



CITY OF MARSHFIELD
MEETING NOTICE

**COMMON COUNCIL
CITY OF MARSHFIELD, WISCONSIN
TUESDAY, AUGUST 25, 2015
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 "E" 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.

- A. Call to Order by Chris Meyer, Mayor
- B. Roll Call
- C. Pledge of Allegiance
- D. Reading of items added to the agenda
- E. 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.
- F. Approval of Minutes – August 11, 2015
- G. Staff updates
- H. Mayor's Comments
 - 1. Employee Recognition:
 - a. Lucas Frydenlund, Fire & Rescue Department, September 7, 2010, 5 years
 - b. Brian Barnes, Fire and Rescue Department, August 28, 2000, 15 years
 - c. Amy Beauchamp, Parks & Recreation Department, August 28, 2000, 15 years
 - d. Kelly Esker, Fire & Rescue Department, September 5, 1995, 20 years
 - 2. Committee Announcements:
 - a. Shawn Warren, resignation from Cable Committee
- I. Council Comments

COMMON COUNCIL AGENDA
AUGUST 25, 2015

- J. Reports from commissions, boards, and committees
- K. Consent Agenda:
- 1) Meeting minutes/reports
 - a. Convention & Visitors Bureau (March 24, 2015)
 - b. Cable TV (June 22, 2015)
 - c. Convention & Visitors Bureau (June 23, 2015)
 - d. Fire & Police Commission (July 16, 2015)
 - e. Economic Development Board (August 4, 2015)
 - f. Main Street Marshfield (August 5, 2015)
 - g. Committee on Aging (August 5, 2015)
 - h. Fire & Police Commission (August 6, 2015)
 - i. Board of Public Works (August 17, 2015)
 - j. Judiciary and License (August 18, 2015)
 - k. Finance, Budget, and Personnel Committee (August 18, 2015)
 1. Approve agreement creating a joint municipal court with the Village of Spencer, effective January 1, 2016
 - l. Plan Commission (August 18, 2015)
 1. Resolution No. 2015-40 CUP request by Chad Brestzke for a Federal Firearms License
 2. Resolution No. 2015-41 CUP request by Dan and Cindy Burns to exceed the maximum accessory structure allowance
 - m. Business Improvement District (August 19, 2015)

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

- L. Consideration of items removed from the consent agenda, if any
- M. Request to approve Resolution No. 2015-42 supplementing Resolution No. 2002-33; awarding the sale of approximately \$3,230,000 water system revenue bonds, Series 2015; and providing for the payment of said bonds and other details and covenants with respect thereto. Introduction by Marshfield Utilities, presented by a representative of PFM

Recommended Action: Approve Resolution 2015-42

- N. Request to approve Budget Resolution No. 20-2015, transferring \$1,496 from the General Fund Fire Donations account to the Fire Protection Budget to purchase four (4) Bullet Proof Vests. Presented by Bob Haight, Fire Chief

Recommended Action: Approve Budget Resolution No. 20-2015

- O. Request to approve Budget Resolution No. 21-2015 transferring \$173,500 from the State Trust Fund Loan proceeds to the Parks & Recreation Capital Projects Fund Fairgrounds Improvement Budget to purchase land at East 21st Street and Peach Avenue. Presented by Steve Barg, City Administrator

Recommended Action: Approve Budget Resolution No. 21-2015

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- P. Request to approve Budget Resolution No. 22-2015 transferring \$14,800 from the TID #9 Central Ave & Ives Street Fund to the TID #10 Marshfield Mall Area Fund, and approval of the proposed revision to the agreement with Vierbicher. Presented by Jason Angell, Planning & Economic Development Director

Recommended Action: Approve Budget Resolution No. 22-2015

- Q. First Reading – Ordinance No. 1313, Rezoning Request by Linda Fenske, representing M&M Rentals to change the zoning from “SR-6” Single Family Residential to “TR-6” Two Family Residential located at 511 and 513 South Peach Avenue, parcels 33-01628 and 33-01629, to correct the zoning district, allowing the existing twin house to conform to the Zoning Code. Presented by Josh Miller, City Planner

Recommended Action: None at this time unless the rules are suspended; final action will be scheduled for the September 8, 2015 meeting.

- R. First Reading – Ordinance No. 1314, Rezoning Request by Marawood Real Estate 100 LLC to change the zoning from “SR-4” Single Family Residential back to “CMU” Community Mixed Use located at 1308 West McMillan Street, parcel 33-03287CBA, to allow a lot line adjustment with the adjacent property also owned by Marawood. Presented by Josh Miller, City Planner

Recommended Action: None at this time unless the rules are suspended; final action will be scheduled for the September 8, 2015 meeting.

- S. First Reading – Ordinance No. 1315, Rezoning Request by Marshfield Clinic to change the zoning from “SR-4” Single Family Residential to “CD” Campus Development located at 1004, 1006, 1010, 1100, 1108, and 1114 North Walnut Avenue, parcels 33-03239A, 33-03239B, 33-03239C, 33-03239D; 33-03241, and 33-03241AA, to allow these properties to be included as part of the Marshfield Clinic Campus and for possible future developments. Presented by Josh Miller, City Planner

Recommended Action: None at this time unless the rules are suspended; final action will be scheduled for the September 8, 2015 meeting.

- T. First Reading – Ordinance No. 1316, Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-42 and 18-54, allowing any land use to be either permitted by right or as conditional use if approved as part of a Campus Master Plan or as part of a Conditional Use Permit request in the Campus Development zoning district. Presented by Josh Miller, City Planner

Recommended Action: None at this time unless the rules are suspended; final action will be scheduled for the September 8, 2015 meeting.

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- U. Request to approve Resolution No. 2015-39, adopting the assessment rate for 2015 assessments payable in 2016 for the Downtown Marshfield Business Improvement District. Presented by Steve Barg, City Administrator

Recommended Action: Approve Resolution No. 2015-39

- V. Consideration to exercise the option for shared ride taxi services. Presented by Keith Strey, Finance Director

Recommended Action: Exercise the option for shared-ride taxi service for 2016 with Running Inc. and direct staff to prepare the 2016 contract to be presented at a later meeting of the Finance, Budget, and Personnel Committee.

- W. Approval of the Comprehensive Plan Steering Committee. Presented by Josh Miller, City Planner

Recommended Action: Approve the Comprehensive Plan Steering Committee

- X. Request for annexation of land located east of County Road A and north of Heritage Drive, and setting the application fee. Presented by Steve Barg, City Administrator

Recommended Action: Establish application fee, and refer annexation request to Plan Commission for review and recommendation

- Y. Request to waive operator's license application fees for current holders of Town of Cameron operator's licenses for the license year ending June 30, 2016. Presented by Steve Barg, City Administrator

Recommended Action: Authorize waiving operator's license application fees

- Z. Consideration of a request from the Blue Heron Brewpub for a variance of noise levels as permitted by Chapter 10-33(7) for an Oktoberfest celebration to be held on September 12, 2015 from hours of 11:00 a.m. to Midnight. There will be live music playing throughout the day. Presented by Steve Barg, City Administrator

Recommended Action: Approve the noise variance as requested

- AA. Adjourn to closed session pursuant to Wisconsin Statutes 19.85 (1)(g) "Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

- Possible litigation over liquor license issue

- BB. Reconvene into open session.

- CC. Action on matters discussed in closed session, if appropriate

- DD. Items for future agendas

- EE. Adjournment

COMMON COUNCIL AGENDA
AUGUST 25, 2015

Posted this day, August 21, 2015 at 2:00 p.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.

AUGUST 11, 2015

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, Rich Reinart, Gary Cummings, Tom Buttke and Peter Hendler.

EXCUSED: Rebecca Spiros

The flag was saluted and the pledge given.

No items were added to the agenda.

PUBLIC COMMENT PERIOD

Clarence Mitten, 611 W. 29th Street. They had a very positive meeting with City Staff regarding the 2nd Street Corridor. He thanked City Administrator Barg for putting together the meeting. He feels positive things will come from this and with some minor tweaking they can make it work.

CC15-172 Motion by Feirer, second by Cummings to approve the minutes of the Common Council strategic planning meeting of July 28, 2015.

Motion carried

CC15-173 Motion by Buttke, second by Jockheck to approve the minutes of the Common Council meeting of July 28, 2015 regular meeting.

Motion carried

STAFF UPDATES

City Administrator Barg spoke about the proposed room tax rate increase, Ordinance No. 1308 which would increase the room tax rate from 6% to 8%. At the last meeting it was requested to bring back information on the room tax reserve balances for the Convention and Visitors Bureau and the City of Marshfield. The information is not ready but the report will be presented at the next Common Council meeting.

MAYOR'S COMMENTS

Employee Recognition

Todd Bruhn, Street Division	August 12, 1985	30 years
Jerry Esser, Street Division	August 12, 1975	40 years

COUNCIL COMMENTS

None

CC15-174 Motion by Cummings, second by Hendler to approve the request from High Street Salon for a variance of noise levels as permitted by Chapter 10-33(7) for a fundraiser to be held in the parking lot behind High Street Salon on August 14th and 15th for a movie both nights, beginning at 8:30 p.m. and ending around 10:00 p.m.

Motion carried

CC15-175 Motion by Feirer, second by Feddick to approve the request from Alexandre Sainterme for a variance of noise levels as permitted by Chapter 10-33(7) for a concert to be held in Columbia Park on August 21st from 5:00 p.m. – 10:30 p.m.

Motion carried

REPORTS FROM COMMISSIONS, BOARDS AND COMMITTEES

None

CONSENT AGENDA

CC15-176 Motion by Wagner, second by Earll to receive and place on file, approving all recommended actions for the items listed on the consent agenda. Meeting Minutes/Reports: Convention & Visitor's Bureau of June 1, 2015; Community Development Authority of June 25, 2015; Community Development Authority Finance and Strategic Planning of July 21, 2015; Historic Preservation Committee of August 3, 2015; Utility Commission of August 3, 2015; Board of Public Works of August 3, 2015 (1. Resolution 2015-38, WWTP compliance; and 2. Allowing construction manager, Boson, to bid on the "Building Works" component of the library project); Judiciary and License Committee of August 4, 2015; and Finance, Budget and Personnel Committee of August 4, 2015.

Aldersperson Feddick requested that item F1 be removed from the consent agenda. This pertains to the 2nd Street Corridor project plan design.

Vote on motion **CC15-176 as amended.**

Motion carried

City Administrator Barg stated the recommended changes to the 2nd Street Corridor Plan Design.

- On the area between Central and Chestnut Avenue, there is a loading zone space in front of Charles Street apartments and that is currently planned to be 36'. The recommendation is to extend it to 40' or 42'.
- On the area between Central and Maple Avenue, there is a loading zone space that is shown right in front of Mitten's and there is a request to make that into a regular parking space that can be used by customers.
- To the east of this parking spot there is a tree that has been requested to be removed so that there is better visibility for those using the loading and drop off area.
- Victory Apparel was concerned about the landscaping in front of their business so it was recommended that the trees be staggered.

All of these recommended changes can be worked with at staff level as the Engineering Department works on the final design. If the Council approves the Design then it will be forwarded to the Engineering Department.

CC15-177 Motion by Wagner, second by Buttke to approve the 2nd Street Corridor Plan Design. Ayes – 8; Nay – 1 (Feddick)

Motion carried

City Administrator Barg gave a presentation on the creation of a joint municipal court with the Village of Spencer.

CC15-178 Motion by Buttke, second by Jockheck to refer the creation of a joint municipal court with the Village of Spencer to the Finance, Budget and Personnel Committee.

Motion carried

Second reading of Ordinance No. 1308, amending Section 4-38 of the Municipal Code pertaining to Room Tax.

CC15-179 Motion by Feddick, second by Buttke to approve Ordinance No. 1308.

CC15-180 Motion by Wagner, second by Hendler to postpone this item until the August 25th Council meeting.

Motion carried

Second reading of Ordinance No. 1312, amending Chapter 10 of the Municipal Code, Regulation of noise and vibrations.

CC15-181 Motion by Feirer, second by Reinart to approve Ordinance No. 1312. Ayes – 8; Nay – 1 (Wagner)

Motion carried

Second reading of Ordinance No. 1306, detachment and attachment request by the City of Marshfield, in accordance with the Cooperative Boundary Plan and Agreement between the Town of Cameron and the City of Marshfield, dated April, 2000, the following described territory in the Town of Cameron, Wood County, Wisconsin, for that portion of the “City Growth Area” lying outside the “No Contest Area” as identified in said plan, to be detached from the Town of Cameron and attached to the City of Marshfield, and zoned “CMU” Community Mixed Use Zoning and “LI” Light Industrial Zoning, located south of 29th Street, east of Central Avenue, north of Heritage Drive, and west of Business Park Avenue: That part of Section 20, Township 25 North, Range 3 East, in the Town of Cameron, Wood County, Wisconsin, and more particularly described as follows:

1. Beginning at the SW corner of the SW ¼ SW ¼, Section 20, T25N, R3E; thence East on the South line of the SW ¼ SW ¼, Section 20, T25N, R3E to the East line of the SW ¼ SW ¼, Section 20, T25N, R3E; thence north on the east line of the SW ¼ SW ¼, Section 20, T25N, R3E, to the North line of the Heritage Drive (formerly known as United States Highway 10); thence West along the North line of Heritage Drive for a distance of 30.09 feet; thence N 00°21’13” E for a distance of 783.04 feet; thence N 89°03’35” W on a line extended to the west line of the SW ¼ SW ¼, Section 20, T25N, R3E; thence south on the west line of the SW ¼ SW ¼, Section 20, T25N, R3E, to the point of beginning; EXCEPT

The following parcels and road right-of-way which are contained within the above described real property in paragraph 1 of the above legal description shall be excluded from the property subject to detachment from the Town of Cameron and attachment to the City of Marshfield due to these parcels and right of way having previously been annexed by the City of Marshfield:

- a. Road right-of-way for Central Avenue (formerly known as State Highway 13 and Maple Avenue), described as follows:

That portion of South Central Avenue road right-of-way from the center of the intersection of Commerce Drive to a point approximately 300 feet south of the intersection of Heritage Drive further described as follows: Part of the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 19; the NW ¼ of the SW ¼ and the SW ¼ of the SW ¼ of Section 20; the NW ¼ of the NW ¼ of Section 29; and the NE ¼ of the NE ¼ of Section 30, all in Town 25 North, Range 3 East, Wood County, Wisconsin, described as follows:

Commencing at the West quarter corner of said Section 20, the Point of Beginning; thence S 88°36'11" E along the North line of the SW ¼ of said Section 20, 60.00 feet to the East Right of Way Line of Central Avenue; thence S 00°24'47" W along the East Right of Way Line of Central Avenue, 1,314.07 feet; thence S 00°24'08" W along the East Right of Way Line of Central Avenue, 638.35 feet; thence S 01°45'48" E along the East Right of Way Line of Central Avenue, 531.25 feet, thence S 48°06'55" E, 120.79 feet; thence S 02°46'31" E, 130.28 feet; thence S 48°44'30" W, 147.36 feet; thence S 02°25'35" E 99.73 feet; thence N 89°52'08" W, 152.69 feet; thence N 15°55'24" W, 236.18 feet; thence N 00°43'45" W, 66.01 feet; thence N 23°31'20" E, 224.60 feet to the West Right of Way Line of Central Avenue; thence N 00°21'00" E along the West Right of Way Line of Central Avenue 1,079.04 feet; thence N 00°26'14" E along the West Right of way Line of Central Avenue, 1,314.14 feet to the North line of the SE ¼ of said Section 19; thence S 89°53'29" E, 60.00 feet along the North line of the SE ¼ of said Section 19, to the Point of Beginning; and

