing grant program and authorize staff to execute the contract. Ayes - 10

Motion carried

Discussion on a possible donation to the Marshfield Area Pet Shelter project.

CC14-205 Motion by Earll, second by Spiros to include \$250,000 in the 2015 budget for the Marshfield Area Pet Shelter. Ayes - 7; Nays - 3 (Feddick, Wagner and Smith)

Motion carried

A presentation was given by the Heroin Task Force.

CC14-206 Motion by Feddick, second by Wagner to include \$50,000 in the 2015 Law Enforcement Budget for the Heroin Task Force .

Motion carried

Second reading of Charter Ordinance No. 25, requiring that the position of City Clerk be appointed by the Common Council for an indefinite term.

CC14-207 Motion by Wagner, second by Feirer to approve Charter Ordinance No. 25. Ayes – 7; Nays – 3 (Smith, Spiros, Hendler)

Motion carried

First reading of Charter Ordinance No. 26, requiring that the position of Assessor be appointed by the Common Council for an indefinite term.

First reading of Ordinance No. 1288, rezoning request by Josh Gluege, representing the property owners Lonnie and Paulette Peterson, to change the zoning of two vacant parcels located at 401 and 407 East 21st Street (parcels numbers 33-06268 and 33-06269), from “SR-3” Single Family Residential to “TR-6” Two-Family Residential District.

CC14-208 Motion by Jockheck, second by Buttke to approve Budget Resolution No. 24-2014, transferring \$70,000 from a State Trust Fund Loan for development incentives per the Development Agreement with JT Marshfield. Ayes - 10

Motion carried

CC14-209 Motion by Smith, second by Hendler to approve Resolution No. 2014-53, adopting an ambulance rate schedule to be effective January 1, 2015. Ayes - 10

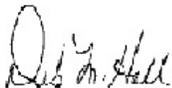
Motion carried

Future Agenda Items

None

Motion by Jockheck, second by Spiros to adjourn at 9:19 p.m.

Motion carried



Deb M. Hall
City Clerk

MARSHFIELD PUBLIC LIBRARY
211 East Second Street
Marshfield, Wisconsin 54449
(Finance Committee)

July 15, 2014
7:00 a.m.

The meeting was called to order at 7:01 a.m. by Joanne Ampe. Attendance was taken.

Present: Joanne Ampe, Gary Cummings, Kim Vrana, and Library Director Lori Belongia.

Also present: Amanda Helke

LB14-45 Election of Chair:
Motion by Ampe, second by Cummings to elect Vrana as the Chair. All ayes. Motion Carried.

LB14-46 Director presented the 2015 Library Budget to the Board for discussion, changes, and approval.
Motion by Cummings, second by Ampe to approve the presented budget with the change to page 2, line 23 the Polaris Server Maintenance, under 52500. All ayes. Motion carried.

Adjournment: Seeing no other business to come before the board, Ampe adjourned the meeting at 7:36 a.m.

Respectfully submitted,

Amanda Helke

MARSHFIELD PUBLIC LIBRARY
211 East Second Street
Marshfield, Wisconsin 54449
(Special Library Board Meeting)

July 22, 2014
7:00 a.m.

The meeting was called to order at 7:01 a.m. by Jean Swenson. Attendance was taken.

Present: Joanne Ampe, Gary Cummings, Mary Hartl, Kris Keogh, Xin Ruppel,
Jean Swenson, Ruth Voss, and Library Director Lori Belongia.

Also present: Amanda Helke

Absent: Pat Saucerman, Don Schnitzler, Kim Vrana

LB14-47 Director presented the 2015 Library Budget to the Board for discussion,
changes, and approval.
Motion by Ampe, second by Cummings to approve the presented budget.
All ayes. Motion carried.

Adjournment: Seeing no other business to come before the board,
Swenson adjourned the meeting at 7:22 a.m.

Respectfully submitted,



Mary Hartl
Secretary

MARSHFIELD PUBLIC LIBRARY
BOARD MEETING
211 E. Second Avenue, Marshfield, WI 54449
August 12, 2014
7:00 a.m.

The meeting was called to order at 7:01 a.m. by Jean Swenson. Attendance was taken.

Present: Joanne Ampe, Gary Cummings, Mary Hartl, Kris Keogh, Pat Saucerman, Don Schnitzler, Jean Swenson, Xin Ruppel, Ruth Voss, and Library Director Lori Belongia.

Also present: Kathy Baker,

Absent: Kim Vrana

Citizen's comments, correspondence and announcements: Thank you card from McMillan Maverick 4-h club in appreciation of meeting room use along with a \$25 donation, thank you note from Marshfield High School Freshman Health Class for director's visits to the class, thank you certificate from the Personal Development Center for being a stop on their Amazing Race competition, and a note found in the suggestion box expressing Caryann Harwood's appreciation for the summer reading program.

Changes or additions to the agenda: None.

LB14-48 Minutes of the Library Board Meeting: Motion by Schnitzler, second by Cummings to approve and place on file the minutes of the July 8, 2014 Library Board Meeting. All ayes. Motion carried.

LB14-49 Director's Report: Motion by Keogh, second by Hartl to receive and place on file the July 2014 Director's Report. All ayes. Motion carried.

LB14-50 2nd June Vendor List and 3rd June Vendor List: Motion by Ruppel, second by Ampe to approve Vendor Lists. All ayes. Motion carried.

LB14-51 July 2014 Financial Control Report: Motion by Saucerman, second by Ruppel to receive and place on file the June 2014 Financial Control Report. All ayes. Motion carried.

LB14-52 Business

Updates:

Belongia explained the correction to the 2013 Marshfield Public Library State Annual Report.

Library & Community Center Project: Belongia updated the board on the project. She informed the board that 2.3 million dollars has been raised so far. She noted that some work is ongoing to wrap up the Visionary, Major Gifts and Corporate portions of the campaign. Next portions of the campaign will involve medical professionals, a Tribute Wall and a plan to use neighborhood parties to inform people of the project. The Marshfield Public Library Foundation has approved funds to continue fundraising services through February 2015.

LB14-53

Minutes of other organizations: Motion by Keogh, second by Schnitzler, to accept and place on file the minutes of the April 15, 2014 FOMPL Monthly Board Meeting, the April 15, 2014 FOMPL Annual Board Meeting, the May 20, 2014 FOMPL Board Meeting, the July 24, 2014 SCLS Board of Trustees, July 15, 2014 Finance Committee Meeting, and the July 22, 2014 Special Library Board Meeting with a change to note that Vrana adjourned the July 15, 2015 Finance Committee Meeting. All ayes. Motion carried.

Adjournment: Seeing no other business to come before the board, Swenson adjourned the meeting at 7:28 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Hartl".

Mary Hartl
Secretary

**Main Street Board of Directors Meeting
Wednesday, September 3, 2014
Main Street Office**

Present: Lois TeStrake, Tony Abney, Ryan Baer, CW Mitten, Nick Arnoldy, Cindy Cole, Trina Ignatowski, Josh Kilty, Scott Koran, Scott Larson, Gary Cummings

Excused: Tom Henseler, Jenna Hanson, Mike Eberl, Kelly Korth

Ex-Officio Present: Steve Barg, Not Present Jason Angell

Staff Present: Angela Dieringer, Executive Director

Other Present: Bill Hauke and Lori B. campaign for Library

President Lois TeStrake called the meeting to order at 7:30am.

1-5. Approval of Board and Executive Communities minutes: Gary Cummings should be instead of Pete H. as present.

1st. Tony

2nd Cindy

Guests: Bill Hauke and Lori B. campaign for library. 7 million project, city \$3 million by city- they need to raise 4 million, already raised 24 million. Library is already 60 yrs. Old and needs to be updated. Library will become a community center, library will be right next to that. Senior center will be taken down after community center is built. Integrate more services. Right now there is 560 per day. Support from business community has been very well received. Link is on the Marshfield page to get to the website.

6. City Staff Updates –Monday Sept.8 8:00 a.m. Steve, city budget process is moving forward. Bring it to October, \$12,050 to main Street towards our budget. They are working on the buildings to get them torn down by the end of this year or early next year. Will look at best use for space, if no one comes forward to build on it. Hillers and Nutz Deep parking situation was discussed. Get together this year and see if the time limit on the downtown parking is the right amount of time.

7. MACCI Updates- Sept. 5- 7 is 51st annual trappers Rendezvous- Fairgrounds Park; Sept. 9 – Java Jump Start “Social Media, Morality Clauses and More” 7:30 a.m. Mid-State Technical College, Room 126; Sept. 10 – Business After 5 Eagles Club; Sept 13& 14- 22nd Annual Maple Fall Fest Wildwood Park 9 a.m.-5p.m. Sat. 10 a.m.-4 p.m. Sun.) Sept. 13 – Light up the Night Glow Walk 6 p.m. Pick ‘n Save Parking Lot; Blue Heron Brew Pub Oktoberfest; Sept. 27th & 28th Community Electronics Recycling Event –Hiller’s True Value Hardware; Sept. 29 Pioneer Ribbon Cutting – 4 p.m.

8. Treasurers Report: Profit and loss has been positive so far. Balance sheet is all good.

9. Executive Director’s Report:

Business retention visits – Focusing on Retail Business from now til November. Working with them to see how we can all work together to promote the downtown experience.

Room Tax meetings – possibly grant program available. In order to receive funding we will need to propose each event and bring in room nights. Case by case basis.

Leadership Marshfield – starting on the 17th.

Annual Awards Meeting is October 1st and Flower Power Wrap up meeting is Oct. 7th

Parking Coupons are available at the Police Dept. Haven't been having much of a response, but will be seeking out more feedback.

Downtown Master Plan Visioning Workshop – Sept. 17th at 5:30. Put it in your calendars!

10. Committee Reports-

- **Promotion Committee Updates-** Down sized beer garden this last year. Will check into getting more fencing. Better signage for Brew Fest tickets and beer garden. Revisit to see how much it would save to put on wrist bands. Grand opening for Penny's Court building will be this fall/winter.
- **Organization Committee Updates-** Recap of hub City Hoops, possibly make it more accomodating for everyone and also bringing back the car show. Electrical issue would have to be looked at for rearranging Hub City Lay out. Ok to do back to back for Hub City Hoops. How to bring those people down to the rest of the events. Look into rearranging Hub City Days. Annual meeting Oct. 1st.
- **Design Committee Updates-** Flash Galleries was at 301 S Central Aug. 22nd. Looking at Magic Kitchen and Drum Depot locations for next Flash Galleries. Pia. Looking at placing pia. By Hillers Farmer Market, Pick 'n Save & Heinzens. Looking to find amenities brochures and get them printed. Next meeting Monday Sept. 8th at 10 a.m.
- **ER Committee Updates-** Jurassic Park Creatures having Clyde design creatures and artists put there own touches on it. Possibly displaying them in the city or private business that would. Having educational meeting after Java Jumpstart for more 1 on 1. Next meeting Sept. 24th at 7:30 a.m. Java Jumpstart next week Tuesday.

11. Old Business- 2015 Business update: Bid meeting everything has been approved.

12. New Business- Board elections: Nomination for board members. CW, Trina, Josh; Cindy Cole nominates CW, Trina, Josh for another 3 yr. term.

12a. Vote on VP: Scott nominates CW, CW is new vice president ; Josh nominates Trina, Trina for another year as secretary . CW nominates Josh fro Treasurer, Josh is Treasurer for another year term. Cindy nominates Lois for president, Lois is president for another year term.

13. Meeting Adjourned at 8:35 A.M.

Parks, Recreation, and Forestry Committee Minutes of September 11, 2014

Meeting called to order by John White Jr., at 5:30 p.m. in room 108 in City Hall Plaza, 630 S. Central Avenue.

Present: John White, Jr.; Chris Viegut; Jane Yaeger; Ali Luedtke; Rich Reinart; Kristy Palmer and Alderman Tom Buttke

Excused: None

Absent: None

Also Present: Ed Englehart, Parks and Recreation Director and Kelly Cassidy, Parks & Recreation Supervisor

PR14-26 Motion by Buttke, seconded by Luedtke to approve the minutes of the August 14, 2014 meeting.

Motion Carried 7-0

Public Comments: None

The committee set Thursday, October 16, 2014 at 5:30 p.m. in room 108 for the date and time of their next meeting.

Ali Luedtke gave a presentation requesting approval for the Friends of the Marshfield Public Library to place a “Little Free Library” in Wildwood Park. They would like to install it in the spring of 2015.

PR14-27 Motion by Buttke, seconded by Palmer to approve request to place a “Little Free Library” display in Wildwood Park near the playground area, with final location and installation to be approved and coordinated with the Parks and Recreation Maintenance Supervisor. In addition, a letter of understanding clarifying ownership and responsibilities of each organization shall be drafted and placed on file. Discussion followed. Viegut commented that he was very much in support of this location.

Motion Carried 7-0

Englehart updated the committee regarding the Comprehensive Plan process and input that he has received to date. Only two comments from the general public have been received since the plan was made available to the public. The committee as a whole felt that the language in the CORP regarding Hefko Swimming Pool needed to be re-worded. It was agreed that the order of the recommendations needed to be grouped by short, medium and long-term. The plan will be presented to the Board of Public Works on September 16th and to the Plan Commission on September 17th. It will be presented to the Common Council for final adoption at a meeting in October. Englehart will share the comments from the committee to the consultant. White and Yaeger will be present at both the Board of Public Works meeting and Plan Commission meeting.

PR14-28 Motion by Yaeger, seconded by Palmer to re-word language in the CORP regarding the Hefko Swimming Pool to indicate the preference is to construct a new outdoor swimming pool located at Wildwood Park, and that a new swimming pool study needs to be conducted that compares renovation options versus a new swimming pool with updated construction and operation estimates.

Motion Carried 7-0

Englehart will work with John and Jane to draft new language regarding Hefko Swimming Pool for the CORP.

Englehart updated the committee on the status of the Grizzly Bear Exhibit Project. The Board of Public Works approved contracting with HGA for the final plans and specifications, and the fundraising is nearing its goal. It is hoped that the final amount needed to reach the \$1.1 million goal will be completed by the public fund drive that will be officially kicked off at the Maple Fall Fest on Saturday, September 13th. A special presentation introducing the project will be held at the zoo.

Information Items: Staff updated the Committee on their respective areas of responsibility and answered questions regarding the monthly reports. Cassidy commented that the Senior Health Fair will be held October 3rd at the Marshfield Fairgrounds. Fall Youth Soccer is underway and again has strong participation. Registration in the program increased by 82 participants this year. Adult volleyball league participation continues to decrease. Fifty-eight teams are registered at this time with games scheduled to start October 20th. Englehart commented that the Ludwig Building renovations will begin next Monday, following the Maple Fall Fest. Work is expected to be completed prior to October 13th. Palmer stated that the Zoo Society will be holding their annual Trick-or-Treating event at the zoo on October 11th. Volunteers were recognized for their assistance in coordinating and completing the painting of the helicopter at Veterans Park. They included Jan Altmann, Mike Feirer, Gary Cummings, Dave Marsh, Duke Jacobson and three National Guard painters from Fort McCoy.

Committee Member Questions, Comments, and Suggestions: Viegut noted some concerns regarding the large cracks in the asphalt on the trail just east of the wolf exhibit in Wildwood Park, in addition to invasive plant concerns on park land and the need, when possible, for the maintenance staff or volunteers to remove before it goes to seed.

Future Agenda Items: Volunteer of the Year and Comprehensive Outdoor Recreation Plan.

Communications: Englehart distributed a listing of citizen/program participant comments and communications that the department had received in the past two months and briefly commented on the items.

PR14-29 Motion by Yaeger, seconded by Luedtke to adjourn the meeting.

Motion Carried 7-0 Meeting adjourned at 7:09 p.m.

Ed Englehart, Parks & Recreation Director

Marshfield Airport Committee Minutes

September 18th, 2014

Meeting called to Order at 6:01 p.m. by Chairman Berg

Present: Jack Bremer, Dan Maurer, Chris Jockheck, Paul Knauf and John Berg

Absent:None

Also Present: Myles Richmond, Alice, and Jeffrey Gaier

Citizens Comments: Dan Maurer said Steve Mickel still hasn't seen the hole filled by his hangar.

AP14-44 Motion by Maurer Second by Bremer to approve the Airport Minutes for August 21st, 2014 All Ayes,

Motion Carried

AP14-45 Motion by Maurer Second by Knauf to approve the Airport Manager's September 2014 Report, All Ayes

Motion Carried

AP14-46 Motion by Knauf, Second by Maurer to approve the September 2014 Activity Report, All Ayes

Motion Carried

AP14-47 Motion by Jockheck, Second by Bremer to approve the Airport Bills for September 2014, All Ayes

Motion Carried

No Height Limitation Zone Variance Requests - No Action Taken

Airport Sign - The Highway DOT sign permit will be paid as the Highway DOT will not accept the City Airport as an exemption to the Highway DOT sign permit requirement. The cost will be \$175 per year and \$35 for every year after.

Project Update - Discussed, no action taken.

No Additional Citizens Comments.

Motion by Bremer, second by Jockheck to adjourn at 7:05 p.m. All Ayes Motion Carried

Respectfully Submitted - Jeffrey Gaier

Marshfield Municipal Airport Manager's Report Sept 18, 2014



The tree harvest at the airport has now been completed. The wood was mature aspen, pine, basswood and other mixed hard woods that were ripe for harvesting. The trees were harvested to clear the area of any potential height obstructions on the approach end of runway 05. The wood harvest has provided the airport with a \$20,000 income. Pictured Below is the harvested area of the airport by runway 05. Ken Price from Valley View Forestry, the forester on the project submitted a bill of \$2,020.35 for his services. We would like to thank Ken for his help and assistance with the harvest.



Wood County met with Marshfield and Wisconsin Rapids Airports to discuss the yearly county contribution to be used by the airports for the development of the airports. In the past we have received \$4,500 from Wood County. This year the county has agreed to increase the contribution to \$7,500. Wood County sees the potential expansion of businesses that will be needing the airports in the future and would like to make sure that the airports are up to the task of continuing to be available for the economic impact of the county.

Justin Hetland, Airspace Safety Program Manager from the Wisconsin Bureau of Aeronautics, (BOA), recently sent Jeff an email that it is his opinion that **ANY** obstruction into the height limitation zone, (temporary or permanent), is an obstruction to air navigation.

Justin went on to say that other municipalities require variances for any structure that penetrates the zone. He also said some communities have different rules for temporary structure as long as it does not present a hazard to aviation or public safety. Madison, (Dane County Airport), is one example Justin provided. In Justin's opinion, it would be best to cover each situation with a variance since what is proposed is going against an established law.

The Transportation Security Agency, (TSA), was at the airport Wednesday to meet with Jeff as part of TSA's outreach program. The TSA just gathered information about the airport and made sure that we had their contact information in case they were ever needed. The TSA representative also stopped in to check on the flight school to see if we had any applicants who were not US citizens.



Pictured above, a Cessna SkyMaster flew into the airport this month. The SkyMaster is a twin engine aircraft that has an engine in front and an engine in back.

The BOA will have their Land Use and Planning Seminar the week of Sept 24th and 25th in Stevens Point, WI at the Holiday Inn Convention Center. The seminar is a great opportunity to meet with the members of the BOA as well as other airport managers to discuss issues impacting aviation in Wisconsin.

Josh Miller has been talking with the Highway Department of Transportation regarding exempting the Marshfield Airport sign from the Highway DOT's sign permit requirement. The requirement is that the sign would need a yearly DOT permit because it is considered an off premises sign by the Highway DOT. Even though the sign is owned by the City of Marshfield, and on airport / City property, the DOT is adamant that the sign does not fall under an exemption. The initial fee is \$175 per year then \$35 per year to be paid to the Highway DOT.



We wish Bob Gaier a speedy recovery on his recent hip replacement. Bob works as a mechanic on aircraft as well as snow removal, lawn mowing, and general maintenance on the airport.

Happy Flying,
Duffy Alice and Jeff



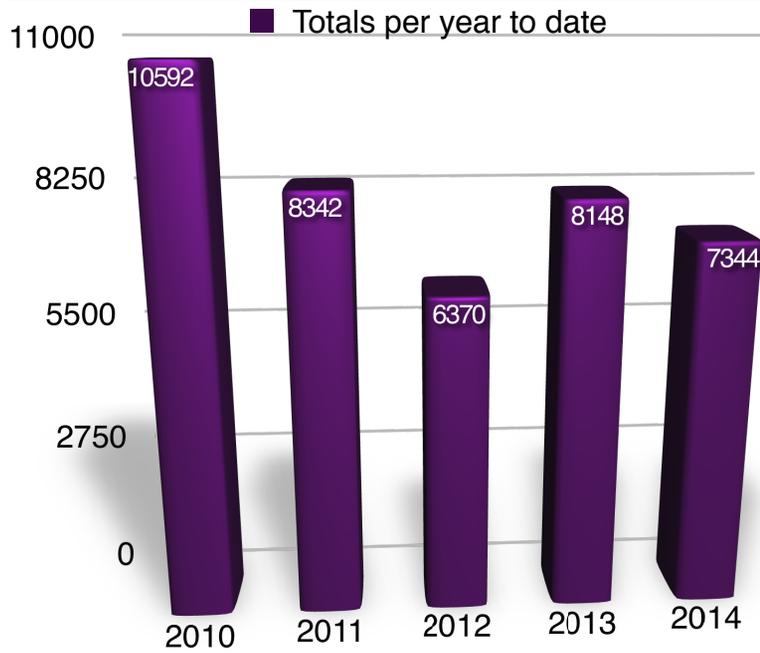


Airport Activity Report September 2014

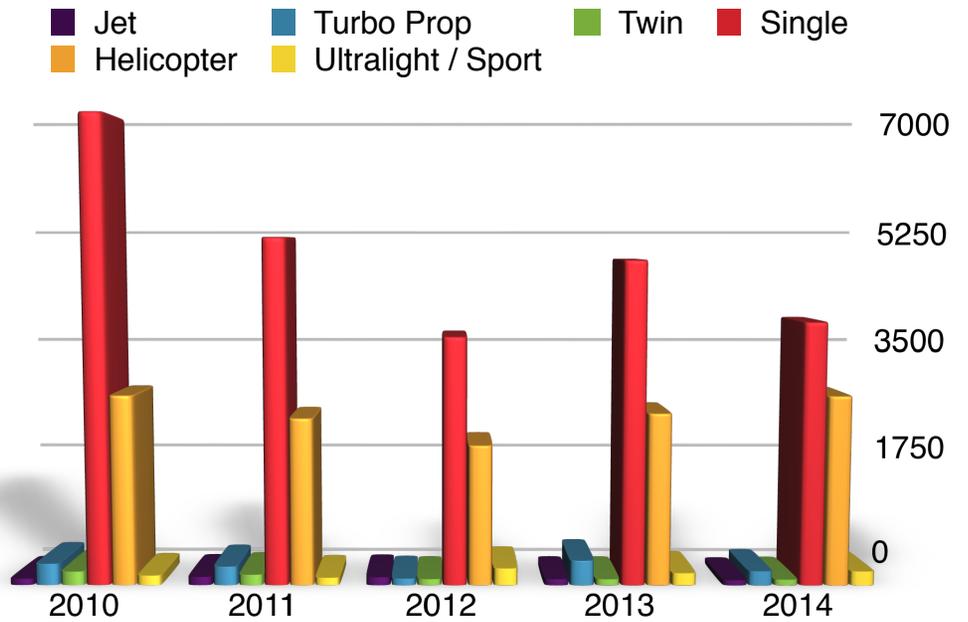


Departures and or Landings Information - Flight Operations - 28 Days Between Reports							
Year	YTD 2010	YTD 2011	YTD 2012	YTD 2013	Sept 2013	Sept 2014	YTD 2014
Jet	96	126	122	94	8	8	78
TurboProp	320	280	100	372	38	16	214
Twın	204	158	92	92	10	12	88
Single	6990	5168	3706	4834	364	636	3922
Helicopter	2838	2498	2096	2572	268	392	2830
Light Sport	144	112	254	184	36	32	212
Total	10592	8342	6370	8148	724	1096	7344
Passengers							
Total	14115	11119	8482	10728	965	1461	10756
Local and Transient Traffic							
Transient	3590	2698	1629	2860	144	492	2656
Local	7002	5644	4741	5288	580	604	4688
Training Flights							
Total	4008	2829	3698	4058	434	562	2992
Fuel Dispensed							
Av Gas	22279	17380	17438	13727	2089	1702	14843
Jet A	33200	25093	27407	41105	5585	2293	27768
Total	55479	42473	39703	54832	7674	3995	42611
All Information In This Report Is Estimated Based On The Activity At The Airport For The Month. An Operation is considered a take-off or a landing.							

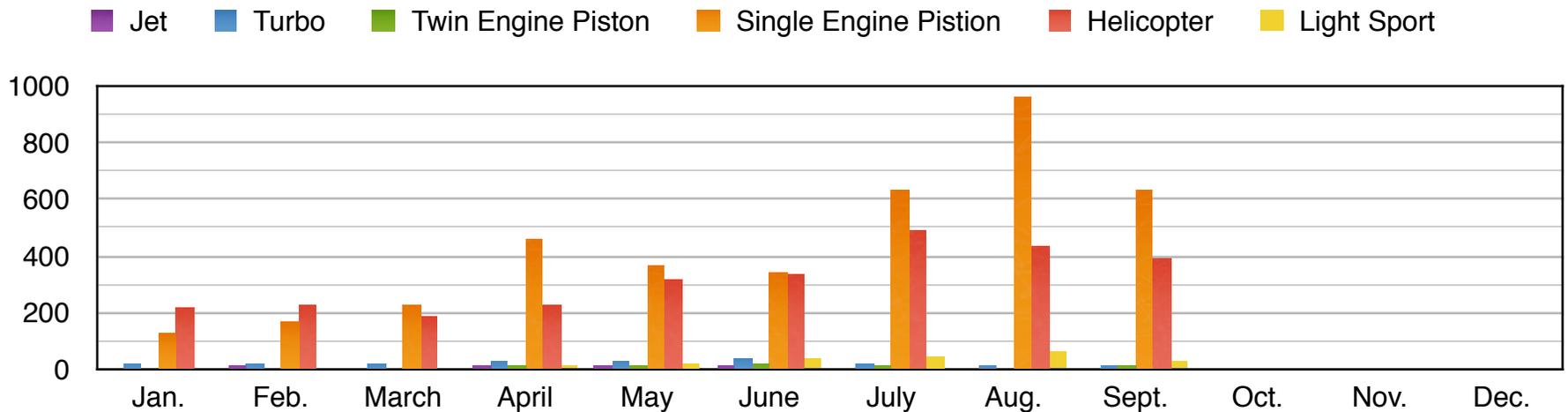
Flights Over the Past Five Years by the Present Month