2. Beginning at the southeast corner of Wood County Certified Survey Map Number 3785; thence north along the east line of the said Wood County Certified Survey Map Number 3785 to the south line of 29th Street; thence east along with south line of 29th Street to the northwest corner of Wood County Certified Survey Map Number 2404; thence south along the west line of Wood County Certified Survey Map Number 2404 to the southwest corner of Wood County Certified Survey Map Number 2404; thence east along the south line of Wood County Certified Survey Map Number 2404 to the southeast corner of Wood County Certified Survey Map 2404, being the northwest corner of the SE ¼ NW ¼, Section 20, T25N, R3E; thence east long the north line of the SE ¼ NW ¼, Section 20, T25N, R3E to the east line of the west ½ of the SE ¼ NW ¼, Section 20, T25N, R3E; thence south along the east line of the west ½ of the SE ¼ NW ¼, Section 20, T25N, R3E; to the south line of the SE ¼ NW ¼, Section 20, T25N, R3E; thence S 00°10'08" W for a distance of 33.01 feet; thence N 88°41'03" W for a distance of 650.63 feet; thence N88°41'03" W for a distance of 878.80 feet; thence S 00°21'13" W for a distance of 360 feet; thence N 88°41'03" W on a line extended to the west line of the NW ¼ SW ¼, Section 20, T25N, R3E; thence north on the west line of the NW ¼ SW ¼, Section 20, T25N, R3E to the southwest corner of the SW ¼ NW 1/4, Section 20, T25N, R3E; thence north along the west line of the SW ¼ NW ¼, Section 20, T25N, R3E to the north line extended on that property described in Volume 312 of deeds, Page 521, Wood County records; thence east along the north line of the property described in said deed a distance of 270.6 feet, more or less; thence south along the east line of the property described in said deed, a distance of 100 feet, more or less; thence east at right angles a distance of 273.77 feet, more or less, to the centerline of proposed Cedar Avenue, extended; thence north a distance of 1,235 feet, more or less, along the centerline of said proposed street; thence west at right angles to said proposed street, a distance of 544.5 feet more or less to the west line of the NW ¼ NW ¼, Section 20, T25N, R3E; thence north along the west line of the NW ¼ NW ¼, Section 20, T25N, R3E, to a point which is the extension of the south line of Wood County Certified Survey Map Number 3785; thence east along the south line of Wood County Certified Survey Map Number 3785 to the point of beginning; EXCEPT

The following parcels and road right-of-way which are contained within the above described real property in paragraph 2 of the above legal description shall be excluded from the property subject to detachment from the Town of Cameron and attachment to the City of Marshfield due to these parcels and right of way having previously been annexed by the City of Marshfield:

- a. Lot 1 of Wood County Certified Survey Map No. 8547, recorded in Volume 29 of Survey Maps, Page 147, located in part of the NW1/4 of the NW1/4 of Section 20, Township 25 North, Range 3 East, and adjacent right of way of Cherry Avenue, City of Marshfield, Wood County.
- b. Part of the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twenty-Five (25) North, Range Three (3) East, in the Town of Cameron, Wood County, Wisconsin, described as follows:

Commencing on the South line of the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twenty-Five (25) North, Range Three (3) East at a point where said South line intersects with the East line of Central Avenue (formerly known as State Trunk Highway 13), thence East 916.65 feet, thence North 462 feet to the point of beginning, thence North 294 feet, thence East 498 feet, thence South 294 feet, thence West 498 feet back to the point of beginning.

- c. Road right-of-way known as 35th Street (formerly known as Nikolay Drive) described as follows:

Commencing at the west ¼ corner of Section Twenty (20), Township Twenty-Five (25) North, Range Three (3) East, thence South 88°41'03" east along the east-west quarter line of said Section 20, a distance of 60 feet to the east right-of-way line of Central Avenue (formerly known as State Trunk Highway 13), the point of beginning; thence north 00°21'13" east along said east right-of-way line of Central Avenue, a distance of 33.01 feet to the north line of 35th Street; thence south 88°41'03" east along said north right-of-way line of 35th Street, a distance of 1,892.22 feet; thence south 00°10'08" west a distance of 66.01 feet to the south right-of-way line of 35th Street; thence north 88°41'03" west along said south line of 35th Street to the east right-of-way line of Central Avenue; thence north 00°21'13" east along said east line of Central Avenue to the point of beginning.

- d. Road right-of-way for Central Avenue (formerly known as State Highway 13 and Maple Avenue), described as follows:

That portion of road right-of-way described above in paragraph 2 that also falls within the area described below:

That portion of South Central Avenue road right-of-way from the center of the intersection of Commerce Drive to a point approximately 300 feet south of the intersection of Heritage Drive further described as follows: Part of the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 19; the NW ¼ of the SW ¼ and the SW ¼

of the SW ¼ of Section 20; the NW ¼ of the NW ¼ of Section 29; and the NE ¼ of the NE ¼ of Section 30, all in Town 25 North, Range 3 East, Wood County, Wisconsin, described as follows:

Commencing at the West quarter corner of said Section 20, the Point of Beginning; thence S 88°36'11" E along the North line of the SW ¼ of said Section 20, 60.00 feet to the East Right of Way Line of Central Avenue; thence S 00°24'47" W along the

East Right of Way Line of Central Avenue, 1,314.07 feet; thence S 00°24'08" W along the East Right of Way Line of Central Avenue, 638.35 feet; thence S 01°45'48" E along the East Right of Way Line of Central Avenue, 531.25 feet, thence S 48°06'55" E, 120.79 feet; thence S 02°46'31" E, 130.28 feet; thence S 48°44'30" W, 147.36 feet; thence S 02°25'35" E 99.73 feet; thence N 89°52'08" W, 152.69 feet; thence N 15°55'24" W, 236.18 feet; thence N 00°43'45" W, 66.01 feet; thence N 23°31'20" E, 224.60 feet to the West Right of Way Line of Central Avenue; thence N 00°21'00" E along the West Right of Way Line of Central Avenue 1,079.04 feet; thence N 00°26'14" E along the West Right of way Line of Central Avenue, 1,314.14 feet to the North line of the SE ¼ of said Section 19; thence S 89°53'29" E, 60.00 feet along the North line of the SE ¼ of said Section 19, to the Point of Beginning.

CC15-182 Motion by Buttke, second by Wagner to approve Ordinance No. 1306. Ayes – 9
Motion carried

Second reading of Ordinance No. 1309, Campus Master Plan Amendment request by Marshfield Municipal Airport to amend the five year Master Campus Plan, addressing when Federal Aviation Administration approval is needed for non-aeronautical uses, located at 210, 320, 324, and 400 West 29th Street, including all parcels owned by the City of Marshfield under the Airport's jurisdiction zoned "CD" Campus Development District.

CC15-183 Motion by Jockheck, second by Cummings to approve Ordinance No. 1309. Ayes – 9
Motion carried

Second reading of Ordinance No. 1310, Municipal Code Amendment Request to amend Chapter 18, General Zoning Ordinance, Section 18-72 to allow the front and street side yard setbacks to be adjusted by averaging adjoining properties in all districts and to clarify language pertaining to such adjustments.

CC15-184 Motion by Feirer, second by Wagner to approve Ordinance No. 1310. Ayes – 9
Motion carried

Second reading of Ordinance No. 1311, Municipal Code Amendment Request to amend Chapter 18, General Zoning Ordinance, Sections 18-25 through 18-33, 18-54, and 18-65 (1) & (2), allowing Minor Home Occupations as a permitted accessory use and Conditional Home Occupations as a conditional accessory use in all residential zoning districts and to clarify the requirements for a home occupation.

CC15-185 Motion by Jockheck, second by Cummings to approve Ordinance No. 1311. Ayes - 9
Motion carried

CC15-186 Motion by Feddick, second by Reinart to go into closed session pursuant to Wisconsin Statutes, chapter 19.85(1)(e) deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

- Possible purchase of land near Marshfield Fairgrounds Park.

Roll call vote, all ayes. (Time: 7:42 p.m.)

Motion carried

Present in closed session: Alderpersons Feirer, Feddick, Jockheck, Earll, Wagner, Reinart, Cummings, Buttke and Hendler, Mayor Meyer, City Administrator Barg, City Attorney Wolfgram, City Clerk Hall, Finance Director Strey and Director of Parks & Recreation Casperson.

CC15-187 Motion by Wagner, second by Feddick to return to open session. Roll call vote, all ayes. (Time: 7:57 p.m.)

Motion carried

CC15-188 Motion by Wagner, second by Hendler to approve the recommendation to purchase land adjacent to Fairgrounds Park and direct the City Attorney to prepare an Offer to Purchase, subject to the following terms and conditions:

- Purchase Price - \$172,100
- Fair Board must use at least 50% of sale proceeds to pay down its debt to Forward Financial.
- Resolution must be reached on restrictions for future development, so the City isn't indefinitely prohibited from constructing buildings on, or making other uses of, this parcel.
- The use of the deeded property by the Central WI State Fair Association in the future shall be governed by the terms specified in the Joint Wood County and City of Marshfield Resolution governing the Marshfield Fairgrounds Park.

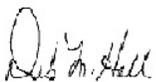
Ayes - 9

Motion carried

Future Agenda Items

None

Motion by Feddick to adjourn at 7:59 p.m.



Deb M. Hall
City Clerk

Marshfield Convention & Visitors Bureau

Board Meeting Minutes – March 24, 2015 at Hotel Marshfield

Present: Al Cheney, Scott Berg, Alderman Gary Cummings, Todd Diedrich, Scott Koran, Cory Latourell

Absent/Excused:

Non-Board Members Present: CVB Director Matt McLean / MACCI Director Scott Larson / Minutes taken by Lyn Anderson

Guests:

McLean called the meeting to order at 11:30 am.

I. Minutes from February Meeting

MOTION to approve the minutes from the February 24th meeting, as written, was made by Cory L., second by Scott K., and unanimously carried.

II. February Financial Report

McLean explained that the balance sheet working cash was amended to \$28,000, as he made a transfer to an interest bearing account. He is trying to maintain a balance of \$20K to \$30K in the working cash account. In response to a question from Todd D., McLean reported that the liabilities/payroll figures are still skewed, as the Chamber is still adjusting to the change in bookkeeping systems.

MOTION to approve the February 2015 Financial Report was made by Al C., second by Gary C., and unanimously carried.

III. March Activity Report

McLean touched on a just a couple of the items, as most of them will be covered later in this meeting. There were no additional questions or comments regarding the March Activities Report that was included in the Board packet.

Cory L. announced that Hotel Marshfield is part of a group of (nine) Wisconsin properties that has hired a new Regional Sales Manager, Amanda Rideout. She will be working the entire state of Wisconsin and surrounding states to increase exposure and (convention/conference) bookings for the group.

IV. Proposed Room Tax Increase

McLean and Todd D. attended a meeting, including Steve Barg, Jason, Angie from Main Street, The city is ready to discuss a raise in the room tax amount by 2%. There seems to be support for it in the council, and they felt there was not very much objection from the hotels/motels. They intended to add it to the agenda for the April meeting, but McLean requested they push it back to the May meeting, so support can be garnered from our hotel partners, to possibly begin in January 2016. McLean distributed copies of the budget with the proposed 2% increase reflected. Gary C. would still like to hear how all of the hoteliers feel about the increase before supporting it. He feels there has to be a clear advantage to implementing it. Board requested that McLean visit with our hotel partners and report back to the Board.

V. CVB Insurance Quotes

McLean presented the revised quotes he received from the three local insurance companies, all comparing the same amounts of coverage. Marshfield Insurance Agency was the best deal and Matt explained that some agents are able to supply better rates on the same coverage, and their carrier is experienced with supplying coverage to non-profits and CVBs.

Motion to purchase insurance coverage for the MCVB from Marshfield Insurance Agency was made by Cory L., second by Al C., and unanimously carried.

VI. CVB Sports Group

McLean and Scott B. met with the Sports Group and announced the approved CVB Grant of up to \$10,000. Two projects were proposed, one being \$2,000 for American Legion baseball, and the other for improvements to Braem Park, specifically for backstops and fencing.

Motion to award up to \$2,000 to American Legion Baseball was made by Scott K., second by Al C., and unanimously carried.

Motion to award up to \$8,000 to for the purpose of restoring backstops and fencing at Braem Park, subject to them raising the balance of the funds necessary to complete the project, was made by Al C., second by Scott K., and unanimously carried.

VII. Cornhole Bag Toss/Dairyfest Promotion

McLean provided an update on the Wisconsin State Cornhole Tournament being held during Dairyfest. The original cost to participate was \$30, plus an additional \$25 to join the organization. McLean was able to get that reduced to a flat fee of \$20 per person to participate. This is a really new event (more familiar to Wisconsin as "bean toss"), so it is expected that the reduced rate will attract more participants.

VIII. March Events

McLean presented an update on the two big (new) events held during March:

- **Midwest Athletic Expo** held March 14-15 at the Holiday Inn – Approximately 500 attendees over the weekend, including two teams from out of town and several vendors generating overnight stays. McLean will be meeting with Jeanie Klinke, Holiday Inn, for a final wrap-up report.
- **Efflorescence** held March 20-21 at Hotel Marshfield – Approximately 80 attendees. This first time event did not generate any overnight stays, but favorably impacted the bar business, as well as the Main Street businesses. Attendees were very pleased with the event, and looking forward to the next one. Much interest was also generated with possible future sponsors for the event.

IX. Governor’s Conference on Tourism

McLean attended this conference in LaCrosse. One thing he took away is that we need to assess our target market. Video exposure is really big! Our Discover Wisconsin episode will be airing next week at the WATA Conference in the Dells. McLean will send Al C. and Todd D. the dates for next year, so they can plan to attend as well.

X. Maple Fall Fest

Lyn gave a brief update on the status of this year’s Maple Fall Fest. Sixty-five craft vendor booths have been purchased to date, along with five food vendors, for approximately \$10,000 in revenue thus far.

XI. New Business

Cory L. noted that the Central Wisconsin State Fair has started announcing this year’s fair events, notably the appearance of “Tonic” in concert, and “Central Wisconsin’s Got Talent.”

Al C. suggested that we look into sponsoring our own Marshfield sport tournaments. McLean will investigate ramifications, as they would need to be school sanctioned to attract participants.

Motion to adjourn the meeting was made by Scott K., second by Cory L., and unanimously carried.

The next meeting, with lunch provided, is scheduled for Tuesday, _____, 2015, at 11:30 am
At _____

Meeting adjourned at 1:00 pm.

**CABLE TV COMMITTEE MEETING MINUTES
JUNE 22, 2015**

The meeting was called to order by Deputy Clerk Panzer at 5:05 p.m. in Room 108 of City Hall Plaza.

PRESENT: Ed Gerl, Don Nystrom, Senen Siasoco and Alderperson Earll

ALSO PRESENT: Assistant Coordinator & Production Manager Breanna Speth, Brett Butler, Juanita Kummer, Jonathan Anderson and Deputy Clerk Panzer

EXCUSED: Dean Markwardt, Shawn Warren and Jim Daniels

Deputy Clerk welcomed Don Nystrom to the Cable TV Committee.

ELECTION OF CHAIRPERSON & VICE CHAIRPERSON

Deputy Clerk Panzer asked for nominations for Chairperson.

Gordon Earll nominated Don Nystrom.

There being no further nominations Deputy Clerk declared nominations closed.

CTV15-020 Motion by Siasoco, second by Gerl to elect Don Nystrom as Chairperson.

Motion carried

Don Nystrom assumed the chair.