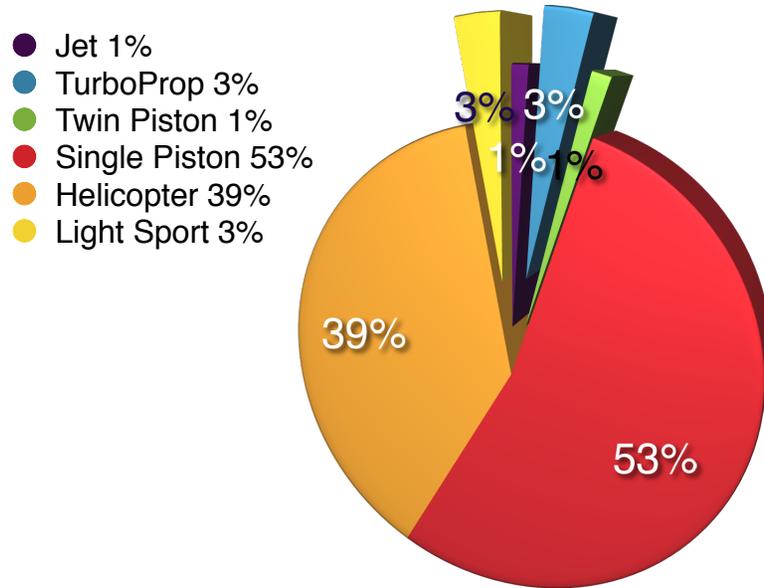
Types Of Aircraft That Have Visited Marshfield Per Year by the Present Month



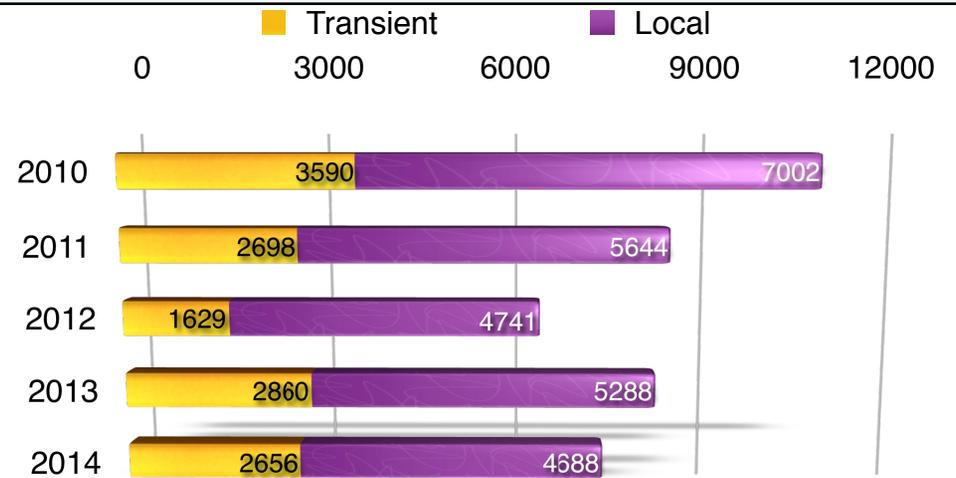
Operations by Aircraft for the Year of 2014



Percentage By Type Of Aircraft That Came Into Marshfield In 2014

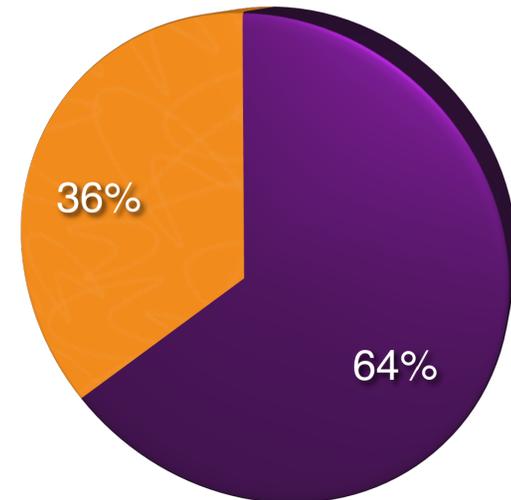


Transient Vs. Local Traffic



Percentage of Local Vs. Transient Traffic

● Local Traffic ● Transient Traffic



Summary of Activity

Compared to last year at this time last year:

Jet Engine traffic is the same.

Turbo Prop Engine Traffic is down.

Twin Engine Piston Traffic is up.

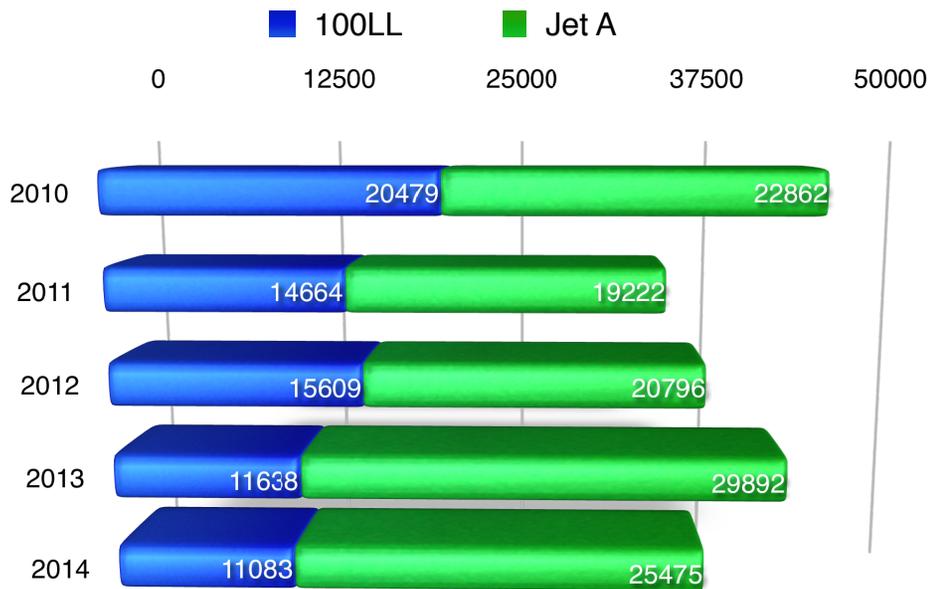
Single Engine Piston Traffic is up.



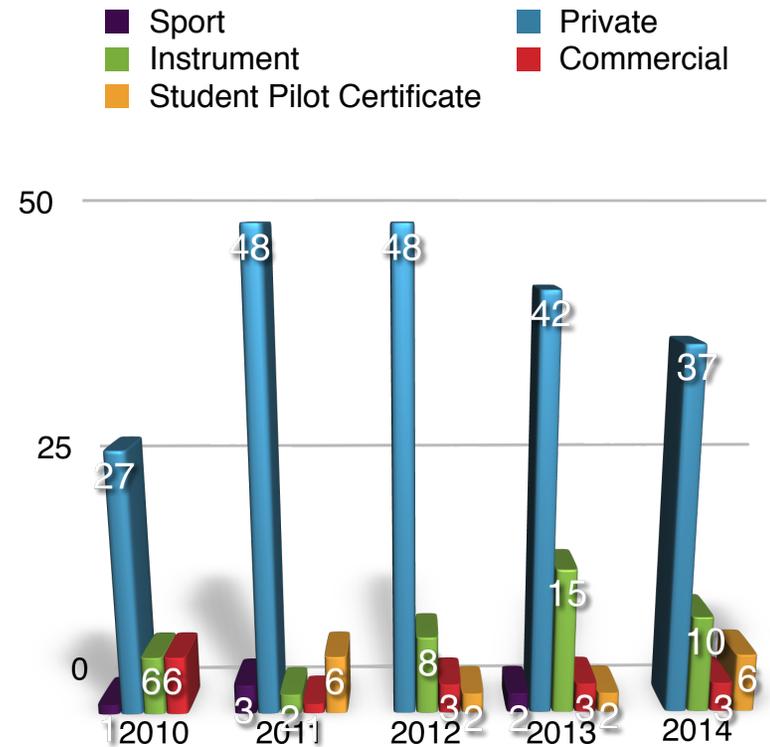
Helicopter Traffic is up.

Light Sport is the down.

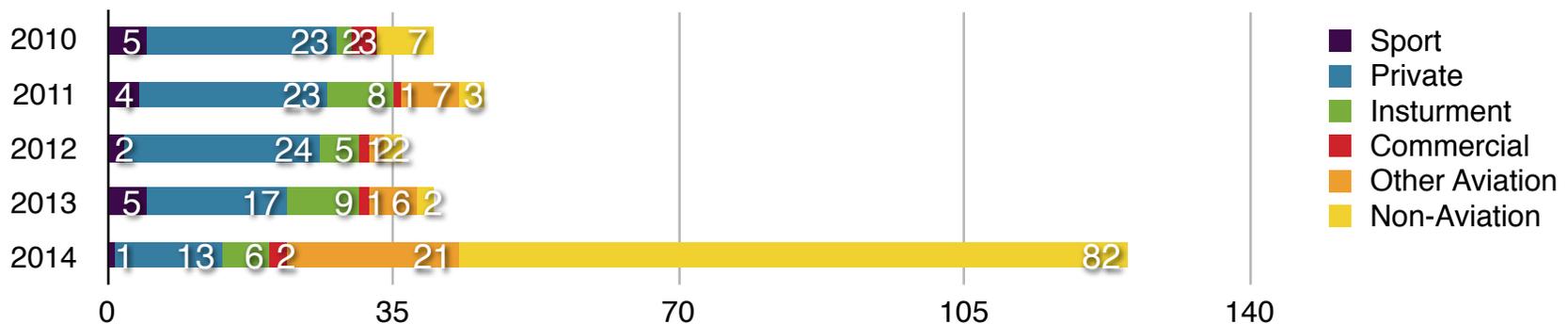
Fuel Sold - 5 Year Comparison



Duffy's Flight Checks for Pilots - 5 Year Comparison



Computerized Written Exams Given At The Airport



Individuals and Businesses that have used the Airport The Month of September 2014

Duffy's Aircraft Sales and Leasing Inc.
Aviation On Demand
Spirit Transport
Dan Hiller
CrossWind Aviation LLC
Wheelers Chevy Olds Pontiac Cadillac Inc.,
Dan Wheeler and Family
Myles Richmond
Duffy Gaier
Bob Gaier
Jeffrey & Elizabeth Gaier
Al Hatz
Gary Buchanan
Georgi Georgiev
Craig Cook
Don Halloran
Howard Rand
Steve Humphrey
Steve Mickel
Mayo One (Medflight Eau Claire)
Custom Fabrication and Repair
Brian Barnett
Kirk Haslow
Haslow Farms
Jim Hills
Grassland Dairy
Sanford Smith
Father Eric Berns
Medevac (Medflight Wausau)
Tom Witt

Country Flyers Education
Jake Jasinski
Troy Rens
Life Link III (Medflight New Richmond)
Bob Lee
Wayne Short
Enbridge
MQA Aviation LLC
Matt Thomas
Burrnett Co. Flying Service
Michael Tyler
Air Methods
Citation Air
Roehl Transport
Everett Roehl & Family
Matt Keifer
Brittany Lueth & Rico
Bob Thill
Valley Medical - Fixed Wing Medflight
Randy Musack
Harry Dolan
Bruce Wineman
Ed Plotka
Dan Bull
Richard Morey
Morey Airplane Company
Krist Oil / Krist Transportation LLC
Matthew Leis
Festival Foods

Brayton Hackbarth
Bryan Atkinson
William Atkinson
Weston Hall
Brian Parker
Terry Ewert
Sheldon Michlig
Daniel Reis
Jonda LLC
Greater Financial / Bank of America
Leasing and Capital LLC
Daniel Vieth
Merrell Bros Inc.
Marcks Aircraft LLC
Steven Schumacher
Kurtz Sales Inc.
Bown Aviation LLC
Hog Air LLC
Jerry Dahl
4128T LLC
Comer Guy
Land's End
John Dorcey
Leon Plank
Grupe Bryce
Theda Star (Medflight Nennah)

Derek Schulz
Todd Gurney
Julie Gensler
Glen Mills
P. Gingrich
Syed A Ali
Alexander Mulac
Chris Persson
Krist Tompach
Charles Slinger
Donald Easterday

Drew Irwin
Allan Meuli
David Cabelka
Winnebago Flying Club
James Owen
Wen Chongjian
Charles Blum
Paul Dowding
Jordan Gensler
Adisen Fenrich
Anthony Donagan

Wisconsin Governor Scott Walker



Businesses or Groups That Have Utilized The Conference Room or Airport This Month From The Community.

Experimental Aircraft Association Chapter 992 (Marshfield & Medford Group)

Toastmasters of Marshfield

Central Wisconsin Apple User Group

Marshfield Youth Hockey

The Bridge Center (group that helps families with autistic children)

C12 Group (Christian CEOs and owners building great businesses for a greater purpose)

The Trickle Effect - These are businesses that we know of that have been utilized by the patrons of the airport this month. They spend money in Marshfield and the surrounding communities. This is just from conversations we have with pilots and passengers. There are more business that do benefit from the airport each month. These are just the ones we know about from the people that have discussed their time at Marshfield

Holiday Inn

Kitchen Table

Blue Heron / West 14th

Melody Skating Gardens

Marshfield Clinic

Thomas House

St. Joseph's Hospital

Festival Foods

V & H Heavy Trucks

Roehl Transport

Custom Fabrication and Repair

Subway

Chips

McDonalds

Little Casears

Target

Hardees

The Store

Baltus

Wildwood Zoo

Marshfield Hotel

Nasonville Dairy

Hub City Ice Cream

Dairy Queen

El Mexical

City of Marshfield - General Airport Budget - 2014

Account # 101-53510-33

Obj. #	Description	2014 Amount Approved	2014 September Invoices	Firm Expenses Paid	Used To Date	Balance
52100	Professional Services	44,286.00	3,690.50	Manager's contract	33,214.50	11,071.50
52210	Electric	16,926.00	1,281.79	Electric	10,942.42	5,983.58
52220	Water	497.00	40.16	Marshfield Utilities	234.81	262.19
52230	Sewer	426.00	45.16	Marshfield Utilities	262.13	163.87
52240	Fire Protection Charge	1,641.00	153.53	Marshfield Utilities	921.18	719.82
52260	Heating - Gas	3,272.00	9.61	WE Energies general aviation terminal	2,774.41	497.59
			10.14	WE Energies - East unit		
			10.14	WE Energies - West unit		
52300	Telephone	1,244.00	108.20	Frontier	857.56	386.44
52400	Rep/Maint. Serv-Streets	17,200.00			11,810.00	5,390.00
52500	Repair/Mainte. Service	50,967.00	47.05	UniFirst - mat service	29,911.41	21,055.59
			250.00	Maid to Order - cleaning services		
			2,775.00	Duffy's Aircraft Sales - Mowing- 26.5 JD950 - 6.0 Dixon		
				32.5 hrs. equipment operator - mowing.		
			2,020.35	Valley View Forestry, LLC - Forester supervised tree harvest		

**Main Street Board of Directors Meeting
Wednesday, October 1, 2014
Main Street Office**

Present: Lois TeStrake, Tom Henseler, CW Mitten, Trina Ignatowski, Josh Kilty, Scott Koran, Tony Abney, Cindy Cole, Kelly Korth, Jenna Hanson, Gary Cummings, Scott Larson

Excused: Nick Arnoldy

Not Present: Ryan Baer, Mike Eberl

Ex-Officio Present: Jason Angell

Staff Present: Angela Dieringer, Executive Director

Other Present:

President Lois TeStrake called the meeting to order at 7:35am.

1-5. Approval of Board and Executive Communities minutes:

1st. Cindy Cole

2nd Scott Koran

6. City Staff Updates - Jason – kickoff for downtown master plan , was last week went ok, would like to see more people to come to these. Will try again next month for another meeting. Put next meeting in our next news letter. Check out website for more info.

7. MACCI Updates- August 5, 2014- October 1- maximize your membership (noon-MACCI); Crystal Apple Awards Dinner (6p.m. Holiday inn & Conf. Center); Oct. 2 – Outpost Recreational Sales & Service Ribbon Cutting (11:30 a.m.); Westland Insurance Ribbon Cutting (4p.m.); Oct. 8 – Discover Panama Preview Meeting (6p.m. MACCI); Oct. 12- Get Fired Up for Safety (12-4 p.m. North Central Ave. businesses); Oct. 14- Java Jump start –“ applications for Marketing your Business on line” (workshop 7:30 a.m. Mid-State Tech Rm. 126); Oct. 16- Leadership Marshfield “Quality of life” (7:30 a.m. Marshfield Public Library); Oct. 22- Working Women’s (Wednesday 11:30- 1:30 Holiday Inn); Oct. 24- Trick or Treating Downtown Marshfield (4-5:30 p.m.); Oct. 28- Business Succession Planning Seminar (7:30 -9:00 a.m. MACCI); Oct. 29- Central WI Job Fair (10 a.m.-2 p.m. Mid-State Tech. College); Hannah Center Ribbon Cutting (12 p.m.); Oct. 31- Treat or Treating (5-7 p.m. Marshfield mall) Marshfield Trick or Treating (5:30 -7:30 p.m.).

Topics two advisory Referendums on the next Ballot, Two ribbon cuttings Oct. 2 , Oct. 8th Heavy metal Tour (preview Panama Trip)

8. Treasurers Report: All Hub City Stuff in, income was better this year.

9. Executive Director’s Report:

Sept. 17th was our 1st Downtown Master Plan Meeting

- Around 25 people in attendance
- Brainstormed sore spots, good spots, and envisioned possibilities.
- This card has a website on the back so you can give your feedback

Connect Communities Round Table - Last Wednesday with Design Focus

- Good ideas about beautifying vacancies, working with absentee owners on marketing vacancies, and helping startups fill vacancies.
- Bringing these all back to the Design Committee next week

Sponsor a Tree Program

- Helgarson's Closed. Looking for new Tree Farm. Gene Furniture source is \$25 per tree. Reaching out to Daryl Casperson as well

Annual Awards Meeting Tonight

- Expecting around 80 tonight; 52 tickets already paid for.
- Press release sent out to announce winners on Thursday
- 7 employee of the year nominations

Trick or Treating

- 25 Businesses signed up to participate in Trick or Treating

Blodgett Haus Open House

- 15 Businesses Committed

Business Retention Visits

- 7 This past month
- Indigo Bloom, Di Luccas, Pioneer Bank, Holiday Inn, Mystic Hollow, Circle the Date, and Knight Barry Title.
- 3 new businesses
- Interest has been shown in a Secret Shopper Program

10. Committee Reports-

- **Promotion Committee Updates-** trick or Treat Oct. 24th; Nov. 20 holiday Parade- going down to one float; Carriage by Dave Krause will carry snow queen. Dec. 13th Hot Chocolate and Reindeer day; Nov. 28th, Dec. 13th, Dec. 19th is carriage rides. Looking for a Santa to ride the float for holiday Parade, Possible Cindy Cole's husband for Santa.
- Next meeting Oct. 6 at 8 a.m.
- **Organization Committee Updates-** Focus was the annual meeting. Next meeting on Oct. 9th at 8 a.m. Will be looking for winter fundraising and working on volunteer recruitment plan
- **Design Committee Updates-** Had a flash galleries on Sept. 19th- was at 301 S. Central and was well received. Piano program will be done in May or June of next year. So everything is in place. Found amenities brochure and will be getting a count of how many amenities are out there and how many are left to be sponsored.
- Next meeting Monday Oct. 6 at 10 a.m. and then starting in Nov. Meeting will be postponed to 2nd Monday of each month at 10 a.m.
-

ER Committee Updates-

- No new update since the last board meeting.

11. Old Business-

12. New Business- Annual Awards tonight

13. Meeting Adjourned at 7:59 A.M.

HISTORIC PRESERVATION COMMITTEE MINUTES
OF OCTOBER 6, 2014 MEETING

Meeting called to order by Chairperson Wood at 4:02 P.M. in Conference Room 108 of City Hall Plaza.

PRESENT: Ken Wood; Alderperson Gary Cummings; Ken Bargender; Kris Keogh; Vickie Schnitzler; and, Bill Penker.

ABSENT: Keith Meacham (excused).

ALSO

PRESENT: McLean, Director of the Convention and Visitors Bureau; and, Josh Miller, City Planner.

Approval of the Minutes of August 4, 2014 Meeting.

HP14-29 Motion by Penker second by Cummings to approve the minutes of the August 4, 2014 meeting.

Motion Carried.

Kris Keogh arrived at 4:03 P.M.

Citizen Comments.

Penker handed out an article about a vacant historical building that was subject to an arson fire. If it had sprinklers, it would not have burned down.

Wood said the shrubs at the Upham Mansion have been removed.

Discussion Regarding the Historic Tourism Plaques.

Miller stated that, with the help of Matt McLean, he presented the plaque information to the Chestnut Avenue Center for the Arts and they were in favor of it. They sent it to a committee for review of the language and identify a suitable location for the plaque. We are waiting to hear back from them. Matt McLean will follow up at the next Chestnut Avenue Board Meeting to see where they were at with their decision.

Update on the 2014 Budget.

Miller went over the budget and stated there would be enough money left over to cover the remaining expenses. Some reimbursement could be made for those attending the conference.

Discussion of Having the Seats Restored as Part of the Soo Line Steam Locomotive No. 2442 Restoration Project.

HP14-30 Motion by Cummings second by Schnitzler to direct staff to get quotes on the seats after working with Keith Meacham.

Motion Carried.

Bargender mentioned that we may not want to upholster the seats as it would be exposed to weather. Should consider just doing the framing now.

Schnitzler asked if we could just do a bench and then if you need a seat, set it in later.

Miller explained that if there were significant changes from the original design, it would have to be reviewed by the State Historic Preservation Office.

Discussion about the Great Things Are Happening Here Event.

HP14-31 Motion by Schnitzler second by Penker to sign up for the Great Things Are Happening Here Event and direct staff to submit the registration form.

Motion Carried.

Wood will be there and he said he asked in the application to be separate from the North Wood County Historical Society.

Bargender and Cummings will look at their calendars to see if they are available. Keogh may attend if others could help her tend to the booth.

Discussion Regarding the Zoning for the Upham Mansion Block.

Wood went over the background information for how this item came about.

Penker explained the zoning surrounding the block. The Downtown Master Plan supports this area being considered for mixed use development.

Wood said that the North Wood County Historical Society would be opposed to a rezoning for the Upham Mansion and the surrounding properties.

Penker suggested that the North Wood County Historical Society to get involved in the Downtown Master Plan process.

Set Meeting Date and Future Agenda Items.

The next regular Historic Preservation Committee meeting will be held on Monday, November 3, 2014. The agenda of the next regularly scheduled meeting should include approval of the October 6, 2014 meeting minutes, requirements for seat restoration for the Soo Line Steam Locomotive No. 2442, update on the Soo Line restoration project, and Chestnut Avenue Center for the Arts plaque language.

Adjourn.

Motion by Penker, second by Bargender to adjourn meeting at 4:58 P.M.

Motion Carried

Respectfully submitted,



Josh Miller
City Planner

BOARD OF PUBLIC WORKS MINUTES
OF OCTOBER 6, 2014

Meeting called to order by Vice-Chairman Cummings at 5:30 PM in the Council Chambers of City Hall Plaza.

PRESENT: Tom Buttke, Gary Cummings, Chris Jockheck, and Ed Wagner

EXCUSED: Mike Feirer

ALSO PRESENT: Alderman Earll; City Administrator Barg; Director of Public Works Knoeck; City Engineer Turchi; Assistant City Engineer Cassidy; City Surveyor Hawley; Building Services Supervisor Pokorny; Cemetery Coordinator, Baltus; Street Superintendent Winch; Wastewater Superintendent Warp; Assistant Finance Director Hanson; Phil Severson, Strand Associates, Inc; the media; and others.

PW14-138 Motion by Buttke, second by Wagner to recommend approval of the minutes of the September 15, 2014 Board of Public Works meeting.

Motion Carried

Citizen Comments - None

Street Superintendent Winch presented a Street Division construction update. City Engineer Turchi presented an Engineering Division construction update with a special note that Central Avenue will be closed at Veterans Parkway starting Monday, October 13, 2014 to allow the railroad to replace the crossing. The closure will last approximately seven days.

Phil Severson, Strand Associates, Inc. presented the 2014 Wastewater Rate Review.

PW14-139 Motion by Buttke, second by Jockheck to recommend approval of the revised Wastewater User Charges as presented in Table 3 of Strand Associates, Inc. memo dated October 1, 2014, to be adopted with an effective date of January 1, 2015 and request an ordinance be drafted for Common Council consideration.

Motion Carried

PW14-140 Motion by Buttke, by Wagner to recommend approval of the revised 2015 Machinery and Equipment Rates and refer Resolution 2014-58 to the Common Council for consideration.

Motion Carried

PW14-141 Motion by Jockheck, second by Buttke to recommend approval of the revised 2015 Wastewater Machinery and Equipment Rates and refer Resolution 2014-59 to the Common Council for consideration.

Motion Carried

PW14-142 Motion by Buttke, second by Jockheck to recommend approval of the revised cemetery fees for 2015 as presented, which include the following:

- Traditional Opening \$ 795.00
- Cremation Opening \$ 475.00
- Infant Opening \$ 225.00
- Niche Opening \$ 180.00
- Single Niche Space \$1,030.00
- Double Niche Space \$2,060.00
- Ground Burial Space \$ 795.00
- Infant/Cremation Space \$ 420.00
- Disinterment Charge \$ 995.00

- Companion/Monument Burial \$ 180.00
- Over Time Charge \$ 350.00
- Winter Charge (November 1st to April 1st) \$ 65.00
- Crypt Space – Lower Two Levels \$6,000.00
- Crypt Space – Upper Two Levels \$5,000.00
- Crypt Opening \$ 400.00

Motion Carried

Cemetery Coordinator Baltus presented an update on the Cemetery Mausoleum project. The foundation was set on September 5th. The granite is being installed now and he hopes to have the building complete by the end of the week. Sidewalks will then be paved and he hopes to have the building open by the first or second week in November.

PW14-143 Motion by Wagner, second by Jockheck to recommend approval of the low base bid submitted by Earth, Inc. of Arpin, WI for demolition of properties in the south 200 block between Central Avenue and Chestnut Avenue at a cost not to exceed \$89,999.99 and authorize execution of a contract.

Motion Carried

PW14-144 Motion by Buttke, second by Wagner to recommend approval of the sanitary sewer lining schedule for 2014 and authorize advertising for bids.

Motion Carried

City Engineer Turchi presented an update on drainage issues in the North Hills Subdivision area. This was an information item only.

Recommended items for future agendas - None

Motion by Jockheck, second by Wagner that the meeting be adjourned at 6:30 PM.

Motion Carried

Daniel G. Knoeck, Secretary
BOARD OF PUBLIC WORKS

JUDICIARY AND LICENSE COMMITTEE
MINUTES OF OCTOBER 7, 2014

Meeting called to order by Chairperson Wagner at 5:02 p.m., in the Common Council Chambers, City Hall Plaza.

PRESENT: Alderpersons Ed Wagner, Alanna Feddick and Gordon Earll

ABSENT: None

ALSO PRESENT: Alderperson Smith, Police Chief Gramza and City Clerk Hall

JLC14-095 Motion by Feddick, second by Earll to approve the minutes of the September 16, 2014 meeting.

Motion carried

CITIZEN COMMENTS

None

JLC14-096 Motion by Feddick, second by Earll to approve by unanimous consent the following:

- a) Three (3) Beverage Operator Licenses for the 2013-2015 license year to: Jalen Hanson, Andrew Scheibe and Andrea Steinmetz.
- b) Temporary Class "B"/"Class B" Retailer's License (Picnic) to the Auburndale Lions Club for October 25, 2014.
- c) Class "B" Fermented Malt Beverage License to Scotty's of Marshfield, LLC; Agent – Scott Berg; located at 100 S. Chestnut Avenue.