Chairperson Nystrom asked for nominations for Vice Chairperson.

Don Nystrom nominated Gordon Earll.

There being no further nominations Chairperson Nystrom declared nominations closed.

CTV15-021 Motion by Gerl, second by Siasoco to elect Gordon Earll as Vice Chairperson.

Motion carried

SET MEETING DATE AND TIME

CTV15-022 Motion by Gerl, second by Siasoco to keep the meeting date on the fourth Monday of the month at 5:00 p.m.

Motion carried

PUBLIC COMMENTS

Chairperson Nystrom welcomed and introduced Marshfield News-Herald representative, Jonathan Anderson.

APPROVAL OF MEETING MINUTES

CTV15-023 Motion by Siasoco, second by Earll to approve the minutes of the April 27, 2015 meeting as submitted.

Motion carried

CORRESPONDENCE

Quarterly franchise fee payment in the amount of \$59,787.74 was received.

Breanna received an email from Mandy Volkman thanking her for the coverage of the hair donation event that was held at Columbus Catholic School.

Breanna and Brett received a thank you note from ODC for hosting their Community Career Exploration course at Marshfield Community TV.

Breanna shared the Marshfield Messenger, Marshfield School District's newsletter which mentioned Tiger TV which airs on Marshfield Community TV and on the High School's website.

UPDATE ON STRATEGIC PLANNING ACTION ITEMS

Breanna and Brett have been working on a new logo, flyer and brochure for MCTV. Samples were reviewed by the committee members.

It was decided to make the flyer smaller, the size of an index card.

Brochures will not be printed or used at the present time, because there is no marketing line item in the 2015 budget. This will be looked at for the 2016 budget.

Chairperson Nystrom pointed out that the cattails on the new logo are really small and if the flyer is reduced to an index card size people won't be able to make them out. He suggested making the cattails (antenna) on the logo a little bigger.

CTV15-024 Motion by Earll, second by Gerl to accept the new logo, flyer and brochure.
Motion carried

Dan Kummer is reviewing the three-year needs assessment and Breanna will email it to the committee members after Dan has reviewed it.

Breanna and Brett have been working on the promo video and they will share it with the committee members at next month's meeting.

It was noted that MCTV is not mentioned in the Convention and Visitor's Bureau Visitor's Guide. Breanna will be meeting with Matt McLean to get something in the Visitor's Guide.

DISCUSS ORGANIZATIONAL STRUCTURE AND FORM A SUBCOMMITTEE TO DISCUSS THE FUTURE OF MCTV

This agenda item was put on hold temporarily.

Breanna will work on a survey with Wisconsin Community Media to determine how many cable access stations are city operated and how many are contracted. She will also solicit comments from those that are city owned as to whether they are pleased with being city owned or not and how they were affected by ACT 42. She will share her results with the committee at next month's meeting.

Chairperson Nystrom asked Breanna to send an email to Bob Kulp and John Spiros alerting them to the CAP Act and expressing the Cable TV committee's wishes.

Breanna said she and Mary Cardona, Executive Director of Wisconsin Community Media have talked about doing a program in the studio about the CAP Act. This short form video could then be distributed to legislators, other stations and the public. They are hoping to do that in the fall.

PUBLIC ACCESS COORDINATOR'S REPORT

The Public Access Coordinator's Report for May and June 2015 was reviewed. (See attached report.)

Nystrom suggested that Breanna send thank you notes to her sisters, her mother and Carrie Lippert for their help with the Dairyfest parade.

Breanna said her mother found the 1990 Dairyfest Parade broadcast which was hosted by Don Nystrom and Marilyn Hardacre while she was cleaning out the conference room. She plans on re-airing it during the retro hour at some point.

Chairperson Nystrom asked if a special thank you could be given to Carrie Lippert for all the work she has done for MCTV.

CTV15-025 Motion by Gerl, second by Earll to authorize an expenditure up to, but not to exceed \$50.00 to provide an honorarium to Carrie Lippert for her extensive service provided in the last six months at MCTV's studio.

Motion carried

Breanna shared a photo of the new sandwich board that her grandfather made and her sister painted for MGTV. They are working on another sandwich board for MCTV.

Breanna and Brett attended the WCM Conference and they took lots of notes which they included in the Public Access Coordinator's report.

It was suggested to have decals made for the cameras.

Gerl asked how the fiber installation was going.

Breanna said she received an email from Technology Director Eng Ng last week informing her that the costs are going to be higher because the original conduit within the building itself is in a different location than they originally thought. Another budget resolution may be needed for this work. She emailed Eng regarding this and asked him if this cost could be negotiated with the Utility since we have a quote with a different price and this was their error.

CTV15-026 Motion by Gerl, second by Siasoco to receive and place on file the Public Access Coordinator's Report.

Motion carried

BILLS

The bill query reports for May and June were reviewed.

CTV15-027 Motion by Gerl, second by Earl to authorize payment of the following bills as presented:

May Invoices:

Advanced Disposal	\$ 58.34
B & H	161.46
Breanna Speth (Reimbursement)	246.10
Spectrum Business (04/26/15 to 05/25/15)	15.22
Spectrum Business (05/01/15 to 05/31/15)	264.38
Granicus (Invoices 63644 & 64256)	1,200.00
Quill	12.58
Telephone (City Hall)	.03
Walmart	5.00
We Energies (03/09/15 to 04/06/15)	10.66
VIDCOM, LLC (Reimbursements)	529.31
VIDCOM, LLC (Invoices 327 & 328)	<u>5,440.00</u>
Total	\$7,943.08

June Invoices:

B & H	\$ 210.42
Spectrum Business (06/01/15 to 06/30/15)	279.23
VIDCOM LLC (Reimbursement – Dairyfest Breakfast)	58.93
VIDCOM LLC (Reimbursement – Printing)	14.00
Walmart	13.91
We Energies (04/06/15 to 05/06/15)	14.62
VIDCOM, LLC (Invoices 329 & 330)	<u>3,120.00</u>
Total	\$3,711.11

Motion carried

FINANCIAL REPORTS

Breanna and Brett met with Finance Director Strey last week and we are on track to finish out the year. The first bills for the fiber installation came through and were attributed to the wrong line item, so they are working with Finance to get that changed to the right line item.

Chairperson Nystrom would like MCTV to buy their office supplies locally from OfficeMax, Walmart or Hillers if possible.

CTV15-028 Motion by Gerl, second by Siasoco to receive and place on file the financial report for the period of January 1, 2014 through April 30, 2015 and the financial report for the period of January 1, 2014 through May 31, 2015.

Motion carried

RECOMMENDED ITEMS FOR FUTURE AGENDAS

- Monthly or quarterly report of number of hits that our programs are getting (Viewership/social media interest)
- Ideas from WCM Conference (Share one, two or three items each month.)
- Capital equipment list

Next meeting is scheduled for July 27, 2015 at 5:00 p.m.

Motion by Siasoco, second by Gerl to adjourn at 6:07 p.m.

Motion carried

Lori A. Panzer
Deputy City Clerk

Public Access Coordinator's Report

Cable TV Committee Meeting 6/22/15

New Shows, June 8, 2015 (Since 4/26/15): for MCTV 98

New Visions Gallery: Marshfield Clinic Health Care Systems Employee Art Exhibit

Trinity Lutheran School: Happily Forever After

Rotary "Service Above Self" Honoring Jim Reigel

Computer TR Ribbon Cutting - April 24, 2015

Around the World with Columbus High School: Cancun

Insight: Ask the Mayor - May 2015

Chestnut Center for the Arts - Update

Tiger Tv: Episode 4 - Kindergarten

Council Preview of May 12 Meeting

Lutheran Social Services Job Fair - May 14

Columbus Catholic Schools Hair Donation Event

Cooking with Ruth: Episode 55 "Greek Salad Dressing"

UW-MWC Gallery 450 Student Art Exhibit

Peace Officer Memorial Day 2015

MACCI Small Business of the Year: Wildwood Animal Hospital & Clinic LLC

2015 Tourism Update & "Best of Marshfield" Awards Banquet

Chat with the Chief: Fire Department 5/15

Dairyfest Preview 2015

History Keepers of Marshfield

Ribbon Cutting: Food Safety LLC

Marshfield Past Present Future - Middle School Art Show

Insight: Ask the Mayor (Dairyfest Breakfast Special)

"A Walk Among Our Ancestors" - Historic Cemetery Tours

Adler Family Kodiak Bear Exhibit Groundbreaking at Wildwood Zoo

Christ Lutheran Church "My Rock in Whom I Trust" Spring Concert

About the Emerald Ash Borer in Marshfield

Dairyfest Parade 2015

Mayor's Breakfast - Dairyfest 2015 in Marshfield, Wisconsin

Cooking With Ruth: Episode 56 " German Pretzels & Currywurst"

Channel 991 Meetings

- Common Council Preview
- Common Council
- Public Works
- Finance, Budget, Personnel
- City Plan Commission
- Parks, Recreation, & Forestry Committee
- Marshfield Utilities Commission
- Judiciary & License Commission
- Police & Fire Commission

John Beck

- Immanuel Lutheran Worship Service (weekly)

Dana Speth

- Christ Lutheran Church Worship Service (Weekly)

River Cities Community Access

- MSTC Board of Directors Apr 2015
- MSTC Board of Directors May 2015
- Wood County Board of Supervisors Meeting – Apr 2015
- Wood County Board of Supervisors Meeting – May 2015

Other

- LaCrosse Catholic Diocese Mass
- Music & the Spoken Word

Personnel

Dan Kummer has been out on medical leave since March 25, 2014. Breanna Speth has performed management duties in his absence. There has been no interruption of PEG services during this time period.

Vidcom (Dan, Juanita, Kevin) met with MCTV/Vidcom Staff (Breanna, Brett, Shirley) on April 20 to touch base face-to-face and reaffirm commitment to the future of the contract and station.

Breanna Speth continues in her role as Assistant Coordinator, and she also continues in her role as “Production Manager,” overseeing all stages of show development.

Brett Butler continues to oversee directing, graphics creation, and scheduling at MGTV, as well as assisting with studio shoots and on-site filming at MCTV.

Shirley Gebert is working full time as our administrative assistant/PR representative. She has also hosting more programs and operating camera when needed.

Susan Speth is filling in as administrative assistant when Shirley is unable to be here.

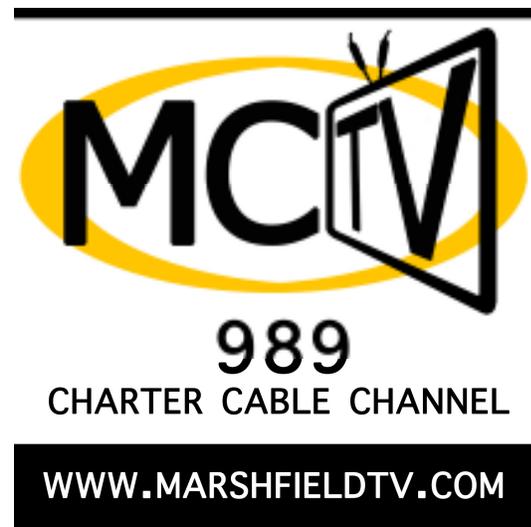
Publicity/Updates

Social Media

We have been utilizing Facebook a lot more. Please LIKE us and share our stuff to expand our “reach.”

New Sandwich Sign

Bill Haas (Breanna's grandpa) made two signs to have set out at shoots, based on this template:



WCM Conference

On April 30, Brett and Breanna went to Wisconsin Community Media Best of the Midwest Conference and Videofest. We attended workshops and the annual banquet (where we received awards for our videos). We learned a LOT and networked with stations from across the Midwest.

See attached packet for notes from the workshops.

WCM Board of Directors

Breanna is now a Board Member.

Noteworthy Programs

We received a lot of positive feedback from videos in the past two months, including the Columbus High School Hair Event, Chestnut Center Update, Paws for Brittany, Peace Officer Memorial Day, Historical Cemetery Tours, & Bear Pen groundbreaking...to name a few.

Dr. Funk – New Medical Series

Shirley will be hosting a new program with Dr. Dean Funk, which will explore various health areas. The first few programs will highlight suicide and depression.

Meet Your Alderman Series to Start Filming

We will be filming “Meet Your Alderman” again in the next month. This was well-received when we did it a couple of years ago. Shirley has been doing a great job contacting the aldermen.

New Shows

Some programs in pre-production include a show called “What's Crackin'?” about chiropractic health, a tour of Wastewater Treatment Facility, tour of the Governor Upham Mansion, program on book-writing with local author, Lisa Boero, and more...

Dairyfest Coverage

We filmed a preview program in-studio. The weekend of the event, we covered the Mayor's Breakfast (filming Insight at 10am and a separate program full of fun interviews with various attendees hosted by Carrie Lippert). Our live-broadcast of the parade went very well. We prepped a lot in the week prior, which helped. Jeff Cannon and Carrie were hosts. There was significant social media distribution of these videos through MACCI and other pages.

Charter Outage on 6/7-6/8

Received calls from viewers that the channels were displaying a black screen. We called Dwayne (our Charter contact) and he resolved within a few hours. It was a mapping issues with Charter’s main computer. The channel was working in Stevens Point and Owen-Withee, but not Marshfield, It has to be re-mapped and the boxes had to be restarted. This only affected the new Charter boxes.

Fiber

Fiber is installed. Just waiting on City IT to install technology elements. Should be here soon, within a month hopefully.

New Community Producers

- Drew Moede (Health Program)
- Dean Markwardt (repeat offender)

Correspondence

See attachments.

Strategic Planning Action Item Updates

Branding/Marketing

- Mail Survey: Form and plan for later, 2016
 - *We learned at WCM Conference that mail surveys are expensive and usually not very productive.*
- Logo: Staff to propose to committee, approve this summer
 - *We have a design we have been testing that we really like. We have a printout to show you.*



- Flyer: Single sheet to distribute at events, template to committee in early summer. Need to budget for this in 2016
 - *We have one that can be adapted to be event specific.*
 - *We have a brochure for general use.*
 - *We have printouts to show you.*

Technology

- Replacement Program: Adopt plan with estimated costs by August 1
 - *We have a three-year needs assessment outlined, with estimated costs.*

Financial Management

- Reserve Balance: Review with staff, committee, and finance director (June/July)
 - *This is not started yet.*
- Sponsorship/Underwriting: Pursue Creative Methods to inform public of this opportunity (ongoing)
 - *We have the outline for this (approved at a previous meeting)*

Communications

- Promo Video: Develop promo video for home page of website and other PR uses (Goal, fall 2015)
 - *We have a draft started. Need a few more clips.*

Human Resources

- Organizational change: Have discussion with Vidcom on future plans (start by late spring/early summer)
 - *Agenda item at June 2015 Cable Tv Committee Meeting*

Marshfield Convention & Visitors Bureau

Board Meeting Minutes – June 23, 2015 – Hotel Marshfield

Present: Scott Berg, Alderman Gary Cummings, Sandra Hanson, Scott Koran and Todd Diedrich
Absent/Excused: Al Chaney
Non-Board Members Present: CVB Director Matt McLean / MACCI Director Scott Larson / Minutes taken by Lyn Anderson
Guests: Jason Angel, Director, Economic Development Board for the City

McLean called the meeting to order at 11:30.