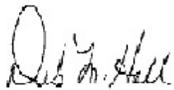
Motion carried

Future Agenda Items

None

Motion by Earll, second by Feddick to adjourn at 5:05 p.m.

Motion carried



Deb M. Hall
City Clerk

FINANCE, BUDGET AND PERSONNEL COMMITTEE
MINUTES OF OCTOBER 7, 2014

Meeting called to order by Chairperson Feddick at 5:30 p.m., in the Common Council Chambers, City Hall Plaza.

PRESENT: Alderpersons Alanna Feddick, Gordon Earll, Peter Hendler and Char Smith

ABSENT: Alderperson Rebecca Spiros

ALSO PRESENT: Alderperson Wagner, Mayor Meyer, City Administrator Barg, John Preuss from M3 Insurance and City Personnel (Lara Baehr, Brenda Hanson, Dan Knoeck, Mike Winch, Lorrie Krokstrom, Lori Belongia, Rick Gramza, Kevin Hamill, Travis Sherden, Sam Fox, Mike Topness, Joan Spencer, Belinda Fechhelm, Kris Hawley and Deb Hall)

Citizen Comments

Kevin Hamill representing the Police Department Bargaining Unit. A number of the employees have had some significant issues with WEA in the recent past. Services not being covered and questions being raised about services that doctors are recommending. They don't feel as though WEA is the best carrier to be going with. In addition to that now they have been notified that there is going to be a significant rate increase for their deductibles as well as benefits being reduced. Why hasn't the city shopped around if they know there is a 7% increase coming? This is being passed on to the employees in 2015.

FBP14-077 Motion by Hendler, second by Smith to approve the items on the consent agenda:

1. Minutes of the September 16, 2014 meeting.
2. Payroll in the amount of \$830,042.89 and the Bills in the amount of \$894,575.06.
3. Report of Personnel Actions of October 7, 2014.
4. Monthly Position Control Report of September 30, 2014.

Motion carried

No items were removed from the consent agenda.

FBP14-078 Motion by Earll, second by Feddick to approve Mike Winch for temporary reclassification for the role of Acting Street Superintendent effective September 17, 2014 with a corresponding rate increase of five percent above his currently salary until the position of Street Superintendent is filled.

Motion carried

FBP14-079 Motion by Earll, second by Feddick to authorize filling the position of Assistant Street Superintendent and any other vacancy that occurs during the recruitment process within the Street Division. Smith voted Nay.

Motion carried

FBP14-080 Motion by Hendler, second by Earll to approve the renewal of the contract with Employee Benefits Corporation (EBC) to administer the City's Section 125 (Flexible Spending Account) for calendar year 2015 and authorize applicable staff to execute the same.

Motion carried

FBP14-081 Motion by Earll, second by Hendler to approve renewal of the dental insurance contract with Delta Dental for calendar year 2015 (no rate increase or plan design change) and authorize applicable staff to execute the same.

Motion carried

FBP14-082 Motion by Hendler, second by Smith to approve renewing a contract with Wisconsin Education Association Trust (WEA) for health insurance Options 1 and 2 and renewal with NVA for vision hardware for the calendar year 2015 and authorize staff to execute the same. Ayes – 2 (Feddick and Hendler); Nays – 2 (Earll and Smith)

Motion failed

Discussion was held on staffing in the Assessor's office. Deputy Assessor Feig will be retiring on October 31, 2014. City Assessor Spencer has suggested that it may be workable to not refill that position but increase the .6 position of Administrative Assistant II to a full time position. The Assessor's Office would then consist of the City Assessor, Appraiser and Administrative Assistant II. Instead of having 3.6 FTE's it would be changed to 3.0 FTE's which would be a savings in the 2015 budget.

No action was taken on this item. It will be placed on the October 21st Finance agenda.

City Administrator Barg updated the committee on the implementation of the staffing study recommendations.

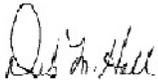
- Support Technician Position – The Technology Director has submitted a request for this position in the 2015 Budget which includes cutting back on the interns for that department. The position would start during the middle of the year.
- Strategic Planning Sessions – Looking at doing these sessions possibly in January or February rather than at the end of October/November. Two 2 hour sessions will be held. One just for the Council and the second one would include staff.
- The relocation of the Finance Department to the 5th floor has begun. The Assessor's Department has moved to the 2nd floor. The Finance Department is making preparations to move at the end of October to the 5th floor.
- Code Enforcement Process – Sam Schroeder is the new Zoning Administrator and is coordinating that all complaints are being handled.

FUTURE AGENDA ITEMS

None

Motion by Smith, second by Earll to adjourn at 6:52 p.m.

Motion carried



Deb M. Hall
City Clerk

CHARTER ORDINANCE NO. 26

A CHARTER ORDINANCE REQUIRING THAT THE CITY ASSESSOR BE APPOINTED BY THE COMMON COUNCIL FOR AN INDEFINITE TERM

The Common Council of the City of Marshfield, Wood/Marathon Counties, Wisconsin, do ordain as follows:

1. The City of Marshfield, Wood/Marathon Counties, Wisconsin, pursuant to Wisconsin Statute § 66.0101 elects to amend its charter to require that the City Assessor be appointed by the Common Council for an indefinite term of years.
2. The Municipal Code of the City of Marshfield, Chapter 2, Section 2-02 (1)(d) is hereby deleted.
3. The Municipal Code of the City of Marshfield, Chapter 2, Section 2-03 (1) is hereby amended by the addition of the following:

	<i>Official</i>	<i>How Appointed</i>	<i>Term</i>
(v)	City Assessor	Council	Indefinite

4. The Municipal Code of the City of Marshfield, Chapter 2, Section 2-38 (1) is hereby amended to read as follows:
 - (1) *Term.* The term of office of the City Assessor shall commence on the date of the year appointed by the Common Council and shall continue until a successor is duly appointed and qualified.
5. Any charter provision or any previously enacted ordinance or charter ordinance or part thereof inconsistent or in conflict with this Ordinance is hereby expressly repealed.
6. This is a Charter Ordinance and Notice of this Ordinance shall be published as required by Section 66.0101(3), Wisconsin Statutes. This Ordinance shall be in effect, except as specifically provided herein, upon 60 days after its passage and publication, unless a petition for referendum pursuant to Section 66.0101(5) is filed with the office of the City Clerk within said 60 days, in which event this Ordinance shall not take effect until approved by referendum.

ADOPTED: _____

Chris L. Meyer, Mayor

APPROVED: _____

PUBLISHED: _____

ATTEST: _____
Deb M. Hall, City Clerk



City of Marshfield Memorandum

TO: Mayor Meyer & Common Council
FROM: Josh Miller, City Planner
DATE: September 23, 2014

RE: First Reading – Ordinance No. 1288 Rezoning request by Josh Gluege, representing the property owners Lonnie and Paulette Peterson, to change the zoning of two vacant parcels located at 401 and 407 East 21st Street (parcels numbers 33-06268 and 33-06269), from “SR-3” Single Family Residential to “TR-6” Two-Family Residential District.

Background

Josh Gluege, is interested in purchasing two vacant lots, located at 401 and 407 East 21st Street and is requesting to rezone two parcels to “TR-6” Two-Family Residential district. The present zoning is “SR-3”, which would allow primarily single family residential uses. In addition to single family, the “TR-6” zoning district would allow two-flats (top and bottom unit duplex), twin homes, and duplexes.

Analysis

According to the 2007 City of Marshfield 20 year Comprehensive Plan, this area is identified as “Existing City Residential (6-10 units per acre).” The proposed zoning district for the property is “TR-6” Two-Family Residential, which would allow a density of up to 7 units per acres as it’s currently subdivided, in line with the Future Land Use designation. The minimum lot size for newly platted duplex lots in the “TR-6” district is 12,000 square feet. Both lots are slightly smaller than that (11,628 square feet each), but they could accommodate duplexes because they were in existence at the time the latest zoning code was adopted.

The property to the north is existing single family residential (zoned “SR-3”). The property to the east and west are also single family (zoned “SR-3”). The property to the south is a mix of duplexes (zoned “TR-6”), access to the mobile home court (zoned “MH-8”), and single family (zoned “SR-3”).

Based on the neighborhood context and the surrounding land uses, it is reasonable to consider a rezoning of this property to “TR-6.”

Plan Commission Recommendation

A public hearing was held on September 16, 2014 where the neighbor to the west, William Pahl, spoke against the rezoning request, citing concerns about having rentals next door, as the rentals across the street aren't in the best condition. The Applicant, spoke in favor of the rezoning.

The Plan Commission recommends approval of the rezoning request by Josh Gluege, to change the zoning from "SR-3" Single-Family Residential to "TR-6" Two-Family Residential, located at 401 and 407 East 21st Street.

Council Options

The Common Council can take the following actions:

1. Approval of the request with any exceptions, conditions, or modifications the Council feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Council.
3. Table the request for further study.

Recommendation

None at this time unless the rules are suspended; final action will be requested after the second reading scheduled for the October 13, 2014 Common Council meeting.

Attachments

1. Ordinance 1288
2. Location Map
3. Permitted Uses

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator

ORDINANCE NO. 1288

AN ORDINANCE REZONING TWO PARCELS LOCATED AT 401 AND 407 EAST 21ST STREET FROM THE “SR-3” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “TR-6” TWO-FAMILY RESIDENTIAL DISTRICT.

WHEREAS, the Common Council of the City of Marshfield, having reviewed the recommendation of the City Plan Commission regarding the proposed change in zoning classification for the property described below; and

WHEREAS, the City Clerk, having published a Notice of Public Hearing regarding such change in zoning and, pursuant thereto, a public hearing having been held on the 16th day of September, 2014 at 7:00pm, and the Plan Commission having heard all interested parties or their agents and attorneys;

NOW, THEREFORE, the Common Council of the City of Marshfield, Wisconsin, do ordain as follows:

SECTION I. Zoning

The following described property is hereby rezoned from “SR-3” Single-Family Residential District to “TR-6” Two Family Residential District, as set forth in, and regulated by, the provisions of Chapter 18, Marshfield Municipal Code:

All of Lot 5 and Lot 6 of the Meissner Addition Subdivision located in the SW ¼ of the NW ¼, Section 17, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.

SECTION II. Effective Date

This Ordinance shall be effective upon passage and publication as required by law and the Zoning Administrator is hereby directed to make the necessary changes to the Zoning Maps forthwith.

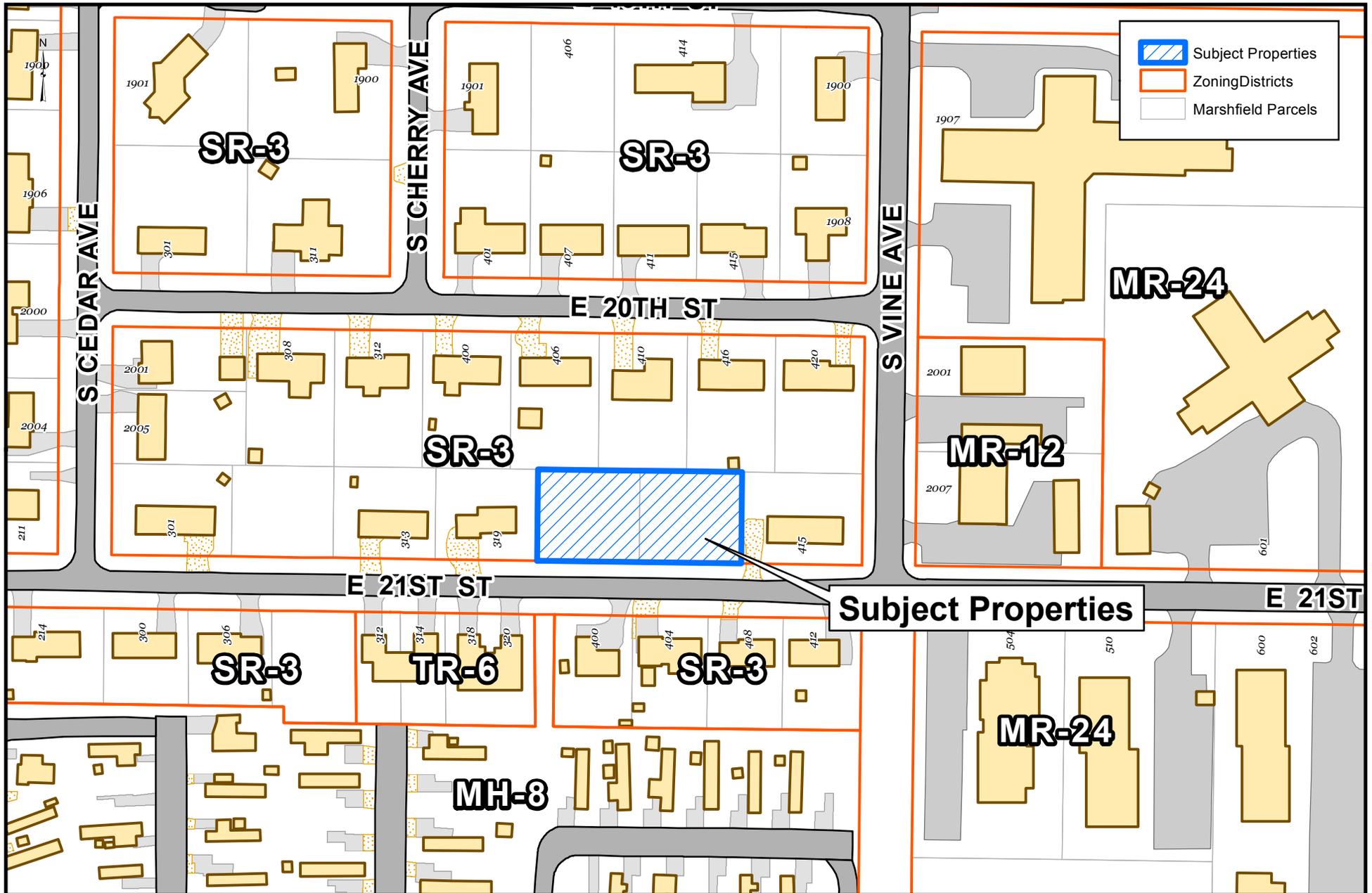
ADOPTED: _____

APPROVED: _____

PUBLISHED: _____

Chris L. Meyer, Mayor

ATTEST: _____
Deb M. Hall, City Clerk



Rezoning Request: 401 & 407 E 21st St - "SR-6" to "TR-6"
City of Marshfield - Plan Commission
Meeting Date: September 16, 2014

Map Not To Scale
 For Reference Only

ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.