- I. **Minutes from May (June 1) Meeting**
Motion to approve the minutes from the June 1st Board Meeting, as written, was made by Scott B., second by Gary C., and unanimously carried.
- II. **May Financial Reports**
McLean briefly reviewed the May financial reports, and addressed a question from Todd D. regarding the negative entry under “banners.” McLean explained that some banner production expense was mistakenly entered as banner permit expense, and those expenses will be adjusted accordingly. *Motion to approve the May Financial Reports was made by Gary C., second by Scott B., and unanimously carried.*
- III. **June Activity Report/4 CVB Pillar Updates**
McLean briefly discussed the Activity Report included in this month’s Board Packet. There were no additional questions or comments from the Board.
- IV. **EDB/CVB Proposed Partnership Recreational Study**
Jason Angel, EDB Director, proposed the possibility of our Board partnering with theirs to conduct a study for expanding recreational sports in the City. After discussion, it was determined that McLean would meet with Jason to obtain more information for the next Board meeting.
- V. **Room Tax Discussion**
McLean reported that the City has passed it, formal adoption will take place in July or August and will move forward.
- VI. **Cornhole Bag Toss 2016**
We had a very successful event for the first year, and could expect 20 to 30% growth for next year. Our cost to ACO for running the event was \$3,800; however, due to the success of our first year, they are offering us a discount rate of \$2,300 for 2016. A question was raised as to the possibility of running the event a different weekend (than Dairyfest), but after discussion of the pros and cons, that seems the best time to host the event next year as well, which will be June 3rd and 4th, 2016. *Motion to approve \$2,800 to host the event in 2016 was made by Scott K., second by Sandra H., and unanimously carried.*
- VII. **Creative Arts Weekend Grant Event Follow-Up Report**
McLean distributed copies of a report submitted by Betsy Tannenbaum of New Visions Gallery, which demonstrated a very successful weekend event.
- VIII. **Small Town Baseball Championships**
McLean reported that this event will start Friday morning at 8:00 am, with 30 teams participating throughout the weekend. After discussion, members requested that McLean check with Justin at Parks & Rec regarding any contracts that might have to be renewed or initiated.
- IX. **Hub City Days – Brew Fest / Duathlon**
McLean is working with Angie at Mainstreet Marshfield regarding media coverage, to get a bigger crowd here. The Holiday Inn is offering a package with the Brew Fest / Duathlon.
- X. **Maple Fall Fest Update**
Lyn reported that we currently have 77 craft vendors (95 booths), and 9 food vendors. She also distributed copies of this year’s Maple Fall Fest logo, and found out that the majority of members preferred it to be printed on a forest green t-shirt.

XI. New Business

Meeting adjourned at 1:00 pm.

**The next meeting, with lunch provided, is scheduled for Tuesday, July 28, 2015, at 11:30 am
at Hotel Marshfield.**

MINUTES
FIRE AND POLICE COMMISSION/REGULAR MEETING
JULY 16, 2015

The meeting was called to order by Commissioner Andy Keogh at 7:30 a.m. in the Marshfield Fire and Rescue Department training room located at 514 East Fourth Street, Marshfield, Wisconsin.

PRESENT: Commissioners Meyers, Mueller, Gershman, and Keogh.

EXCUSED: Commissioner Frankland.

ALSO PRESENT: Police Chief Gramza, Lieutenants Larson and Zeps, Staff Services Supervisor Krokstrom; and Fire Chief Haight, Deputy Chiefs Erickson and Owen, Firefighter/Paramedic Sadauskas and Alderman Earll.

FP15-039 Motion by Meyers, second by Mueller to approve the minutes of the 06/04/15 regular meeting.

Motion carried.

Commissioner Keogh presented the Helmet Shield to Firefighter/Paramedic Sadauskas.

Firefighter/Paramedic Sadauskas leaves the meeting at 7:32 a.m.

FP15-040 Motion by Gershman, second by Mueller to approve the fire department bills in the amount of \$662,144.91.

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

FP15-041 Motion by Mueller, second by Gershman to approve the police department bills in the amount of \$337,415.48.

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

The fire department activities, training reports, and correspondence packet was reviewed and placed on file.

FP15-042 Motion by Meyers, second by Mueller to approve the hiring of Firefighter/Paramedic Zachary Miller.

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

The police department activities, training reports, and correspondence packet was reviewed and placed on file.

FP15-043 Motion by Meyers, second by Mueller to approve the hiring of Julie Leu as patrol officer.

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

FP15-044 Motion by Meyers, second by Gershman to accept with regret the retirement resignation of Officer James Cramm.

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

FP15-045 Motion by Gershman, second by Meyers to approve the hiring of a replacement patrol officer.

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

Briefly reviewed and discussed the crime reports.

FP15-046 Motion by Gershman, second by Mueller to approve the following police policies:

- 1.04 Code of Conduct/Sworn Personnel
- 1.05 Code of Conduct/Non-sworn Personnel
- 1.06 Harassment in the Workplace
- 1.08 Fiscal Management/Agency Owned Property
- 1.09 Jurisdiction
- 1.10 Law Enforcement Authority
- 1.13 Use of Discretion

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

FP15-047 Motion by Gershman second by Mueller to approve the 2016 proposed Fire and Rescue Department budgets.

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

FP15-048 Motion by Mueller, second by Gershman to approve the 2016 proposed Law Enforcement budget.

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

FP15-049 Motion by Gershman, second by Meyers to adjourn into closed session pursuant to Section 19.85(1)(c) Wis. Stats., considering employment, promotion, compensation, or performance evaluation data of public employee over which the governmental body has jurisdiction or exercises responsibility.

Specifically to discuss developing a new patrol officer eligibility list.

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

(time: 8:45 a.m.)

Present in closed session: Commissioners, Police Chief Gramza and Lieutenant Zeps.

Fire and Police Commission Meeting Minutes
July 16, 2015
Page Three

FP15-050 Motion by Gershman, second by Mueller to emerge from closed session and reconvene into open session.

Roll call: Meyers yes, Mueller yes, Gershman yes, and Keogh yes.

Motion carried.

(time: 8:59 a.m.)

FP15-051 Motion by Gershman, second by Meyers to adjourn the meeting at 9:00 a.m.

Motion carried.

COMMISSIONER KEOGH IS SCHEDULED TO ATTEND THE JULY 28, 2015 COMMON COUNCIL MEETING AT 7:00 P.M.



**Marshfield Fire and Police Commission
Nate Mueller, Secretary**

Economic Development Board meeting August 4, 2015

Present: Buttkke, Dickrell, Meissner, Sennholz, Staab, Trussoni, Wagner. Michalski arrived at 3:05 p.m.
Absent: None
Others: Angell, Barg, Eloranta, Olson

Sennholz called the meeting to order at 3:03 p.m. in Room 108 of the City Hall Plaza.

Approve minutes (3 sets)

Trussoni moved and Buttkke seconded a motion to approve 3 sets of minutes as follows:

- July 2nd – regular EDB meeting
- July 20th – special EDB meeting (budget)
- July 24th – 2nd Street Development Subcommittee meeting

Motion carried unanimously.

Citizen comments

Sennholz invited comments from citizens, but no one spoke at this time.

Conflicts of interest

No members indicated that they had a conflict of interest with anything on the agenda.

Quarterly update – Karen Olson, MACFI/Business Development Director

Olson presented and highlighted a quarterly update on activities she has been pursuing in areas of business attraction/retention, entrepreneurial assistance, workforce development, real estate, technology and innovation, and she addressed questions from Board members.

Discussion and possible action on 2015-2016 EDB priorities

- City housing subdivision: After reviewing Angell's draft memo on the city housing subdivision project, Dickrell moved and Meissner seconded the motion to approve releasing it to local media, Marshfield Utilities, and Wood County officials. Motion carried unanimously. This project will be kept on the radar screen going forward.
- ACE Academy Partnership: Angell and Staab recently met with school staff, and it was a good discussion. Their next meeting will include Superintendent Wells. The school seems interested, and students are willing and able to participate. This could occur in early 2016, but it is more likely in the fall semester of 2016.
- EDB Subcommittee: Barg apologized for not getting this team together sooner, but he said that a first meeting is anticipated during the next 2 weeks, and they're likely to meet twice before the next regular EDB meeting in early September.
- 200 block redevelopment: Angell noted that we are waiting for the outcome of the 2nd Street corridor plan. A developer remains interested in building on this site, and Angell has floated other possible locations, too. Wagner suggested that the Board might wish to reconsider giving \$1500 to Main Street for "flower power", and that perhaps the City's Parks & Recreation Department can water plants on that portion of downtown along Central Avenue.

- 2nd Street redevelopment: The team is looking at options to relocate the City garage and redevelop that section of downtown. A TIF district may be needed to finance a project of this size and scope, and this would likely have to be a multi-year plan.
- Recreational opportunities: This team hasn't met since the last EDB meeting. Matt McLean of Convention & Visitors Bureau is working to set up a meeting of various groups in our community who work on recreation issues.
- Local loan program: The team met and doesn't see a need for a local loan program, given what's offered by the existing regional loan fund we have in this area, since it has plenty of funds available, favorable terms, etc. Olson and Angell are looking at an "incubator" concept designed for new start-up businesses.

Announce next Board meeting date/time

After some discussion of schedule conflicts, it was agreed to hold the next Board meeting on Tuesday, September 1st at 2:30 p.m. in Room 108 of the City Hall Plaza.

With no other business before the Board, Buttke moved and Dickrell seconded a motion to adjourn. Motion carried unanimously. Sennholz adjourned the meeting at 4:02 p.m.

Respectfully submitted,
Steve Barg, City Administrator



**Main Street Board of Directors Meeting
Wednesday, August 5, 2015
Main Street Office**

Present: Lois TeStrake, CW Mitten, Trina Ignatowski, Josh Kilty, Scott Koran, Tony Abney, Cindy Cole, Jenna Hanson, Rick, Mike Eberl, Ryan Baer, Nick Arnoldy

Not Present: Kelly Korth, Tom Henseler

City: Steve Barg

Staff Present: Angela Eloranta, Executive Director

Other Present: Scott Larson, Branden Bodendorfer, Kelly Bymers and Danielle Krohn

President Lois TeStrake called the meeting to order at 8am

1. Mission Statement: Recited by Board

2. Intern Presentation: Kelly- worked on 3rd Tuesday, surveyed business, created brochure.

Danielle- Social Media Marketing. Worked with 10 downtown businesses and increased the average page likes by 83%. She developed a brochure to illustrate her work.

3. New Banner Presentation: Brandon Bodendorfer from Premier Printing

Double Hung Banner: 2 banners every other block to promote events, business can choose design & color pallet. (8 different)

\$99 a year or lifetime membership approx. \$300. There are 72 locations on MS.

Cost for MS would be \$1000 vs current \$1900 and would include maintenance.

\$149 – annual

\$549 – lifetime

72 banners, we need to sell 40% to offset cost, base cost \$250 per pole.

Design Committee looked at the idea of new banners. There are guidelines in place.

Banners on Veterans Pkwy are 7ft vs 4ft downtown.

Motion to approve:

1st: Nick

2nd: CW

Motion carried.

4. Approval of Minutes 4-8

Motion to approve

1st: Mike Eberl

2nd Tony

Motion carried.

5. City Staff Updates – Steve- Library ground breaking over 100 people attended.

Budget came in higher looking at ways to decrease. Prep activity has started with Senior Center.

2nd Street – Thumbs up – needs to be approved by council.

CW- very disappointed with less parking, doesn't feel comfortable talking in front of council, he feels that the MS didn't back the businesses.

Discussion regarding MS and Truck Route, and concerns about 2nd street along with loading & parking with Mitten's.

Nick makes motion to support additional parking for Mitten's, Victory. Tony A. seconds

Motion carried.

Mike Eberl, Steve, CW, Scott Larson and city staff will meet before council meeting to discuss alternatives on design & parking.

6. MACCI Updates- August 6, 2015 Ribbon Cutting – 4pm Legacy Homes; August 12, 2015 Chamber Caper RiverEdge Golf Course & Banquet Facility; August 20, 2015 Business After 5 – Seehafer Farms; CENTRAL WISCONSIN STATE FAIR SEPTEMBER 2-7; Sept. 23 – Job Fair.

7. Treasurers Report: Josh Kilty

8. Executive Director's Report:

Third Tuesdays

- 3rd event – August 18th.

Annual Meeting – October 7th (25th Anniversary Party)

Hot Time & Hub City Days

18k; predicting 16k

Vacancies/New Businesses

- New store moving into Wibbens
- Magic Moments – looking for a new owner
- Jennifers – Renamed to RJ Creations, looking at new location on 2nd because of high utilities
- Traditions on Chestnut – event venue reopening

Main Street special projects

- Property Owners Meeting – August 14th
- Business & Bagels – September 9th
- Fall Fashion Show - September 25^t

9. Committee Reports-

- **Promotion Committee Updates-** Lois will no longer do 50/50 raffle
- 2800 wristbands; 300 cars
- Hub City Days Excellent
- Next meeting – 9/14
- **Organization Committee Updates-** Tony – positive feedback on Hub City Hoops – next meeting 8/19
- **Design Committee Updates-** Erin – discussion re: banners
- **Economic Committee Updates-** Nick – back alley program & façade to combine funds; discuss having a restaurant challenge, nest Wed. 9/26
Brandon talked about the restaurant food wars which was done in Wausau. Part Of food channel
Erin: talked with restaurant outside of Marshfield looking at opportunities to

come into Mfld.

11. Old Business- None

12. New Business-

12a. Motion to approve combining the \$10,000 for back alley with EDB's 65,000 for the Façade Improvement Program.

Nick approved - Scott K. seconds
Motion carried.

12b. Budget

Motion to approve budget with the additional cost of banners (1000) a year
CW – motion
Jenna – 2nd
Motion carried.

12c. EDB funding for “Flower Power” & recruitment visits = \$5750

13. Meeting Adjourned at 9am.

**City of Marshfield Committee on Aging
Parkview Apartments
Meeting Minutes – August 5, 2015**

The monthly meeting of the Committee on Aging was called to order at 9:35 a.m. by Mike Feirer

MEMBERS PRESENT: Mike Feirer, Becky Huebner-Leu, Elsie Anderson, Jean Doty, Dave Marsh, and Kathy Dieck

ABSENT: Patty Ruder and Becky Huebner-Leu

OTHERS: Kelly Cassidy, Celena Wanca-Netzow, Jennifer Cummings, and Residents of Park View Apartments

Motion by Marsh, second by Dieck to approve the minutes of the June 25, 2015 meeting.
Motion Carried

CITIZEN'S COMMENTS: One resident stated the Aging and Disability Office is wonderful.

AGING AND DISABILITY RESOURCE CENTER OF CENTRAL WISCONSIN UPDATE: Jennifer updated the committee.

WOOD COUNTY TRANSPORTATION UPDATE: No update

FORUM 55+: No update.

LIBRARY & COMMUNITY CENTER PROJECT UPDATE: Groundbreaking was held on July 31st. Approximately 200 people were there.

TAXI UPDATE: Resident said they were happy with the service.

HEALTH FAIR UPDATE: Discussion was held regarding having the 2106 health fair at the Northway Mall. Kelly will e-mail out the assignments to everyone. Final plans will be made at the next meeting.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

FUTURE MEETING DATE: The next meeting will be held on Thursday, August 27th at City Hall.

Motion by Dieck, 2nd by Marsh to adjourn at 9:56 a.m.

Respectfully submitted,
Amy Krogman
Administrative Assistant III

MINUTES
FIRE AND POLICE COMMISSION/REGULAR MEETING
AUGUST 6, 2015

The meeting was called to order by Commissioner Andy Keogh at 7:31 a.m. in the Marshfield Fire and Rescue Department training room located at 514 East Fourth Street, Marshfield, Wisconsin.

PRESENT: Commissioners Meyers, Frankland, and Keogh.

EXCUSED: Commissioners Mueller and Gershman.

ALSO PRESENT: Police Chief Gramza and Staff Services Supervisor Krokstrom, Fire Chief Haight, Deputy Fire Chiefs Owen and Dolens, Firefighters Bakos and Miller. Patrol Officers Kramer and Leu arrive at 7:32 a.m. Deputy Fire Chief DeGrand arrives at the meeting at 7:35 a.m.

FP15-052 Motion by Frankland, second by Meyers to approve the minutes of the 07/16/15 regular meeting.

Motion carried.

Firefighter/Paramedic Zachary Miller was sworn in by President Keogh and introduced to the commissioners.

Patrol Officer Julie Leu was introduced to the commissioners.

Firefighters Miller and Bakos, and Patrol Officers Leu and Kramer leave the meeting at 7:34 a.m.

FP15-053 Motion by Frankland, second by Meyers to approve the fire department bills in the amount of \$10,626.76.

Roll call: Frankland yes, Meyers yes, and Keogh yes.

Motion carried.

FP15-054 Motion by Meyers, second by Frankland to approve the police department bills in the amount of \$454,597.96.

Roll call: Frankland yes, Meyers yes, and Keogh yes.

Motion carried.

The fire department activities, training reports, and correspondence packet was reviewed and placed on file.

FP15-055 Motion by Meyers, second by Frankland to accept with regret the resignation of Firefighter/Paramedic Weyrauch.

Roll call: Frankland yes, Meyers yes, and Keogh yes.

Motion carried.

FP15-056 Motion by Frankland, second by Meyers to approve the hiring of Firefighter/Paramedic Luchini.

Roll call: Frankland yes, Meyers yes, and Keogh yes.

Motion carried.

Fire and Police Commission Meeting
August 6, 2015
Page Two

FP15-057 Motion by Meyers, second by Frankland to approve the Marshfield Fire and Rescue Department revised policies and procedures. Deputy Chief Owen and his committee were recognized and thanked for the outstanding job they did in completing this assignment.

Roll call: Frankland yes, Meyers yes, and Keogh yes.

Motion carried.

The police department activities, training reports, and correspondence packet was reviewed and placed on file.

Chief Gramza discussed a proposed building partnership with Marshfield Utilities.

Chief Gramza reviewed the 1033 federal program which makes available to law enforcement repurposed military equipment. This will be discussed further at the next meeting when all commissioners are present.

Because there was no further business, the meeting was adjourned at 8:14 a.m.

**COMMISSIONER FRANKLAND IS SCHEDULED TO ATTEND THE AUGUST 25, 2015
COMMON COUNCIL MEETING AT 7:00 P.M.**

Marshfield Fire and Police Commission
Mike Meyers, Vice President

BOARD OF PUBLIC WORKS MINUTES
OF AUGUST 17, 2015

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

PRESENT: Mike Feirer, Tom Buttke, Ed Wagner, Chris Jockheck & Gary Cummings

EXCUSED: None

ALSO PRESENT: Alderman Earll, Director of Public Works Knoeck; City Engineer Turchi; Assistant City Engineer Cassidy; Street Superintendent Winch; City Planner Miller; the media; and others.

PW15-96 Motion by Feirer, second by Jockheck to recommend approval of the minutes of the August 3, 2015 Board of Public Works meeting.

Motion Carried

Citizen Comments – None

City Engineer Turchi presented an Engineering Division construction update. Street Superintendent Winch presented a Street Division construction update.

City Planner Miller updated the Board of Public Works on improvements to the Weinbrenner Building. This was an information item only.

Heather Buchberger of the Muscular Dystrophy Association presented a request to use a city street intersection as a collection point for their Fill the Boot campaign. Firefighters would collect donations from vehicles stopped at a red light. The Board also heard from Ben Griesbach, representing the firefighters. The Board was very concerned about the safety implications of doing this in traffic and suggested other locations including the mall parking lot, Maple Fall Fest and the fair.

PW15-97 Motion by Wagner, second by Cummings to recommend denying the request from Marshfield Fire Department Local #1021 to use a City street intersection for a MDA 'Fill the Boot' campaign.

Motion Carried

Alderman Wagner asked that the item regarding consideration of downtown parking ordinance changes be delayed to a future meeting.

Alderman Feirer asked that the Board consider changes to the noxious weed ordinance to regulate Creeping Charlie on private property. Because it is a ground cover, mowing does not control it. Administrator Barg said he reviewed this with the City Attorney and the attorney's opinion was that he would not recommend that the City treat private properties by spraying. You could consider a citation however, enforcement would be a challenge. Creeping Charlie is not listed as a noxious weed in the City code so it is not currently a violation to have it on your property. This was a discussion item only.

PW15-98 Motion by Jockheck, second by Wagner to recommend rejecting the offer by Thomas J. Steinmetz, Jr. to donate Lot 51, Pecan Parkway Estates, (Parcel No. 33-06019) to the City of Marshfield.

Motion Carried

PW15-99 Motion by Feirer, second by Jockheck to recommend that the annual Board of Public Works Bus Tour be held on Wednesday, September 9, 2015, leaving City Hall at 5:30 PM.

Motion Carried

PW15-100 Motion by Wagner, second by Cummings to recommend that the first Board of Public Works meeting for September, 2015 be held on Monday, August 31, 2015 and the second meeting for September, 2015 be held on September 14, 2015.

Motion Carried

Recommended items for future agendas - None

Motion by Jockheck, second by Wagner that the meeting be adjourned at 6:27 PM.

Motion Carried

Daniel G. Knoeck, Secretary
BOARD OF PUBLIC WORKS

JUDICIARY AND LICENSE COMMITTEE
MINUTES OF AUGUST 18, 2015

Meeting called to order by Chairperson Wagner at 5:00 p.m., in the Common Council Chambers, City Hall Plaza.

PRESENT: Alderpersons Ed Wagner, Gordon Earll and Alanna Feddick

ABSENT: None

ALSO PRESENT: Lieutenant Zeps and Amy Krogman

JLC15-103 Motion by Feddick, second by Earll to approve the minutes of the August 4, 2015 meeting.

Motion carried

CITIZEN COMMENTS

None

JLC15-104 Motion by Earll, second by Feddick to approve by unanimous consent the following:

- a) Nine (9) Beverage Operator Licenses for the 2015-2017 license year to: Miranda Langfoss, Katherine Smetana, Jaimee Arnold, Elizabeth Bertram, Karen Kmiec, Tiffany Scherr, Stacy Morton, Brian Parker, and Kali Simon
- b) Temporary Class "B" Retailer's License (Picnic) to the Marshfield Area Chamber of Commerce & Industry for September 30, 2015.
- c) Request from Blue Heron Brewpub to amend the premise description on their "Class B" Combination Liquor License for September 12, 2015.
- d) Application for a Class A Liquor (Cider Only) license from Kwik Trip, Inc. for 101 N. Central Ave.

Motion carried

There were no items removed from the consent agenda

Future Agenda Items

None

Motion by Feddick, second by Earl to adjourn at 5:02 p.m.

Motion carried

Amy Krogman
Administrative Assistant III

FINANCE, BUDGET AND PERSONNEL COMMITTEE
MINUTES OF AUGUST 18, 2015

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

PRESENT: Alderpersons Rebecca Spiros, Gordon Earll, and Alanna Feddick

ABSENT: Rich Reinart & Peter Hendler

ALSO PRESENT: City Administrator Barg, Alderperson Wagner, and City Personnel (Bob Haight, Jason Angell, Keith Strey, and Amy Krogman)

Citizen Comments

None

FBP15-092 Motion by Spiros, second by Earll to approve the items on the consent agenda:

1. Minutes of the August 4, 2015 meeting.
2. Bills in the amount of \$1,531,101.75.
3. Report of Personnel Actions of August 18, 2015.
4. Treasurer's Report of July, 2015.

Motion carried

No items were removed from the consent agenda.

Fire Chief Haight presented information on the refilling of the vacant Firefighter/Paramedic position at the Marshfield Fire & Rescue Department as approved at the August 7, 2015 Police and Fire Commission meeting.

FBP15-093 Motion by Earll, second by Spiros to recommend approval of Budget Resolution No. 20-2015 to the Common Council, transferring \$1,496 from the General Fund Fire Donations account to the Fire Protection Budget to purchase four (4) Bullet Proof Vests.

Motion carried

FBP15-094 Motion by Earll, second by Spiros to recommend approval of Budget Resolution No. 21-2015 to the Common Council, transferring \$173,500 from State Trust Fund Loan proceeds to the Parks & Recreation Capital Projects Fund Fairground Improvements Budget.

Motion carried

FBP15-095 Motion by Spiros, second by Earll to recommend approval of Budget Resolution No. 22-2015 to the Common Council, transferring \$14,800 from the TID #9 Central Avenue & Ives Street Fund to the TID #10 Marshfield Mall Area Fund, and approval of the proposed revision to the agreement with Vierbicher.

Motion carried

FBP15-096 Motion by Earll, second by Spiros to recommend approval of the proposed agreement to create a joint municipal court to the Common Council.

Motion carried

FBP15-097 Motion by Earll, second by Spiros to go into closed session pursuant to Wisconsin Statutes Chapter 19.85 (1)(c) “Consider employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises control.”

- Employee merit compensation

Roll call vote, all ayes. (Time: 5:42 p.m.)

Motion carried

Present in closed session: Alderpersons Hendler, Feddick, Spiros, Earll and Wagner, and City Administrator Barg.

FBP15-098 Motion by Earll, second by Spiros to return to open session. Roll call vote, all ayes. (Time: 6:13 p.m.)

Motion carried

FBP15-099 Motion by Spiros, second by Earll to approve the merit compensation requests as presented.

Motion carried

FUTURE AGENDA ITEMS

None

Motion by Earll, second by Spiros to adjourn at 6:15 p.m.

Amy Krogman
Administrative Assistant III



City of Marshfield Memorandum

DATE: August 19, 2015
TO: Mayor Meyer & City Council
FROM: Steve Barg, City Administrator
RE: Possible creation of joint municipal court with the Village of Spencer

Background

Last year, Village of Spencer officials approached staff about joining our municipal court for multiple reasons, including reducing the cost of citations set by Marathon County, and cutting the distance their police officers and residents travel for court. On September 16, 2014, I presented this idea to the FBP Committee, and response to the concept was very favorable, with no major concerns expressed. Since then, I have continued working with Spencer officials, City staff and the City Attorney. For your review, I've attached a draft of a proposed agreement with the Village of Spencer.

Council review

On August 11th, I made an initial presentation to the Mayor/Council. The Council seemed supportive of the idea, and they referred it to the FBP Committee for further review and recommendation

Finance, Budget & Personnel Committee action

On August 18th, the FBP Committee reviewed the proposed agreement, and unanimously recommended that the Council grant its approval.

Recommendation

Staff recommends approval of the proposed agreement. If this occurs, an ordinance will be brought forth for review and approval in September, with the effective date of the joint municipal court being January 1, 2016.

AGREEMENT TO OPERATE A JOINT MUNICIPAL COURT FOR THE CITY OF MARSHFIELD AND VILLAGE OF SPENCER

This Agreement is entered into this _____ day of _____, 2015, by and between the City of Marshfield (Marshfield) and the Village of Spencer (Spencer), both municipal corporations which are organized and existing under the laws of the State of Wisconsin, hereinafter called the "Member Municipalities".

WHEREAS, Section 755.01(1) of Wisconsin Statutes provides that a municipality may establish a municipal court to be maintained at the expense of the municipality; and,

WHEREAS, Section 755.01(4) of Wisconsin Statutes provides that two or more cities, town or villages may enter into an agreement under Section 66.0301 of Wisconsin Statutes for the joint exercise of the power granted under Section 755.01(1), after enactment of identical ordinance by each affected city, town or village; and

WHEREAS, member municipalities have expressed a willingness to enter into an agreement for the joint operation of a municipal court pursuant to Section 66.0301 of Wisconsin Statutes.

NOW, THEREFORE, In consideration of the benefits expected to be realized by each municipality from joint operation of the municipal court, the member municipalities contract and agree as follows:

- 1) **TERM.** This agreement shall be in effect for the period beginning on the date when it has been duly executed by both member municipalities, and shall remain in effect until either party takes action to abolish the Court.
- 2) **GENERAL.** The Court shall be organized and shall operate pursuant to, and in full accordance, with Chapter 755 and Section 66.0301 of Wisconsin Statutes., ordinances adopted by the member municipalities, and the terms of this agreement. Should any conflicts arise, applicable portions of Wisconsin Statutes shall prevail.
- 3) **ORGANIZATION.** Except for matters required by Wisconsin Statutes to be determined by governing bodies of the respective member municipalities, general operations of the court shall be under the City of Marshfield, and the jurisdictional authority of the court shall be exercised by the Municipal Court Judge.
- 4) **CLERK AND JUDGE.** The Court Clerk and Judge shall both be employees of the City of Marshfield, with wages and any fringe benefits established by the Marshfield City Council. The clerk shall be appointed by the Judge, pursuant to Section 755.10 of Wisconsin Statutes.
- 5) **FORFEITURES, FEES, PENALTY ASSESSMENTS AND COST.** The Court Clerk shall pay over all forfeitures, fees, penalty assessments, and costs paid to the Court under a judgment to the City of Marshfield Finance Director by the close of business on the Tuesday of the week following receipt. At time of payment, the Judge shall provide supporting documents for receipts, including citation numbers, the offense for which forfeiture was imposed, and the total of all forfeitures, fees, penalty assessments, and costs, if any. The City shall create a separate special revenue fund to account for funds collected on citations issued by the Village of Spencer. The Finance Director shall credit this special revenue fund as monies are received from the Court. By the 10th day of each month, the Finance Director shall disburse all costs, assessments, and surcharges due by law to Wood and/or Marathon County, or the State of Wisconsin, and all forfeitures collected on Village of Spencer citations during the previous month.
- 6) **BUDGET.** The Judge's office shall submit an annual budget to the City's Finance Director by no later than July 31st of each year for the following year. Prior to submission, Village of Spencer representatives shall be given a reasonable opportunity to review and comment on the proposed budget. Once approved by the Marshfield City Council, the budget shall be officially established for Court operations for the following year.

- 7) **ADVISORY COMMITTEE.** An Advisory Committee shall be created to review issues or concerns relating to the Court, but the Committee shall have no formal power or authority. The Committee shall be comprised of five (5) members appointed by the City of Marshfield, and two (2) members appointed by the Village of Spencer. The Committee will meet only when deemed necessary and appropriate to address any issues or concerns.
- 8) **EFFECTIVE DATE.** This agreement shall not take effect until it has been approved by governing bodies of both municipalities, and both members have adopted substantially identical ordinances relating to establishment and operation of the Court. Once a joint municipal court is established, the Village of Spencer shall not create a separate municipal court under Wisconsin Statutes. Upon adoption, each municipality shall send a certified copy of its ordinance to the appropriate filing officer noted in Section 11.02(3)(e) of Wisconsin Statutes.
- 9) **ELECTION OF JUDGE.** As this agreement is being signed during the term of the current Judge, this Judge shall continue to serve in this capacity until the end of his term of office. At that time, an election shall be held as outlined in Section 755.01(4) of Wisconsin Statutes, with electors from each municipality eligible to vote.
- 10) **FINANCIAL PARTICIPATION.** During the term of this agreement, the financial arrangement shall be as follows:
 - a) The City of Marshfield shall retain \$40 from all Village of Spencer citations; keeping \$35, and sending \$5 to the State of Wisconsin. The City reserves the right to adjust this annually as needed, depending on the actual cost of court services and revenues received, and to recoup the Village of Spencer's share of necessary improvements (computer software, etc.) Adjustments can also be made as a result of any statutory changes impacting costs or fees.
 - b) The City of Marshfield reserves the right to assess an added charge each year for shortfalls that exist between funds retained from Village of Spencer citations and the amount required to cover any extra costs related to the Village of Spencer, including, but not limited to, staffing, technology needs, etc.
 - c) The Village of Spencer shall make its own arrangements for legal services, and shall bear the full cost associated with prosecuting all citations issues by the Village of Spencer's Police Department.
- 11) **TERMINATION.** Either member may elect to withdraw from the joint municipal court at any time, and for any reason, if written notice is given to the other member at least 90 days in advance. Neither member may seek to abolish the Court while this agreement is in effect. If the Village of Spencer elects to withdraw, the Village will be required to reimburse the City of Marshfield for any existing net shortfall at the time of termination.