Permitted Uses in SR-3	Permitted Uses in TR-6
Single Family	Single family
Community Garden	Two Flat
Small Scale Indoor Institutional	Twin House
Outdoor Open Space Institutional	Duplex
Passive Outdoor Recreation	Community Garden
Active Outdoor Recreation	Small Scale Indoor Institutional
Essential Services	Outdoor Open Space Institutional
Small Scale Public Services and Utilities	Passive Outdoor Recreation
Community Living Arrangement (1-8 residents) meeting the requirements of Section 18-57(10)	Active Outdoor Recreation
Communication Antenna	Essential Services
	Small Scale Public Services and Utilities
	Community Living Arrangement (1-8 residents) meeting the requirements of Section 18-57(10)
	Communication Antenna

ORDINANCE NO. 1290

An ordinance amending subsections (a) and (b) of subsection (1), of Section 14.69 pertaining to amount of sewer service charges; and amending subsection (b) of subsection (16) of Section 14-72 of the Municipal Code of the City of Marshfield, Wisconsin, pertaining to provisions regarding holding tank service charges, portable toilet waste, and septic tank waste.

The Common Council of the City of Marshfield, do ordain as follows:

SECTION 1. Subsections (a) and (b) of subsection (1) of Section 14.69 of the Municipal Code of the City of Marshfield, are hereby amended to read as follows:

"14-69 AMOUNT OF SEWER SERVICE CHARGES.

(1) SEWER SERVICE CHARGE UNIT COSTS. The unit costs for the sewer service charge system are as follows:

(a) Category A Sewer Service Charge. The sewer service charge for Category A sewer users is as follows:

	<u>Effective 01/01/14</u>	<u>Effective 01/01/15</u>
Fixed Monthly Charge	\$18.20	\$18.35
Volume Charge	\$3.93/100 cu. ft. \$5.25/1000 gal.	\$4.04/100 cu. ft. \$5.40/1000 gal.

(b) Category B Sewer Service Charge. The sewer service charge for Category B sewer users is as follows:

	<u>Effective 01/01/14</u>	<u>Effective 01/01/15</u>
Fixed Monthly Charge	\$18.20	\$18.35
Volume Charge	\$3.93/100 cu. ft.	\$4.04/100 cu. ft.
Surcharges:		
BOD greater than 200/mg/l =	\$0.66/lb.	\$0.66/lb.
Suspended Solids greater Than 250 mg/l =	\$0.54/lb.	\$0.54/lb.
TKN greater than 40 mg/l	\$0.87/lb.	\$0.87/lb.
P greater than 7 mg/l	\$7.26/lb.	\$7.26/lb.

SECTION 2. Subsection (b) of subsection (16) of Section 14-72 of the Municipal Code of the City of Marshfield, are hereby amended to read as follows:

"14-72 USE OF THE PUBLIC SEWER.

(16) PROVISIONS REGARDING HOLDING TANK AND PORTABLE TOILET WASTEWATER

(b) Sewer Service Charges. The wastewater haulers shall pay the City for wastewater treatment and disposal. This charge shall consist of the following:

	<u>Effective 01/01/13</u>	<u>Effective 01/01/15</u>
Holding Tank Waste:		
Volume Charge	\$13.65/100 cu. ft. or \$18.25/1000 gal.	\$12.72/100 cu. ft. or \$17.00/1000 gal.
Portable Toilet Waste:		
Volume Charge	\$39.09/ 100 cu. ft. or \$52.25/1000 gal.	\$39.09/100 cu. ft. or \$52.25/1000 gal.
Septic Tank Waste:		
Volume Charge	\$83.22/100 cu. ft. \$111.25/1000 gal.	\$74.06/100 cu. ft. \$99.00/1000 gal.

SECTION 34. This ordinance shall take effect and be in force from and after the day after its passage and publication as provided by law.

NOTE: This ordinance is recommended by the Board of Public Works.

ADOPTED: _____
APPROVED: _____
PUBLISHED: _____

_____ Chris L. Meyer, Mayor
Attest: _____
Deb M. Hall, City Clerk

RESOLUTION NO. 2014-39

Document Title

Document Number

A Resolution removing from the Master Street Map, vacating and discontinuing those portions of Red Hawk Lane, Highview Drive and Schueller Drive lying within the Schueller's City Lights Plat, located adjacent to Lots 2 through 11, Lots 13 through 16, Lots 18 through 33, and Outlot 1, Schueller's City Lights Plat, all located in the NE 1/4 of the SE 1/4 and NW 1/4 of the SE 1/4 of Section 32, Township 26 North, Range 3 East, City of Marshfield, Marathon County, Wisconsin.

WHEREAS, it is deemed that the public interest requires the vacation and discontinuance of that portion of the above described public way in the City of Marshfield, Marathon County, Wisconsin; and

WHEREAS, the City Council has determined that said public streets should be vacated pursuant to Section 66.1003(4) Wis. Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Marshfield, Wisconsin, as follows:

SECTION 1. That since the public interest requires it; the following described streets are hereby vacated and discontinued, subject to the conditions listed below:

All those portions of Red Hawk Lane, Highview Drive and Schueller Drive, lying within the Schueller's City Lights Plat, located in the NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 32, Township 26 North, Range 3 East; City of Marshfield, Marathon County, Wisconsin.

SECTION 2. Vacation and discontinuance of said unopened public streets are subject to the following condition:

- None

SECTION 3. The title to those portions of the streets as so vacated and discontinued is vested in the abutting property owners.

SECTION 4. The City Clerk be and she hereby is directed to record a certified copy of this Resolution together with a map of that portion of the public streets hereinabove vacated in the office of the Register of Deeds of Marathon County, Wisconsin.

SECTION 5. This Resolution shall be further construed as meeting the requirements of § 236.43(4)(a) Wis. Stats. wherein the City of Marshfield, the governing body of the City in which said streets are located, has joined in the application for vacation of the Schueller's City Lights Plat now pending in Marathon County Circuit Court.

NOTE: This Resolution is recommended by the City Plan Commission.

ADOPTED _____

CHRIS L. MEYER, Mayor

ATTEST:

APPROVED _____

DEB M. HALL, City Clerk

STATE OF WISCONSIN COUNTY OF WOOD

Personally came before me, this _____ day of _____, 20 ____ the above named **CHRIS L. MEYER AND DEB M. HALL** to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin
My Commission Expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
Daniel G. Knoeck, Director of Public Works
City of Marshfield
P. O. Box 727
Marshfield, WI 54449

Recording Area

Name and Return Address

City of Marshfield, City Clerk
P. O. Box 727
Marshfield, WI 54449

330MM033 to 330MM043 inclusive,
330MM045 to 330MM048 inclusive and
330MM050 to 330MM065 inclusive
Parcel Identification Number (PIN)

Unopened Right-of-Way within the Subdivision to be Removed from the Master Street Map and Vacated

Ash St

Highview Dr

Schueller Dr

Schueller's City Plat

Red Hawk Ln

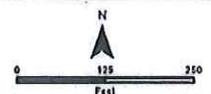
GTHIE
N Peach Ave

Subdivision Boundary



Schueller's City Plat
Subdivision Vacation
City of Marshfield
7/15/2014

- Subdivision Boundary
- Unopened Right-of-Way
- Parcels
- Roads
- City Limits



This is not a legal survey document. This map was prepared by the City of Marshfield using aerial photography and GIS data. The City of Marshfield is not responsible for any errors or omissions in this map. Accuracy is to the date printed hereon, duplication without consent is prohibited.

RESOLUTION NO. 2014-45
Document Title

Document Number

A Resolution removing from the Master Street Map, vacating and discontinuing that portion of unopened Wildflower Drive from the end of the existing cul-de-sac to the unopened cul-de-sac on Sunflower Street lying within the Prairie Run Subdivision, located adjacent to Lots 7 through 10 and Outlot 1, Prairie Run Subdivision, all located in the SW 1/4 of the SE 1/4 of Section 31, Township 26 North, Range 3 East, City of Marshfield, Marathon County, Wisconsin.

WHEREAS, it is deemed that the public interest requires the vacation and discontinuance of that portion of the above described public way in the City of Marshfield, Marathon County, Wisconsin; and

WHEREAS, the City Council has determined that said public streets should be vacated pursuant to Section 66.1003(4) Wis. Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Marshfield, Wisconsin, as follows:

SECTION 1. That since the public interest requires it; the following described streets are hereby vacated and discontinued, subject to the conditions listed below:

That portion of Wildflower Drive from the end of the existing cul-de-sac to the unopened cul-de-sac on Sunflower Street, lying within the Prairie Run Subdivision, located in the SW 1/4 of the SE 1/4 of Section 31, Township 26 North, Range 3 East; City of Marshfield, Marathon County, Wisconsin.

SECTION 2. Vacation and discontinuance of said unopened public street is subject to the following condition:
• None

SECTION 3. The land where said public street is located shall be annexed to the lots to which it originally belonged.

SECTION 4. The City Clerk be and she hereby is directed to record a certified copy of this Resolution together with a map of that portion of the public street hereinabove vacated in the office of the Register of Deeds of Marathon County, Wisconsin.

NOTE: This Resolution is recommended by the City Plan Commission.

ADOPTED _____
CHRIS L. MEYER, Mayor

ATTEST:

APPROVED _____
DEB M. HALL, City Clerk

STATE OF WISCONSIN COUNTY OF WOOD

Personally came before me, this _____ day of _____, 20 ____ the above named **CHRIS L. MEYER AND DEB M. HALL** to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin
My Commission Expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
Daniel G. Knoeck, Director of Public Works
City of Marshfield
P. O. Box 727
Marshfield, WI 54449

Recording Area

Name and Return Address

City of Marshfield, City Clerk
P. O. Box 727
Marshfield, WI 54449

330MM080G, 330MM080P,
330MM080Q, 330MM080R,
330MM080S

Parcel Identification Number (PIN)

Sunflower St

Unopened right-of-way to be removed from the Master Street Map and vacated

Prairie Run Subdivision

Prairie Dr

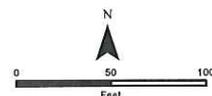
Wildflower Dr

Town of McMillan



Wildflower Dr
Right-of-Way Vacation
City of Marshfield
8/8/2014

-  Unopened Right-of-Way
-  Roads
-  Parcels
-  City Limits



This is not a legal survey document. This map was compiled by the City of Marshfield's Geographic Information System based on interpretation of resources to the date printed herein, duplication without consent is prohibited.

RESOLUTION NO. 2014-60

Resolved, by the Common Council of the City of Marshfield, Marathon County, Wisconsin, that this Certified Survey Map and dedication of public right-of-way for North Peach Avenue, located in the NE ¼ of the SE ¼ of Section 32, Town 26 North, Range 3 East, done for Mark Frey, owner, by Land Surveyor Timothy G. Vreeland, be approved and accepted.

Chris L. Meyer, Mayor
City of Marshfield

Date

I, Deb Hall, City Clerk, City of Marshfield, do hereby certify that the above Resolution was adopted by the Common Council of the City of Marshfield, Wood County, Wisconsin at its regular meeting this _____ day of _____, 2014.

Deb Hall, City Clerk
City of Marshfield

Date

ADOPTED: _____

APPROVED: _____

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. VOL. PAGE

ALL OF VACATED LOTS 17, 18, 19 AND PART OF LOT 20 OF SCHUELLER'S CITY LIGHTS PLAT AND PART OF VACATED RED HAWK LANE, LOCATED IN THE NE1/4 SE1/4, SECTION 32, TOWNSHIP 26 NORTH, RANGE 3 EAST CITY OF MARSHFIELD, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.

6103 DAWN STREET WESTON, WI. 54476
 PH (715) 241-0947 OR TOLL FREE (866) 693-3979
 FAX (715) 241-9826 tim@vreelandassociates.us

PREPARED FOR:

MARK FREY

FILE #: F-35 FREY

DRAFTED BY: TIMOTHY G. VREELAND

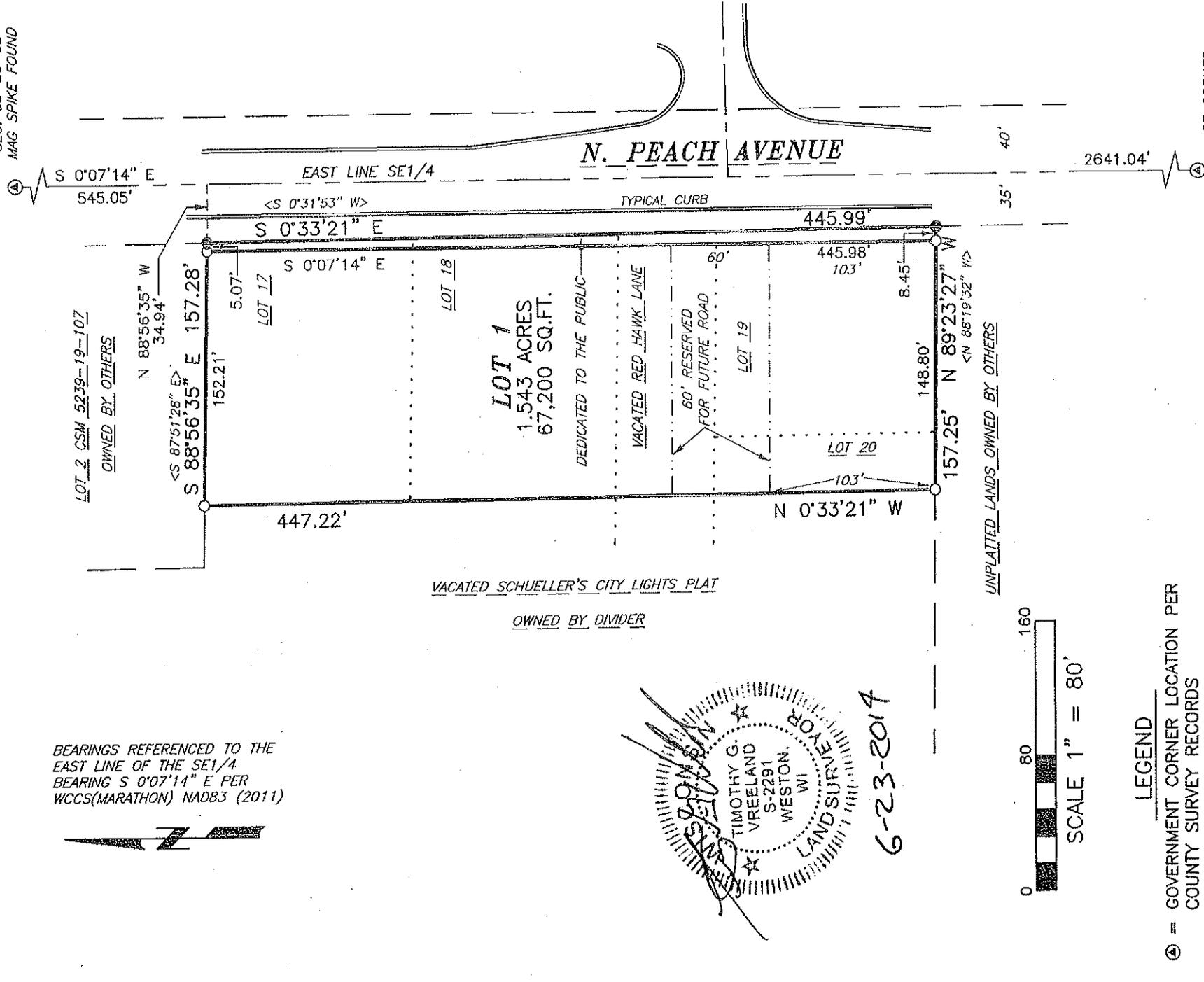
DRAWN BY: TIMOTHY G. VREELAND

SHEET 1 OF 3 SHEETS

SHEET 1 OF 3 SHEETS

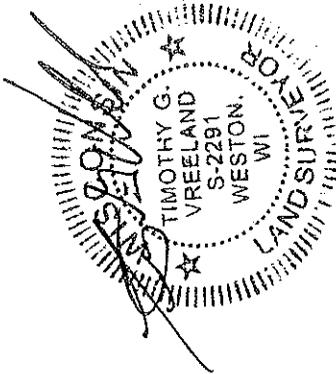
E1/4 CORNER
 SEC. 32-26-3E
 MAG SPIKE FOUND

BEARINGS REFERENCED TO THE
 EAST LINE OF THE SE1/4
 BEARING S 0°07'14" E PER
 WCCS(MARATHON) NAD83 (2011)



OWNED BY DIVIDER

VACATED SCHUELLER'S CITY LIGHTS PLAT



6-23-2014



SCALE 1" = 80'

LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OD x 24" IRON PIPE 1.68lbs/ft. SET
- = 1 1/4" IRON ROD FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS

SE CORNER
 SEC. 32-26-3E
 CHISEL X FOUND

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ **VOL.** _____ **PAGE** _____

ALL OF VACATED LOTS 17, 18, 19 AND PART OF LOT 20 OF SCHUELLER'S CITY LIGHTS PLAT AND PART OF VACATED RED HAWK LANE, LOCATED IN THE NE1/4 SE1/4, SECTION 32, TOWNSHIP 26 NORTH, RANGE 3 EAST CITY OF MARSHFIELD, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 3 SHEETS

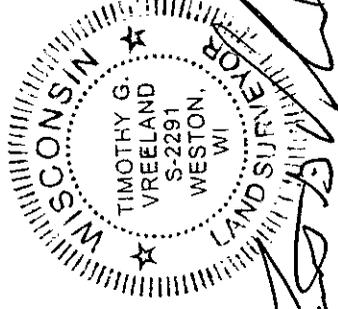
SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF MARK FREY, I SURVEYED, MAPPED AND DIVIDED ALL OF VACATED LOTS 17, 18, 19 AND PART OF 20 OF SCHUELLER'S CITY LIGHTS PLAT AND PART OF VACATED RED HAWK LANE, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32, THENCE S 0°07'14" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER 545.05 FEET; THENCE N 88°56'35" W 34.94 FEET TO THE WEST LINE OF NORTH PEACH STREET AND TO THE POINT OF BEGINNING; THENCE S 0°33'21" E ALONG THE WEST LINE OF NORTH PEACH STREET 445.99 FEET; THENCE N 89°23'27" W 157.25 FEET; THENCE N 0°33'21" W 447.22 FEET; THENCE S 88°56'35" E 157.28 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF CITY OF MARSHFIELD, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 23RD DAY OF JUNE, 2014

TIMOTHY G. VREELAND

R.L.S. 2291

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF VACATED LOTS 17, 18, 19 AND PART OF LOT 20 OF SCHUELLER'S CITY LIGHTS PLAT AND PART OF VACATED RED HAWK LANE, LOCATED IN THE NE1/4 SE1/4, SECTION 32, TOWNSHIP 26 NORTH, RANGE 3 EAST CITY OF MARSHFIELD, MARATHON COUNTY, WISCONSIN.

SHEET 3 OF 3 SHEETS

OWNER CERTIFICATE OF DEDICATION

N.F.F., A WISCONSIN PARTNERSHIP AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID PARTNERSHIP CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

N.F.F., A WISCONSIN PARTNERSHIP DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MARSHFIELD

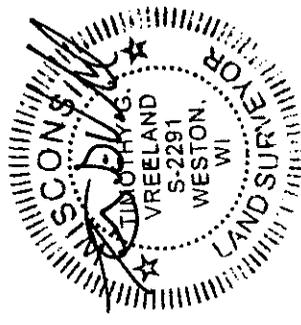
IN WITNESS WHEREOF, THE SAID N.F.F., A WISCONSIN PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK A. FREY, TO SEAL TO BE HEREUNTO AFFIXED.

MARK A. FREY _____

STATE OF WISCONSIN)
WOOD COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2014.

MARK A. FREY OF THE ABOVE NAMED N.F.F., A WISCONSIN PARTNERSHIP TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER OF N.F.F., A WISCONSIN PARTNERSHIP, BY ITS AUTHORITY.



NOTARY PUBLIC, WOOD COUNTY, WISCONSIN

NOTARY SEAL
MY COMMISSION EXPIRES THIS _____ DAY OF _____, 2014

COMMON COUNSEL RESOLUTION

RESOLVE, THAT THIS MAP IN THE CITY OF MARSHFIELD, N.F.F., A WISCONSIN PAERTNERSHIP AND MARK A. FREY, OWNER, IS HEREBY APPROVED BY THE CITY OF MARSHFIELD.

DATE _____ APPROVED _____ CHRIS L. MEYER, MAYOR

DATE _____ SIGNED _____ CHRIS L. MEYER, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNSEL OF THE CITY OF MARSHFIELD.

DATE _____
DEB M. HALL, CLERK

RESOLUTION NO. 2014 - 58

WHEREAS, the Vehicle/Equipment Internal Service Fund was created as part of the Common Council's action in adopting the 1991 budget, with an effective date of January 1, 1991; and

WHEREAS, the justification for creating the fund included 1) the ability to readily accumulate the costs related to the fleet; 2) the greater ease in costing and pricing services provided to user departments and agencies; and 3) the ability to accumulate resources to replace equipment at appropriate intervals; and

WHEREAS, a periodic analysis of the rate structure for any internal service fund operation (including the Vehicle and Equipment Fund) is essential to ensure that all costs (i.e., Operations, Maintenance and Depreciation) are captured in the rates charged to users of the vehicles and equipment in the fleet; and

WHEREAS, the Finance Department has examined the rate structure of the Vehicle and Equipment Internal Service Fund vehicles and equipment to recommend changes, as appropriate; and

WHEREAS, the Assistant Finance Director presented the cash flow analysis findings and conclusions to the Board of Public Works on October 6, 2014; and

WHEREAS, it is highly appropriate for rental rates of an internal service fund to capture all related costs, including operations, maintenance, and depreciation costs; and

WHEREAS, the City Administrator's Recommended 2015 Budget for the Vehicle/Equipment Internal Service Fund and the user departments' budgets assumes the implementation of new rental rates effective January 1, 2015 and that such recommendation is clearly set forth in the budget documentation; and

WHEREAS, the City Administrator's Recommended 2015 Budget contains appropriations and budget authority to accommodate the implementation of new rental rates for the Vehicle and Equipment Internal Service Fund as recommended by the Assistant Finance Director.

NOW, THEREFORE, BE IT RESOLVED, that the attached rental rate schedule as recommended by the Assistant Finance Director be implemented effective January 1, 2015, and that management be authorized to charge these rental rates to users of the listed equipment.

ADOPTED: _____
Chris L. Meyer, Mayor

APPROVED: _____
Deb M. Hall, City Clerk

**INTERNAL SERVICE FUND
MACHINERY AND EQUIPMENT RATES EFFECTIVE 1/1/2015
ATTACHMENT TO RESOLUTION NO. 2014-58**

<u>Equipment/Vehicle Classification</u>	<u>Unit of Measure</u>	<u>Rate:1/1/15</u>
Motor Graders	Hourly	\$97.00
Endloaders	Hourly	69.40
Bobcat (Loader)	Hourly	23.70
Snowblower	Hourly	170.80
Bulldozer	Hourly	90.90
Rollers		
#43	Hourly	37.80
#41 & #42	Hourly	55.70
Backhoes		
Tracked	Hourly	76.40
Rubber Tired	Hourly	51.40
Utility Vehicles	Hourly	20.00
Compressors	Hourly	81.70
Dump Trucks		
2 yard	Per Mile	2.40
2 yard	Hourly	25.90
6 yard	Hourly	49.10
14 yard	Hourly	45.30
Boom Truck	Hourly	104.00
Boilers #75	Hourly	143.70
Sweepers	Hourly	45.40
Pickups		
	Hourly	9.70
	Per Mile	1.70
Sewer Jet - Street #74	Hourly	57.30
Automobiles	Per Mile	0.60
Tractors	Hourly	45.70
Paint Machines	Hourly	43.30
Paint Truck	Hourly	72.80
Tar Equipment	Hourly	14.80
Lawn Mowers		
Push & Shoulder	Hourly	18.80
Specialized	Hourly	34.40
Wings	Hourly	34.30
Plows		
Patrol Truck	Hourly	27.20
Pickup Truck	Hourly	27.20

**INTERNAL SERVICE FUND
MACHINERY AND EQUIPMENT RATES EFFECTIVE 1/1/2015
ATTACHMENT TO RESOLUTION NO. 2014-58**

<u>Equipment/Vehicle Classification</u>	<u>Unit of Measure</u>	<u>Rate:1/1/15</u>
Sanders	Hourly	28.40
Brush Chipper	Hourly	28.40
Screen/Shredder	Hourly	29.40
Trailers		
Bulldozer	Hourly	86.20
Skidster Loader	Hourly	32.60
Utility	Hourly	13.60
Water Pumps	Hourly	13.80
Concrete Saws		
#143R	Hourly	4.50
#144	Hourly	11.00
Handheld Saws	Hourly	11.00
Portable Welders	Hourly	173.90
Brush Saws/Weed	Hourly	8.30
Plate Tamper	Hourly	32.70
Infield Groomer	Hourly	20.00
Laser	Hourly	7.60
Total Station	Hourly	15.80
Portable Generator	Hourly	6.40

RESOLUTION NO. 2014 - 59

WHEREAS, the Vehicle/Equipment Internal Service Fund was created as part of the Common Council's action in adopting the 1991 budget, with an effective date of January 1, 1991; and

WHEREAS, the justification for creating the fund included 1) the ability to readily accumulate the costs related to the fleet; 2) the greater ease in costing and pricing services provided to user departments and agencies; and 3) the ability to accumulate resources to replace equipment at appropriate intervals; and

WHEREAS, a periodic analysis of the rate structure for any internal service fund operation (including certain Wastewater Utility Fund assets) is essential to ensure that all costs (i.e., Operations, Maintenance and Depreciation) are captured in the rates charged to users of the vehicles and equipment in the Wastewater Utility fleet; and

WHEREAS, the Finance Department has examined the rate structure of the Vehicle and Equipment Internal Service Fund vehicles and equipment to recommend changes, including the transfer of equipment from the Internal Service Fund that were determined to be more appropriately recorded as Wastewater Utility machinery and equipment; and

WHEREAS, the Assistant Finance Director presented the cash flow analysis findings and conclusions to the Board of Public Works on October 6, 2014, along with the Internal Service Fund; and

WHEREAS, it is highly appropriate for rental rates of the Wastewater Utility Fund to capture all related costs, including operations, maintenance, and depreciation costs; and

WHEREAS, the City Administrator's Recommended 2015 Budget for the Wastewater Utility Fund and user departments' budgets assumes implementation of new rental rates effective January 1, 2015 and that such recommendation is clearly set forth in the budget documentation; and

WHEREAS, the City Administrator's Recommended 2015 Budget contains appropriations and budget authority to accommodate the implementation of new rental rates for the Wastewater Utility Fund as recommended by the Assistant Finance Director.