In Witness Whereof, the parties have executed this agreement under seal to take effect on the above written date.

CITY OF MARSHFIELD

Approved: _____
Date

By: _____
Mayor

Attest: _____
Clerk

Finance Director

VILLAGE OF SPENCER

Approved: _____
Date

By: _____
President

Attest: _____
Clerk

Treasurer

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF AUGUST 18, 2015**

Meeting called to order by Chairman Meyer at 7:00 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer, Ed Wagner, Joe Gustafson, Bill Penker, Laura Mazzini, Josh Witt & Ken Wood

EXCUSED: None

ABSENT: None

ALSO PRESENT: Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; the media; and others.

PC15-49 Motion by Wood, second by Penker to recommend approval of the minutes of the July 21, 2015 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - Conditional Use Request by Chad Breitzke for a “Conditional Home Occupation” to allow the Applicant to obtain a Federal Firearms License and sell firearms and ammunition out of his residence, located at 1102 West Arlington Street, zoned “SR-3” Single Family Residential.

COMMENTS: Chad Breitzke, just wanted to put a name with a face and reiterate that this is not an inventory type business. Only once a customer places an order, would he take delivery and then arrange for pick up by the customer, typically on the same day. He is available for questions.

PC15-50 Motion by Wood, second by Penker to recommend approval of the Conditional Use Request by Chad Breitzke for a “Conditional Home Occupation” to allow the Applicant to obtain a Federal Firearms License and sell firearms and ammunition out of his residence, located at 1102 West Arlington Street, zoned “SR-3” Single Family Residential, subject to the following conditions:

1. No signage would be permitted for the Conditional Home Occupation.
2. Business operations would be limited to phone calls, emails, other messaging devices and by appointment only.
3. Parking for customers must be provided on-site.
4. Failure to obtain a Federal Firearm License within 12 months of approval or the sale or transfer of the property will cause the conditional use permit to be null and void.
5. Failure by the applicant to be in good standings with all parties will be cause for immediate revocation of the conditional use permit.
6. Any significant changes to the Federal Firearm License would require a review of the conditional use permit.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Dan and Cindy Burns to exceed the maximum accessory structure allowance of 1,200 square feet for all “Residential Accessory Buildings”, located at 1515 West 5th Street, zoned “SR-3” Single Family Residential.

COMMENTS: None

PC15-51 Motion by Gustafson, second by Mazzini to recommend approval of the Conditional Use Request by Dan and Cindy Burns to exceed the maximum accessory structure allowance of 1,200 square feet for all “Residential Accessory Buildings”, located at 1515 West 5th Street, zoned “SR-3” Single Family Residential, subject to the following condition:

1. The proposed garage may be constructed as presented allowing minor site adjustments to be administratively approved.

Motion Carried

PUBLIC HEARING - Rezoning Request by Linda Fenske, representing M&M Rentals to change the zoning from “SR-6” Single Family Residential to “TR-6” Two Family Residential located at 511 and 513 South Peach Avenue, parcels 33-01628 and 33-01629, to correct the zoning district, allowing the existing twin house to conform to the Zoning Code

COMMENTS: None

PC15-52 Motion by Witt, second by Wood to recommend approval of the rezoning Request by Linda Fenske, representing M&M Rentals to change the zoning from “SR-6” Single Family Residential to “TR-6” Two Family Residential located at 511 and 513 South Peach Avenue, parcels 33-01628 and 33-01629, to correct the zoning district, allowing the existing twin house to conform to the Zoning Code, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Rezoning Request by Marawood Real Estate 100 LLC to change the zoning from “SR-4” Single Family Residential back to “CMU” Community Mixed Use located at 1308 West McMillan Street, parcel 33-03287CBA, to allow a lot line adjustment with the adjacent property also owned by Marawood.

COMMENTS: None

PC15-53 Motion by Wood, second by Witt to recommend approval of the Rezoning Request by Marawood Real Estate 100 LLC to change the zoning from “SR-4” Single Family Residential back to “CMU” Community Mixed Use located at 1308 West McMillan Street, parcel 33-03287CBA, to allow a lot line adjustment with the adjacent property also owned by Marawood, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Rezoning Request by Marshfield Clinic to change the zoning from “SR-4” Single Family Residential to “CD” Campus Development located at 1004, 1006, 1010, 1100, 1108, and 1114 North Walnut Avenue, parcels 33-03239A, 33-03239B, 33-03239C, 33-03239D; 33-03241, and 33-03241AA, to allow these properties to be included as part of the Marshfield Clinic Campus and for possible future developments.

COMMENTS: None

PC15-54 Motion by Mazzini, second by Gustafson to recommend approval of the rezoning Request by Marshfield Clinic to change the zoning from “SR-4” Single Family Residential to “CD” Campus Development located at 1004, 1006, 1010, 1100, 1108, and 1114 North Walnut Avenue, parcels 33-03239A, 33-03239B, 33-03239C, 33-03239D; 33-03241, and 33-03241AA, to allow these properties to be included as part of the Marshfield Clinic Campus and for possible future developments and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-42 and 18-54, allowing any land use to be either permitted by right or as conditional use if approved as part of a Campus Master Plan or as part of a Conditional Use Permit request in the Campus Development zoning district and direct staff to prepare an ordinance for Common Council consideration.

COMMENTS: None

PC15-55 Motion by Penker, second by Witt to recommend approval of the Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-42 and 18-54, allowing any land use to be either permitted by right or as conditional use if approved as part of a Campus Master Plan or as part of a Conditional Use Permit request in the Campus Development zoning district.

Motion Carried

Items for Future Agendas: None

Staff Updates: Miller reported that next week the Common Council will be asked to approve the steering committee for the upcoming Comprehensive Plan update.

There being no objections, Chairman Meyer adjourned the meeting at 7:33 PM.

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION

Business Improvement District Board
Minutes of the August 19, 2015 Meeting

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

Members present: Scott Koran, Dewey Schutz, Carol Knauf, and Pat Schreiner

Members Absent: Pete Hendler and Al Nystrom

Others Present: Steve Barg, Angie Eloranta, Lois TeStrake, and Amy Krogman

BID15-07 Motion by Schreiner, second by Knauf to approve the minutes of the July 15, 2015 meeting.

Motion carried

There were no citizen's comments

BID15-08 Motion by Schreiner, second by Knauf to approve the 2016 Operating Plan with the following changes: On page 6, Economic Restructuring, 2nd Quarter change wording to say "Pursue downtown businesses based on identified needs"

Motion carried

BID15-09 Motion by Knauf, second by Schutz to recommend approval of Resolution No. 2015-39 to the Common Council.

Motion carried

Next meeting date will be October 21st at 8:00 a.m.

Motion by Knauf, second by Schutz to adjourn at 8:30 a.m.

Respectfully submitted,

Amy Krogman
Administrative Assistant III

RESOLUTION NO. 2015-42

RESOLUTION SUPPLEMENTING RESOLUTION NO. 2002-33; AWARDING THE SALE
OF \$3,230,000* WATER SYSTEM REVENUE BONDS, SERIES 2015;
AND PROVIDING FOR THE PAYMENT OF SAID BONDS
AND OTHER DETAILS AND COVENANTS WITH RESPECT THERETO

WHEREAS, the City of Marshfield, Wood and Marathon Counties, Wisconsin (the "Municipality") owns and operates a water system (the "System") which is operated for a public purpose as a public utility by the Municipality;

WHEREAS, under the provisions of Section 66.0621 of the Wisconsin Statutes any municipality may, by action of its governing body, provide for purchasing, acquiring, leasing, constructing, extending, adding to, improving, conducting, controlling, operating and managing a public utility from the proceeds of bonds, which bonds are to be payable only from the revenues received from any source by such utility, including all rentals and fees;

WHEREAS, pursuant to Resolution No. 2002-33 adopted by the Common Council of the Municipality (the "Governing Body") on May 28, 2002 (the "2002 Resolution"), the Municipality has heretofore issued its Water System Revenue Bonds, Series 2002, dated June 1, 2002 (the "2002 Bonds"), which 2002 Bonds are no longer outstanding;

WHEREAS, the Municipality has also heretofore issued and has outstanding its Water System Revenue Bonds, Series 2006, dated October 1, 2006 (the "2006 Bonds"), Water System Revenue Bonds, Series 2009, dated June 1, 2009 (the "2009 Bonds") and Water System Revenue Bonds, Series 2014, dated October 14, 2014 (the "2014 Bonds") (the 2006 Bonds, 2009 Bonds and 2014 Bonds shall be referred to collectively herein as the "Prior Issues") pursuant to Resolutions adopted by the Governing Body on September 26, 2006, May 12, 2009 and September 23, 2014, respectively (collectively, the "Prior Resolutions"), which supplemented the 2002 Resolution;

WHEREAS, pursuant to a resolution adopted by the Governing Body on July 14, 2015 (the "Sale Resolution"), the Governing Body has authorized the issuance and sale of Water System Revenue Bonds, Series 2015 (the "Bonds") for the purpose of paying the cost of additions, improvements and extensions to the System, including paying the cost of water main repair and replacement, purchase and installation of advanced metering infrastructure, and the acquisition of land and equipment (the "Project");

WHEREAS, the 2002 Resolution provides that additional bonds may be issued on a parity with the Prior Issues upon compliance with certain conditions;

WHEREAS, to the best of the Governing Body's knowledge, information and belief, and in reliance upon the Certificate attached hereto as Exhibit B and incorporated herein by this reference, the Municipality complies with the conditions precedent to the issuance of additional bonds on a parity with the Prior Issues;

* Preliminary, subject to change.

WHEREAS, for the purpose of paying the cost of the Project (including paying legal, financing, engineering and other professional fees in connection therewith, capitalized interest, and adding funds to the Reserve Account created by the 2002 Resolution), the Governing Body deems it to be necessary, desirable and in the best interest of the Municipality to sell the Bonds payable solely from the revenues of the System on a parity with the Prior Issues, which Bonds are to be authorized and issued pursuant to the provisions of Section 66.0621, Wisconsin Statutes, and the 2002 Resolution, as supplemented by the Prior Resolutions;

WHEREAS, other than the Prior Issues, no bonds or obligations payable from the revenues of the System are now outstanding;

WHEREAS, the Municipality has directed its financial advisor, Public Financial Management, Inc. ("PFM") to take the steps necessary to sell the Bonds;

WHEREAS, PFM in consultation with the officials of the Municipality, prepared an Official Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Bonds and indicating that the Bonds would be offered for public sale on August 25, 2015;

WHEREAS, the City Finance Director (in consultation with PFM) caused a form of the Official Notice of Sale to be published and/or announced and caused the Official Notice of Sale to be distributed to potential bidders offering the Bonds for public sale on August 25, 2015;

WHEREAS, the Municipality has duly received bids for the Bonds as described on the Bid Tabulation attached hereto as Exhibit C and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the Municipality. PFM has recommended that the Municipality accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit D and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Municipality that:

Section 1. Definitions. The definitions in the 2002 Resolution apply to and are incorporated into this Resolution except as expressly amended below or unless the context expressly or by necessary implication requires otherwise. References in the 2002 Resolution to "Bonds" and "Additional Bonds" shall apply to the Bonds being issued pursuant to this Resolution unless otherwise provided herein. All references to specific sections in the 2002 Resolution also apply to the Bonds being issued pursuant to this Resolution unless otherwise provided herein.

Section 1(A). Restated, Additional and/or Amended Definitions. In addition to and/or in amendment of the terms defined above or in Section 1 above, the following terms shall have the

following meanings in this Resolution unless the text expressly or by implication requires otherwise:

"Annual Debt Service Requirement" means the total amount of principal and interest due on the Prior Issues, the Bonds and any Parity Bonds in any Bond Year;

"Bonds" means the Water System Revenue Bonds, Series 2015 of the Municipality dated September 15, 2015, authorized to be issued by this Resolution;

"Fiscal Agent" means The Bank of New York Mellon Trust Company, N.A., which is herein appointed by the Governing Body pursuant to the provisions of Section 67.10(2), Wisconsin Statutes, to act as fiscal agent and paying agent for the Bonds;

"Original Purchaser" or "Purchaser" means the financial institution listed first on the Bid Tabulation;

"Parity Bonds" means bonds payable from the revenues of the System other than the Bonds but issued on a parity and equality with the Bonds and the Prior Issues pursuant to the restrictive provisions of Section 9 of the 2002 Resolution;

"Prior Issues" means the 2006 Bonds, 2009 Bonds and 2014 Bonds, collectively;

"Project" means additions, improvements and extensions to the System, including paying the cost of water main repair and replacement, purchase and installation of advanced metering infrastructure, and the acquisition of land and equipment. All elements of the Project are to be owned and operated by the Municipality as a part of the System as described in the preamble hereto;

"Reserve Requirement" means an amount equal to the least of (i) the Reserve Requirement prior to the issuance of the Bonds, plus 10% of the proceeds of the Bonds, (ii) the maximum amount of principal and interest due on the Prior Issues and the Bonds in any Bond Year or (iii) 125% of average annual debt service on the outstanding Prior Issues and the Bonds. If additional Parity Bonds are issued which are to be secured by the Reserve Account, the Reserve Requirement shall be an amount equal to the least of (i) the Reserve Requirement prior to the issuance of such Parity Bonds, plus 10% of the proceeds of such Parity Bonds or (ii) the maximum amount of principal and interest due on the outstanding Prior Issues, the Bonds and the Parity Bonds in any Bond Year or (iii) 125% of average annual debt service on the outstanding Prior Issues, the Bonds and such Parity Bonds;

"2002 Resolution" means Resolution No. 2002-33 adopted by the Governing Body on May 28, 2002;

"2006 Bonds" means the Water System Revenue Bonds, Series 2006, dated October 1, 2006;

"2006 Resolution" means Resolution No. 2006-45 adopted by the Governing Body on September 26, 2006;

"2009 Bonds" means the Water System Revenue Bonds, Series 2009, dated June 1, 2009;

"2009 Resolution" means Resolution No. 2009-20 adopted by the Governing Body on May 12, 2009;

"2014 Bonds" means the Water System Revenue Bonds, Series 2014, dated October 14, 2014; and

"2014 Resolution" means Resolution No. 2014-56 adopted by the Governing Body on September 23, 2014.

Section 2. Award of the Bonds. For the purpose of paying the cost of the Project (including legal, fiscal, engineering and other expenses, capitalized interest, and increasing the amount on deposit in the Reserve Account), there shall be borrowed on the credit of the income and revenue of the System the sum of THREE MILLION TWO HUNDRED THIRTY THOUSAND DOLLARS (\$3,230,000*), and registered revenue bonds of the Municipality are hereby authorized to be issued in evidence thereof to the Purchaser for the sum set forth on the Proposal [as modified on the Bid Tabulation and reflected in the Pricing Summary referenced below and incorporated herein], plus accrued interest to the date of delivery resulting in a true interest cost as set forth on the Proposal [(as modified on the Bid Tabulation)]. The good faith deposit of the Purchaser shall be retained by the City Treasurer and applied in accordance with the Official Notice of Sale, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned.