NOW, THEREFORE, BE IT RESOLVED, that the attached rental rate schedule as recommended by the Assistant Finance Director be implemented effective January 1, 2015, and that management be authorized to charge these rental rates to users of the listed equipment.

ADOPTED: _____
Chris L. Meyer, Mayor

APPROVED: _____
Deb M. Hall, City Clerk

**INTERNAL SERVICE FUND
MACHINERY AND EQUIPMENT RATES EFFECTIVE 1/1/2015
ATTACHMENT TO RESOLUTION NO. 2014-59**

<u>Equipment/Vehicle Classification</u>	<u>Unit of Measure</u>	<u>Rate:1/1/15</u>
Wastewater Utility Assets		
#70 Sewer Cleaner	Hourly	90.20
#72 TV Van	Hourly	55.80
Quadtector	Hourly	7.90
Lateral Camera	Hourly	10.60
Mainline Televising Equipment	Hourly	33.10
Mainline Televising Equipment Trailer	Hourly	5.30
Manhole Inspection Vehicle	Hourly	21.20



City of Marshfield Memorandum

DATE: October 10, 2014
TO: Mayor Meyer & City Council
FROM: Steve Barg, City Administrator
RE: Sale of Tower Hall

Background

For your review and consideration, I have attached a “Consent to Assignment & Release Agreement” for the planned sale of Tower Hall later this month. While the City recently closed TIF District #2, we still have an interest in seeing that this property remains on the tax roll, producing tax value for the City. Under this agreement, the buyer commits that the property will be owned by a taxable entity, and that this status must be maintained if and when it is later sold to another party.

Recommendation

Staff recommends that Council approve this agreement, allowing the sale of Tower Hall to move forward.

SB:sb

Consent to Assignment & Release Agreement

This Consent to Assignment and Release Agreement is entered into as of the ____ day of October, 2014, by City of Marshfield, Wisconsin, a Wisconsin municipal corporation (the "City"), the Marshfield Community Development Authority (the "CDA"), and the Thomas J. and Sandra C. King Charitable Remainder Unitrust ("Assignor") and Charles A. Perry and Marilyn J. Perry Living Trust U/A/D 12/26/1995 ("Assignee").

The City and the CDA hereby consent to the assignment, transfer and setting over of Assignor's rights, duties, obligations and liabilities arising under that certain Amended and Restated Development Agreement dated as of December 16, 2005 (the "Agreement"), a copy of which is attached hereto as Exhibit A and fully incorporated herein by this reference, between the City, the CDA and Marshfield Tower Hall Associates, LLC from Assignor to Assignee, related to the multifamily housing and commercial development known as historic Tower Hall (the "Property"), more fully described on the attached Exhibit B.

The City and CDA release Assignor from any and all of the duties, obligations and liabilities contained in the Agreement. Assignee hereby acknowledges, ratifies and confirms the Agreement and Assignee hereby assumes all rights, duties, obligations and liabilities of the Agreement as if Assignee was an original party to the Agreement and agrees to be bound thereby from and after the ____ day of October, 2014.

The above-referenced Agreement shall remain in effect until the earlier of (i) termination of TIF District #3, or (ii) December 31, 2020 unless terminated earlier by unanimous written agreement of the parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

Thomas G. Voss
Erbach & Voss, S.C.
6255 University Avenue, Suite 101
Middleton, WI 53562

P.I.N.

Parcel A: 33-03195E; 33-03195F
Parcel B: 33-00875

Dated this _____ day of October, 2014.

ASSIGNOR:

ASSIGNEE:

**Thomas J. and Sandra C. King
Charitable Remainder Unitrust**

**Charles A. Perry and Marilyn J. Perry
Living Trust U/A/D 12/26/1995**

Thomas J. King, Trustee

Charles A. Perry, Trustee

Sandra C. King, Trustee

Marilyn J. Perry, Trustee

CITY OF MARSHFIELD:

MARSHFIELD COMMUNITY
DEVELOPMENT AUTHORITY:

_____, *Mayor*

_____, *Chairman*

_____, *Finance
Director*

_____, *Executive Director*

_____, *City
Clerk*

(Notary Acknowledgments on Following Pages 3 & 4)

STATE OF WISCONSIN)
) SS
WOOD COUNTY)

Personally came before me this ____ day of October, 2014, the above named **Thomas J. King** and **Sandra C. King**, Trustees, to me known to be the persons who signed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
Name Printed: _____
My Commission expires: _____

STATE OF WISCONSIN)
) SS
WOOD COUNTY)

Personally came before me this ____ day of October, 2014, the above named **Charles A. Perry** and **Marilyn J. Perry**, Trustees, to me known to be the persons who signed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
Name Printed: _____
My Commission expires: _____

STATE OF WISCONSIN)
) SS
WOOD COUNTY)

Personally came before me this _____ day of October, 2014, the above named

_____, to me known to be officials representing the **City of Marshfield** who signed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
Name Printed: _____
My Commission expires: _____

STATE OF WISCONSIN)
) SS
WOOD COUNTY)

Personally came before me this _____ day of October, 2014, the above named

_____, to me known
to be officials representing the **Marshfield Community Development Authority** who
signed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
Name Printed: _____
My Commission expires: _____

EXHIBIT A

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

by and among

The City of Marshfield, Wisconsin

and

The Marshfield Community Development Authority

and

Marshfield Tower Hall Associates LLC
(f/k/a Marshfield Tower Hall Associates, A Wisconsin Limited Partnership)

Dated as of December 16, 2005

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

THIS AGREEMENT (the "Agreement") is made and entered into this 16th day of December, 2005, by and among the City of Marshfield, Wisconsin, a political subdivision of the State of Wisconsin (the "City"), the Marshfield Community Development Authority (the "CDA") and Marshfield Tower Hall Associates LLC, a Wisconsin limited liability company formerly known as Marshfield Tower Hall Associates, A Wisconsin Limited Partnership (the "Company").

WITNESSETH:

WHEREAS, the Company is the owner of Tower Hall Apartments, a 20-unit multi-family housing development located at 112 East 2nd Street in the City of Marshfield, Wisconsin (the "Property"); which Property was developed via the historic rehabilitation and renovation of the old City Hall, and was placed in service for housing in 1993; and

WHEREAS, the City, CDA and Company previously entered into a Development Agreement, dated as of June 14, 1993 (the "Original Development Agreement"), pursuant to which the CDA provided a TIF loan (the "TIF Loan") to the Company for the development of the Property, the City provided a CDBG loan (the "CDBG Loan") to the Company for the development of the Property, and the Company agreed to develop the Property into affordable housing, in accordance with the various requirements set forth in the Original Development Agreement and elsewhere; and

WHEREAS, the Property continues in operation as originally intended; and

WHEREAS, the Company desires to restructure the financing of the Property, including paying off the TIF Loan in full and paying the City an amount equal to the present value of the future stream of payments required under the CDBG Loan as payment in full of that loan; and

WHEREAS, the City and CDA are willing to accept those payments as payments in full of their respective loans, provided certain provisions of the Original Development Agreement remain in place; and

WHEREAS, the City, CDA and Company desire to enter into this Agreement to amend and restate the Original Development Agreement in its entirety, while leaving the agreed provisions in place;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE I
PURPOSE

Section 1.01 Purpose. The parties agree that all of the requirements of the Original Development Agreement on the parties hereto have been met. The purpose of this Agreement is to amend and restate the Original Development Agreement in its entirety, such that upon execution hereof all provisions of the Original Development Agreement are terminated, and no longer have any force or effect, with the only provisions binding the parties being those stated herein.

ARTICLE II
PAYMENTS

Section 2.01 Payment to City for TIF Loan. On execution hereof, the Company shall pay to the City the amount of \$175,861.67, which amount the City shall accept in satisfaction of all obligations of the Company related to the TIF Loan. The City, CDA and Company shall cooperate in terminating any documents, removing all liens, or as otherwise is necessary to reflect the payoff of the TIF Loan.

Section 2.02 Payment to City for CDBG Loan. On execution hereof, the Company shall pay to the City the amount of \$65,630.15, which amount the City shall accept in satisfaction of all obligations of the Company related to the CDBG Loan. The City and Company shall cooperate in terminating any documents, removing all liens, or as otherwise is necessary to reflect the payoff of the CDBG Loan.

ARTICLE III
CONTINUING PROVISIONS

Section 3.01 Restrictions on Sale of the Development. If prior to January 1, 2023, the Company intends to sell, transfer or convey the Development to any person or in any manner which would render the Development exempt from property taxation, the Company shall first secure the express written consent of the City for such transfer unless the purchaser expressly agrees in writing to annually pay the City an amount equal to all property taxes which would have been paid by the Development if it were subject to property taxation. Consent of the City shall not be required in connection with any mortgage loan to finance or refinance the Development or in connection with or following any foreclosure (or acceptance of deed in lieu of foreclosure) of such mortgage.

Section 3.02 Indemnity Provisions. The Company agrees to indemnify the City and the CDA and hold them harmless against any and all relocation assistance, environmental remediation, historic preservation or other claims, costs or liability associated with the Development. This provision does not apply to liability caused by acts of the City or CDA.

Section 3.03 Assignments of Rights Under this Agreement. No party may assign its rights under this Agreement without the written consent of the other parties; provided, however, that this provision shall not apply to (i) assignments by partners or shareholders of the Company to other partners or shareholders of the Company, nor to (ii) assignments to a purchaser of the property, provided such purchaser purchases the Property in accordance with Section 3.01 above, and agrees in writing to assume and be bound by the provisions hereof. In the event of an assignment of the Agreement pursuant to (ii) above, the Company shall provide not less than 15 days advanced notice in writing of such assignment to the City and CDA.

Section 3.04 Termination of Agreement. This Agreement shall remain in effect until the earlier of (i) the termination of TIF District #3, or (ii) December 31, 2020, unless terminated earlier by unanimous written agreement of the parties.

Section 3.05 Default and Notice of Default. In the event any party to this Agreement is in default hereunder (the "Defaulting Party") the other parties ("Non-defaulting Parties") shall be entitled to take any action allowed by applicable law by virtue of said default provided that they first give the Defaulting Party written notice of default describing the nature of the default, what action, if any, is deemed necessary to cure the same and specifying a time period of not less than ninety (90) days in which the default may be cured by the Defaulting Party. If, after the specified time period for cure, proceedings are initiated to cure an alleged default, the prevailing party in such proceedings shall be entitled to reimbursement from the other party for its reasonable attorney fees and associated costs incurred in such proceedings.

Section 3.06 Insurance. The Developer will obtain and maintain customary casualty, property and liability insurance on the Development hereafter. So long as TIF District #3 is in existence, the Developer covenants to apply any and all insurance proceeds to rebuild and maintain the Development unless it obtains the written consent of the City to do otherwise, which consent shall not be unreasonably withheld.

ARTICLE IV MISCELLANEOUS

Section 4.01 Notices. All notices, demands, certificates or other communications under this Agreement shall be sufficiently given and shall be deemed given when hand delivered or when mailed by first-class mail, postage prepaid, with proper address as indicated below:

To the City:

City of Marshfield, Wisconsin City Hall Plaza
630 South Central Avenue
Post Office Box 727
Marshfield, Wisconsin 54449-0727
Attention: City Administrator

To the CDA:

Marshfield Community Development Authority
601 South Cedar Avenue
Marshfield, WI 54449
Attention: Executive Director

To the Company:

Marshfield Tower Hall Associates LLC
c/o Heartland Properties, Inc.
2418 Crossroads Drive, Suite 2000
Madison, WI 53718-2423
Attention: President

Any party may, by written notice to the other party, designate a change of address for the purposes aforesaid.

Section 4.02 Amendment. No modification, alteration or amendment to this Agreement shall be binding upon any party hereto until such modification, alteration or amendment is reduced to writing and executed by all parties hereto.

Section 4.03 Governing Law. The laws of the State of Wisconsin shall govern this Agreement.

Section 4.04 Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Agreement.

Section 4.05 Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.

Section 4.06 Severability. If any provisions of this Agreement shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstance shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative or unenforceable to any extent whatever.

Section 4.07 Affordable Housing Tax Credit Program. The property would remain subject to the restrictions of the Affordable Housing Tax Credit program, including the Land Use Restriction Agreement, which runs through December 31, 2022.

Section 4.08 Nondiscrimination. Each party agrees that neither the Development nor any portion thereof, shall be sold to, leased or used by any party in a manner to permit discrimination or restriction on the basis of race, creed, ethnic origin or identity, color,

gender, religion, marital status, familial status, age, handicap, sexual orientation or national origin, and that the operation of the Development shall be in compliance with all effective laws, ordinances and regulations relating to discrimination on any of the foregoing grounds.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Approved as to form.

CITY OF MARSHFIELD, WISCONSIN

John Hutchinson, City Attorney

By _____
Michael D. Meyers, Mayor

By _____
Deb M. Hall, City Clerk

By _____
Keith R. Strey, Finance Director

[SEAL]

MARSHFIELD COMMUNITY
DEVELOPMENT AUTHORITY

By _____
Timothy Kolstad, Chairman

Attest _____
Christopher Hanke, Executive Dir.

MARSHFIELD TOWER HALL
ASSOCIATES LLC

By: Heartland Properties, Inc., its Member

By  _____
John W. Stoneman, President

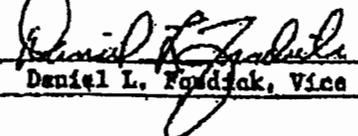
Attest:  _____
Daniel L. Furdak, Vice President

EXHIBIT B

**LOTS EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11), BLOCK SEVENTY-ONE (71), OF
THE CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.**

TAX KEY NO. 33-00875 (112 E. 2ND STREET)