Section 2(A). Ratification of the Official Notice of Sale and Offering Materials. The Governing Body of the Municipality hereby ratifies and approves the details of the Bonds set forth in Exhibit A attached hereto as and for the details of the Bonds. The Official Notice of Sale and other offering materials prepared and circulated by PFM are hereby ratified and approved in all respects. All actions taken by officers of the Municipality and PFM in connection with the preparation and distribution of the Official Notice of Sale are hereby ratified and approved in all respects.

Section 3. Terms of the Bonds. The Bonds shall be designated "Water System Revenue Bonds, Series 2015" (the "Bonds"); shall be dated September 15, 2015; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered 1 and upward; shall bear interest at the rates and shall mature on December 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit E-1 and incorporated herein by this reference. Interest on the Bonds shall be payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2016. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit E-2 and incorporated herein by this reference (the "Schedule").

* Preliminary, subject to change.

It is hereby determined and declared that the above schedule of maturities of the Bonds as set forth on the Schedule is such that the requirements each year to pay both the principal of and interest on the Bonds is reasonable in accordance with prudent municipal utility management practices.

Section 3(A). Redemption Provisions. At the option of the Municipality, the Bonds maturing on December 1, 2025 and thereafter shall be subject to redemption prior to maturity on December 1, 2024 or on any date thereafter. The Bonds shall be redeemable, as a whole or in part, and if in part, from maturities selected by the Municipality and within any maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. [If the Proposal specifies that any of the Bonds are subject to mandatory redemption, the terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Bonds in such manner as the City shall direct.]

Section 4. Parity with the Prior Issues. The Bonds shall be additional bonds within the meaning of Section 9 of the 2002 Resolution; are issued on a parity with the Prior Issues; and are secured by an equal lien and claim to the revenues and properties of the System and the monies on deposit in the Special Redemption Fund as set forth in the 2002 Resolution, as supplemented by the Prior Resolutions and this Resolution.

Section 5. Form of Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit F and incorporated herein by this reference.

Section 5(A). Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by The Bank of New York Mellon Trust Company, N.A., which is hereby appointed as the Municipality's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The Fiscal Agency Agreement between the Municipality and the Fiscal Agent shall be substantially in the form attached hereto as Exhibit G and incorporated herein by this reference.

Section 5(B). Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Municipality agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations previously executed on behalf of the Municipality and on file in the City Clerk's office.

Section 6. Security for the Bonds. The Bonds, together with interest thereon, shall not constitute an indebtedness of the Municipality nor a charge against its general credit or taxing power. The Bonds, together with interest thereon, shall be payable only out of the Special Redemption Fund created and established pursuant to the 2002 Resolution, as amended by the Prior Resolutions and this Resolution, and shall be a valid claim of any holder thereof only against said Special Redemption Fund and the revenues of the System pledged to such fund, on a

parity with the Prior Issues. Sufficient revenues are hereby pledged to said Special Redemption Fund, and shall be used for no other purpose than to pay the principal of, premium, if any, and interest on the Prior Issues, the Bonds and any Parity Bonds as the same becomes due. It is the express intent and determination of the Governing Body that the amounts transferred from the Revenue Fund and deposited in the Special Redemption Fund shall be sufficient in any event to pay the interest on the Prior Issues, the Bonds and any Parity Bonds as the same accrues and the principal amounts thereof as the same matures, and to provide any amounts required to be paid monthly into the Reserve Account to maintain the Reserve Requirement.

Section 7. Funds and Accounts. In accordance with the Act, for the purpose of the application and proper allocation of the revenues of the System, and to secure the payment of the principal of and interest on the Prior Issues, the Bonds and any Parity Bonds, certain funds of the System, which were created and established pursuant to Section 6 of the 2002 Resolution, and continued by the Prior Resolutions, are hereby further continued and shall be used solely for the purposes set forth in the 2002 Resolution, as amended by the Prior Resolutions and this Resolution, as follows:

Subparagraph (c) of Section 6 of the 2002 Resolution is hereby amended and supplemented by this Resolution to read as follows:

"(c) Water System Special Redemption Fund, which shall be divided into two separate accounts to be known as the "Interest and Principal Account" and the "Reserve Account".

(i) There shall be deposited in the Interest and Principal Account from proceeds of the Prior Issues, Bond Proceeds and any Parity Bond proceeds all accrued interest. In addition, there shall be deposited in said account in the manner specified in Section 7 of the 2002 Resolution, an amount sufficient (after giving effect to available amounts in said account from accrued interest, any premium, investment earnings and any other source) to pay the principal of and interest on the Prior Issues, the Bonds and any Parity Bonds as the same becomes due. The Interest and Principal Account shall be used solely for the purposes of paying principal of and interest on the Prior Issues, the Bonds and any Parity Bonds in accordance with the provisions of the 2002 Resolution, as amended by the Prior Resolutions and this Resolution.

The minimum amounts to be so deposited in the Interest and Principal Account for debt service on the Bonds are set forth on Exhibit E-2 and incorporated herein by this reference.

(ii) There heretofore has been deposited into the Reserve Account an amount equal to the Reserve Requirement prior to the issuance of the Bonds. Upon the issuance of the Bonds, there shall be deposited into the Reserve Account an amount necessary to make the amount on deposit in the Reserve Account equal to the

Reserve Requirement or a surety bond equal to that amount. The Reserve Account shall be used solely for the purpose of paying principal of or interest on the Prior Issues, the Bonds or any Parity Bonds at any time when there shall be insufficient money in the Interest and Principal Account. The Reserve Account shall be funded and replenished in the manner specified in Section 7(c) of the 2002 Resolution."

The Reserve Account shall at all times constitute a "reasonably required reserve fund" under Section 148 of the Code and any applicable Regulations.

Section 8. Application of Revenues. After the delivery of the 2002 Bonds, the entire gross earnings of the System have been and will continue to be deposited as collected in the Revenue Fund and shall be transferred monthly to the funds listed in the 2002 Resolution, as amended and supplemented by the Prior Resolutions and this Resolution, in the amounts, the order of priority and in the manner set forth in the 2002 Resolution, as amended and supplemented by the Prior Resolutions and this Resolution.

Section 9. Service to the Municipality. As stated in the 2002 Resolution, the reasonable cost and value of services rendered to the Municipality by the System by furnishing water services for public purposes, shall be charged against the Municipality and shall be paid by it in quarterly installments as the service accrues. The 2002 Resolution is hereby amended further to provide that the reasonable cost and value of such service to the Municipality in any year shall be in an amount which, together with the other revenues of the System, will produce in each year earnings equivalent to not less than one and one-quarter (1.25) times annual principal and interest requirements on the Prior Issues, the Bonds and any Parity Bonds then outstanding after deduction of all operation and maintenance expenses of the System but before deduction of depreciation charges or local tax equivalents. All other provisions of Section 8 of the 2002 Resolution still apply and are incorporated into this Section 9.

Section 10. Sale of the Bonds. The Bonds shall be sold to the Purchaser for the sum set forth on the Proposal, plus accrued interest to the date of delivery.

Section 11. Application of Bond Proceeds. The proceeds of the Bonds ("Bond Proceeds") (including any accrued interest from their date to the date of delivery) shall be deposited and applied as follows:

- (a) to the Interest and Principal Account of the Special Redemption Fund, the amount of any accrued interest, if any, received from the sale of the Bonds;
- (b) to the Reserve Account of the Special Redemption Fund, the amount necessary to make the amount on deposit in the Reserve Account equal to the Reserve Requirement; and,
- (c) to the Water System Improvement Fund, a special borrowed money fund hereby created and established, the balance of the Bond Proceeds sufficient to provide for the cost of the Project. Said Improvement Fund shall be adequately secured and shall be used solely for the purpose of meeting costs of purchasing, acquiring, constructing, extending, adding to, improving, operating and managing the System, as more fully described in the preamble hereof

as the Project including paying costs of issuance and capitalized interest. Any balance remaining in said Improvement Fund after paying the costs of the Project shall be transferred to the Special Redemption Fund for use in payment of principal of or interest on the Bonds and any Parity Bonds.

Section 12. Arbitrage Covenant. The Municipality shall not take any action with respect to the Bond Proceeds which, if said action had been reasonably expected to have been taken, or had been deliberately and intentionally taken on the date of delivery of said payment for the Bonds (the "Closing") would have caused the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code and the Regulations.

The Bond Proceeds may be temporarily invested in legal investments until needed, provided however, that the Municipality hereby covenants and agrees that so long as the Bonds remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the Bonds, whether such moneys were derived from Bond Proceeds or from any other source, will not be used or invested in a manner which would cause the Bonds to be "arbitrage bonds" within the meaning of the Code or Regulations. The Municipality covenants that it will not invest in any obligation if such investment would violate the "prohibited payment" requirement of Section 148 of the Code.

The City Clerk, or other officer of the Municipality charged with responsibility for issuing the Bonds, shall provide an appropriate certificate of the Municipality, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the Municipality regarding the amount and use of the Bond Proceeds and the facts and estimates on which such expectations are based, all as of the Closing.

Section 13. Additional Tax Covenants. The Municipality hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the Bonds) to assure that the Bonds are obligations described in Section 103(a) of the Code, the interest on which is excludable from gross income for federal income tax purposes, throughout their term. The Municipality further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the Municipality charged with the responsibility of issuing the Bonds, shall provide an appropriate certificate of the Municipality as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the Municipality to take all reasonable and lawful actions to comply with any new tax laws enacted so that the Bonds will continue to be obligations described in Section 103(a) of the Code, the interest on which is excludable from gross income for federal income tax purposes throughout their term.

The Municipality covenants that it is a governmental unit with general taxing powers and that the Bonds are not "private activity bonds" as defined in Section 141 of the Code.

Section 14. Designation as Qualified Tax-Exempt Obligations. The Bonds are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 15. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the Municipality by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent, sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Municipality of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the Municipality has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Municipality hereby authorizes the officers and agents of the Municipality to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 16. Official Statement. The Governing Body hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Municipality in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate Municipality official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 17. Undertaking to Provide Continuing Disclosure. The Municipality hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific

performance of the obligations thereunder and any failure by the Municipality to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the Municipality charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Municipality's Undertaking.

Section 18. Bond Insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as any municipal bond insurer which makes a commitment accepted by the Municipality to insure the Bonds may reasonably request and which are acceptable to the Mayor and City Clerk, including provisions regarding restrictions on investment of Bond Proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, appropriate reference to the municipal bond insurance policy shall be made in the Form of Bond provided herein.

Section 19. Resolution a Contract. The provisions of this Resolution shall constitute a contract between the Municipality and the holder or holders of the Bonds and any Parity Bonds, and after issuance of any Bond or any Parity Bond no change or alteration of any kind in the provisions of this Resolution may be made except as provided in Section 14 of the 2002 Resolution, until all of the Prior Issues, the Bonds and any Parity Bonds have been paid in full as to both principal and interest. The holder or holders of any Bond or any Parity Bonds shall have the right in addition to all other rights, by mandamus or other suit or action in any court of competent jurisdiction, to enforce his or their rights against the Municipality, the Governing Body thereof, and any and all officers and agents thereof, including, but without limitation, the right to require the Municipality, its Governing Body and other authorized body, to fix and collect rates and charges fully adequate to carry out all of the provisions and agreements contained in the 2002 Resolution, as supplemented by the Prior Resolutions and this Resolution.

Section 20. Conflicting Resolutions, Ordinances, Severability, Closing and Effective Date. All prior ordinances, resolutions (other than the 2002 Resolution and Prior Resolutions), rules or other actions of the Governing Body or any parts thereof in conflict with the provisions hereof shall be and the same are hereby rescinded insofar as they may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. In case of any conflict between the terms of the 2002 Resolution or Prior Resolutions and this Resolution, the 2002 Resolution and Prior Resolutions shall prevail as long as any of the Prior Issues are outstanding. The appropriate officers and agents of the Municipality are hereby directed and authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the closing of this transaction. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted and recorded this 25th day of August, 2015.

Chris L. Meyer
Mayor

Attest:

Deb M. Hall
City Clerk

(SEAL)

EXHIBIT A

OFFICIAL NOTICE OF SALE

To be provided by Public Financial Management, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B

ADDITIONAL BONDS CERTIFICATE

(See Attached)

DRAFT

ADDITIONAL BONDS CERTIFICATE

The undersigned, Keith R. Strey, Finance Director of the City of Marshfield, Wisconsin (the "City") hereby certifies the following:

1. I have reviewed and am familiar with the provisions of Resolution No. 2002-33 (the "2002 Resolution") adopted by the Common Council on May 28, 2002, as amended and supplemented by Resolution No. 2006-45 adopted by the Common Council on September 26, 2006 authorizing the issuance of Water System Revenue Bonds, Series 2006, dated October 1, 2006 (the "2006 Bonds"), Resolution No. 2009-20 adopted by the Common Council on May 12, 2009 authorizing the issuance of Water System Revenue Bonds, Series 2009, dated June 1, 2009 (the "2009 Bonds"), Resolution No. 2014-56 adopted by the Common Council on September 23, 2014 authorizing the issuance of Water System Revenue Bonds, Series 2014, dated October 14, 2014 (the "2014 Bonds") and the resolution to be adopted by the Common Council on August 25, 2015 entitled: "Resolution Supplementing Resolution No. 2002-33; Awarding the Sale of \$3,230,000 Water System Revenue Bonds, Series 2015; and Providing for the Payment of Said Bonds and Other Details and Covenants With Respect Thereto" (the "2015 Resolution") authorizing the issuance of \$3,230,000 Water System Revenue Bonds, Series 2015, dated September 15, 2015 (the "2015 Bonds").

2. To the best of my knowledge, information and belief, the City meets the conditions set forth in Section 9 of the 2002 Resolution necessary to issue the 2015 Bonds on a parity and equality of rank with the 2006 Bonds, the 2009 Bonds and 2014 Bonds (collectively, the "Prior Issues"), to wit:

(i) Net Revenues. Net Revenues (as defined in the 2002 Resolution) of the Water System for 2014, which is the last completed fiscal year preceding the issuance of the 2015 Bonds, were \$1,607,624, which is at least equal to one and one-quarter (1.25) times the highest combined annual interest and principal requirements on the Prior Issues and the 2015 Bonds for any succeeding fiscal year in which there will be a principal maturity on such bonds (\$_____). The Prior Issues are the only obligations currently outstanding payable from the revenues of the Water System.

(ii) No Default. The payments required to be made into the various funds and accounts provided in the 2002 Resolution, as amended, are current, and the City is not in default under any of the terms of the 2002 Resolution, as amended.

(iii) Payment Dates. The 2015 Bonds will be payable as to principal on December 1 of each year in which principal falls due and payable as to interest semi-annually on June 1 and December 1 of each year.

(iv) Reserve Account. The Reserve Account will be funded to an amount equal to the Reserve Requirement applicable upon the issuance of Parity Bonds, as set forth in Section 1 of the 2002 Resolution.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity effective this 15th day of September, 2015.

Keith R. Strey
Finance Director

DRAFT

EXHIBIT C
BID TABULATION

To be provided by Public Financial Management, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D

WINNING BID

To be provided by Public Financial Management, Inc. and incorporated into the Resolution

(See Attached)

DRAFT

EXHIBIT E-1

PRICING SUMMARY

To be provided by Public Financial Management, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT E-2

DEBT SERVICE SCHEDULE

To be provided by Public Financial Management, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

[EXHIBIT MRP]

Mandatory Redemption Provision

The Bonds due on December 1, _____, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from special redemption fund deposits which are required to be made in amounts sufficient to redeem on December 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on December 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on December 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on December 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on December 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)]

EXHIBIT F

(Form of Bond)

REGISTERED NO. R-___	UNITED STATES OF AMERICA STATE OF WISCONSIN WOOD AND MARATHON COUNTIES CITY OF MARSHFIELD WATER SYSTEM REVENUE BOND, SERIES 2015	DOLLARS \$_____
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MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
December 1, 20__	September 15, 2015	_____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS
(\$_____)

FOR VALUE RECEIVED, the City of Marshfield, Wood and Marathon Counties, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest is payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2016 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by The Bank of New York Mellon Trust Company, N.A. (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date").

At the option of the City, the Bonds maturing on December 1, 2025 and thereafter are subject to redemption prior to maturity on December 1, 2024 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Bonds maturing in the years _____, _____ and _____ are subject to mandatory redemption by lot as provided in the Resolution referenced below at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

THIS BOND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN THE MEANING OF ANY STATE OF WISCONSIN CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION. THIS BOND SHALL NOT BE A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWERS OF THE CITY.

This Bond is one of an issue aggregating \$3,230,000, issued for the purpose of paying the cost of additions, improvements and extensions to the City's Water System, pursuant to Article XI, Section 3, of the Wisconsin Constitution, Section 66.0621, Wisconsin Statutes, acts supplementary thereto and a Resolution adopted August 25, 2015, and entitled: "Resolution Supplementing Resolution No. 2002-33; Awarding the Sale of \$3,230,000 Water System Revenue Bonds, Series 2015; and Providing for the Payment of Said Bonds and Other Details and Covenants With Respect Thereto" (the "Resolution") and is payable only from the income and revenues derived from the operation of said Water System. Such revenues have been set aside and pledged as a special fund for that purpose and identified as "Special Redemption Fund", created by a resolution adopted by the City on May 28, 2002 and continued by the Resolution. The Bonds are issued on a parity with the City's Water System Revenue Bonds, Series 2006, dated October 1, 2006, Water System Revenue Bonds, Series 2009, dated June 1, 2009 and Water System Revenue Bonds, Series 2014, dated October 14, 2014 (collectively, the "Prior Bonds").

This Bond, together with interest thereon, shall be payable only out of the Special Redemption Fund created by the 2002 Resolution, as amended, and shall be a valid claim of the holder thereof only against said Special Redemption Fund and the revenues pledged to such Fund, on a parity with the Prior Bonds, and does not constitute an indebtedness of the City within the meaning of any State constitutional provision or statutory limitation. The City hereby certifies that sufficient revenues have been pledged to said Special Redemption Fund, and shall be used for no other purpose than to pay the principal and interest of this Bond on a parity with the Prior Bonds as the same falls due.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; and that the issuance of this Bond has been duly authorized by the City and does not exceed or violate any constitutional or statutory limitation.

It is hereby further certified that the Common Council has designated this Bond to be a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Bond is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent of any successor thereto, only in the event that the Depository does not continue to act as depository for the Bonds, and the City appoints another depository, upon surrender of the Bond to the Fiscal Agent of any successor thereto, and thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The City and Fiscal Agent may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

IN WITNESS WHEREOF, the City of Marshfield, Wood and Marathon Counties, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF MARSHFIELD,
WOOD AND MARATHON COUNTIES,
WISCONSIN

By: _____
Chris L. Meyer
Mayor

(SEAL)

By: _____
Deb M. Hall
City Clerk

DRAFT

Date of Authentication: _____, 20__.

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue authorized by the within-mentioned Resolution of the City of Marshfield, Wisconsin.

THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.

By _____
Authorized Signatory

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

EXHIBIT G
FISCAL AGENCY AGREEMENT

(See Attached)

DRAFT

FISCAL AGENCY AGREEMENT

THIS AGREEMENT, made as of the 15th day of September, 2015 between the City of Marshfield, Wisconsin (the "Municipality"), and The Bank of New York Mellon Trust Company, N.A., St. Paul, Minnesota (the "Fiscal Agent").

WITNESSETH:

WHEREAS, the Municipality has duly authorized the issuance of its \$3,230,000 Water System Revenue Bonds, Series 2015, dated September 15, 2015 (the "Obligations") pursuant to the applicable provisions of the Wisconsin Statutes and the resolution adopted by the Municipality on August 25, 2015 (the "Resolution"); and

WHEREAS, the Municipality is issuing the Obligations in registered form pursuant to Section 149 of the Internal Revenue Code of 1986, as amended, and applicable Treasury Regulations promulgated thereunder; and

WHEREAS, pursuant to the Resolution and Section 67.10(2), Wisconsin Statutes the Municipality has authorized the appointment of the Fiscal Agent as agent for the Municipality for any or all of the following responsibilities: payment of principal and interest on, registering, transferring and authenticating the Obligations as well as other applicable responsibilities permitted by Section 67.10(2), Wisconsin Statutes.

NOW, THEREFORE, the Municipality and the Fiscal Agent hereby agree as follows:

I. APPOINTMENT

The Fiscal Agent is hereby appointed agent for the Municipality with respect to the Obligations for the purpose of performing such of the responsibilities stated in Section 67.10(2), Wisconsin Statutes, as are delegated herein or as may be otherwise specifically delegated in writing to the Fiscal Agent by the Municipality.

II. INVESTMENT RESPONSIBILITY

The Fiscal Agent shall not be under any obligation to invest funds held for the payment of interest or principal on the Obligations.

III. PAYMENTS

At least one business day before each interest payment date (commencing with the interest payment date of June 1, 2016 and continuing thereafter until the principal of and interest on the Obligations should have been fully paid or prepaid in accordance with their terms) the Municipality shall pay to the Fiscal Agent, in good funds immediately available to the Fiscal Agent on the interest payment date, a sum equal to the amount payable as principal of, premium, if any, and interest on the Obligations on such interest payment date. Said interest and/or principal payment dates and amounts are outlined on Schedule A which is attached hereto and incorporated herein by this reference.

IV. CANCELLATION

In every case of the surrender of any Obligation for the purpose of payment, the Fiscal Agent shall cancel and destroy the same and deliver to the Municipality a certificate regarding such cancellation. The Fiscal Agent shall be permitted to microfilm or otherwise photocopy and record said Obligations.

V. REGISTRATION BOOK

The Fiscal Agent shall maintain in the name of the Municipality a Registration Book containing the names and addresses of all owners of the Obligations and the following information as to each Obligation: its number, date, purpose, amount, rate of interest and when payable. The Fiscal Agent shall keep confidential said information in accordance with applicable banking and governmental regulations.

VI. INTEREST PAYMENT

Payment of each installment of interest on each Obligation shall be made to the registered owner of such Obligation whose name shall appear on the Registration Book at the close of business on the 15th day of the calendar month next preceding the interest payment date and shall be paid by check or draft of the Fiscal Agent mailed to such registered owner at his address as it appears in such Registration Book or at such other address as may be furnished in writing by such registered owner to the Fiscal Agent.

VII. PAYMENT OF PRINCIPAL AND NOTICE OF REDEMPTION

(a) Principal Payments. Principal shall be paid to the registered owner of an Obligation upon surrender of the Obligation on or after its maturity or redemption date.

[The Obligations due on December 1, 20__ and December 1, 20__ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from deposits which are required to be made in amounts sufficient to redeem on December 1 of each year the respective amount of Term Bonds specified on the attached Schedule MRP.

The Municipality hereby directs and the Fiscal Agent hereby agrees to select the Term Bonds to be redeemed on the dates set forth above and to give notice of such redemption as set forth in substantially the form attached hereto as Schedule B by registered or certified mail, facsimile transmission, overnight express delivery, electronic transmission or in any other manner required by The Depository Trust Company at least thirty (30) days but not more than sixty (60) days prior to the date fixed for redemption to the registered owner of each Obligation selected to be redeemed, in whole or in part, at the address shown on the registration books as of the Record Date.

The Municipality, in accordance with Section III hereof, shall make payments sufficient for the Fiscal Agent to pay the amounts due on the Term Bonds subject to mandatory redemption.]

(b) Official Notice of Redemption. In the event the Municipality exercises its option to redeem any of the Obligations, the Municipality shall, at least 35 days prior to the redemption date, direct the Fiscal Agent to give official notice of such redemption by sending an official notice thereof by registered or certified mail, facsimile transmission, overnight express delivery, electronic transmission or in any other manner required by The Depository Trust Company at least 30 days but not more than 60 days prior to the date fixed for redemption to the registered owner of each Obligation to be redeemed in whole or in part at the address shown in the Registration Book. Such official notice of redemption shall be dated and shall state (i) the redemption date and price; (ii) an identification of the Obligations to be redeemed, including the date of original issue of the Obligations; (iii) that on the redemption date the redemption price will become due and payable upon each such Obligation or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date; and (iv) the place where such Obligations are to be surrendered for payment of the redemption price, which place of payment shall be the principal office of the Fiscal Agent. [Official notice of the redemption of Obligations subject to mandatory redemption shall be given in the same manner.]

(c) Additional Notice of Redemption. In addition to the official notice of redemption provided in (b) above, further notice of any redemption shall be given by the Fiscal Agent on behalf of the Municipality to the Municipal Securities Rulemaking Board and The Depository Trust Company of New York, New York but neither a defect in this additional notice nor any failure to give all or any portion of such additional notice shall in any manner defeat the effectiveness of a call for redemption.

Each further notice of redemption given hereunder shall be sent at least 30 days before the redemption date by registered or certified mail, overnight delivery service, facsimile transmission or email transmission and shall contain the information required above for an official notice of redemption.

(d) Redemption of Obligations. The Obligations to be redeemed [at the option of the Municipality] shall be selected by the Municipality and, within any maturity, shall be selected by lot by the Depository described in Section VIII hereof. [Obligations subject to mandatory redemption shall be selected as described in (a) above.] The Obligations or portions of Obligations to be redeemed shall, on the redemption dates, become due and payable at the redemption price therein specified, and from and after such date such Obligations or portions of Obligations shall cease to bear interest. Upon surrender of such Obligations for redemption in accordance with the official notice of redemption, such Obligations shall be paid by the Fiscal Agent at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Obligation, there shall be prepared for the registered owner a new Obligation or Obligations of the same maturity in the amount of the unpaid principal. Each check or other transfer of funds issued in payment of the redemption price of Obligations being redeemed shall bear the CUSIP number identifying, by issue and maturity, the Obligations being redeemed with the proceeds of such check or other transfer.

VIII. UTILIZATION OF THE DEPOSITORY TRUST COMPANY

The Depository Trust Company's Book-Entry-Only System is to be utilized for the Obligations. The Fiscal Agent, as agent for the Municipality, agrees to comply with the provisions of The Depository Trust Company's Operational Arrangements, as they may be amended from time to time referenced in the Blanket Issuer Letter of Representations executed by the Municipality. The provisions of the Operational Arrangements and this Section VIII supersede and control any and all representations in this Agreement.

IX. OBLIGATION TRANSFER AND EXCHANGE

The Fiscal Agent shall transfer Obligations upon presentation of a written assignment duly executed by the registered owner or by such owner's duly authorized representative. Upon such a transfer, new registered Obligation(s) of the same maturity, in authorized denomination or denominations in the same aggregate principal amount for each maturity shall be issued to the transferee in exchange therefor, and the name of such transferee shall be entered as the new registered owner in the Registration Book. No Obligation may be registered to bearer. The Fiscal Agent may exchange Obligations of the issue for a like aggregate principal amount of Obligations of the same maturity in authorized whole multiples of \$5,000.

The Obligations shall be numbered R-1 and upward. Upon any transfer or exchange, the Obligation or Obligations issued shall bear the next highest consecutive unused number or numbers.

The Municipality shall cooperate in any such transfer, and the appropriate officers of the Municipality are authorized to execute any new Obligation or Obligations necessary to effect any such transfer.

X. AUTHENTICATION, IF REQUIRED

The Fiscal Agent shall sign and date the Certificate of Authentication, if any, on each Obligation on the date of delivery, transfer or exchange of such Obligation. The Fiscal Agent shall distribute and/or retain for safekeeping the Obligations in accordance with the direction of the registered owners thereof.

XI. STATEMENTS

The Fiscal Agent shall furnish the Municipality with an accounting of interest and funds upon reasonable request.

XII. FEES

The Municipality agrees to pay the Fiscal Agent fees for its services hereunder in the amounts set forth on Schedule [B/C] hereto.

XIII. MISCELLANEOUS

(a) Nonpresentment of Checks. In the event the check or draft mailed by the Fiscal Agent to the registered owner is not presented for payment within five years of its date, then the

monies representing such nonpayment shall be returned to the Municipality or to such board, officer or body as may then be entitled by law to receive the same together with the name of the registered owner of the Obligation and the last mailing address of record and the Fiscal Agent shall no longer be responsible for the same.

(b) Resignation and Removal; Successor Fiscal Agent. (i) Fiscal Agent may at any time resign by giving not less than 60 days written notice to Municipality. Upon receiving such notice of resignation, Municipality shall promptly appoint a successor fiscal agent by an instrument in writing executed by order of its governing body. If no successor fiscal agent shall have been so appointed and have accepted appointment within 60 days after such notice of resignation, the resigning fiscal agent may petition any court of competent jurisdiction for the appointment of a successor fiscal agent. Such court may thereupon, after such notice, if any, as it may deem proper and prescribes, appoint a successor fiscal agent. The resignation of the fiscal agent shall take effect only upon appointment of a successor fiscal agent and such successor fiscal agent's acceptance of such appointment.

(ii) The Fiscal Agent may also be removed by the Municipality at any time upon not less than 60 days' written notice. Such removal shall take effect upon the appointment of a successor fiscal agent and such successor fiscal agent's acceptance of such appointment.

(iii) Any successor fiscal agent shall execute, acknowledge and deliver to Municipality and to its predecessor fiscal agent an instrument accepting such appointment hereunder, and thereupon the resignation or removal of the predecessor fiscal agent shall become effective and such successor fiscal agent, without any further act, deed or conveyance, shall become vested with all the rights, powers, trusts, duties and obligations of its predecessor, with like effect as if originally named as fiscal agent herein; but nevertheless, on written request of Municipality, or on the request of the successor, the fiscal agent ceasing to act shall execute and deliver an instrument transferring to such successor fiscal agent, all the rights, powers, and trusts of the fiscal agent so ceasing to act. Upon the request of any such successor fiscal agent, Municipality shall execute any and all instruments in writing for more fully and certainly vesting in and confirming to such successor fiscal agent all such rights, powers and duties. Any predecessor fiscal agent shall pay over to its successor fiscal agent any funds of the Municipality.

(iv) Any corporation, association or agency into which the Fiscal Agent may be converted or merged, or with which it may be consolidated, or to which it may sell or transfer its corporate trust business and assets as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, ipso facto, shall be and become successor fiscal agent under this Agreement and vested with all the trusts, powers, discretions, immunities and privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed or conveyance on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

(v) Any successor fiscal agent shall be qualified pursuant to Sec. 67.10(2), Wisconsin Statutes, as amended.

(c) Termination. This Agreement shall terminate on the earlier of (i) the payment in full of all of the principal and interest on the Obligations to the registered owners of the

Obligations or (ii) five years after (aa) the last principal payment on the Obligations is due (whether by maturity or earlier redemption) or (bb) the Municipality's responsibilities for payment of the Obligations are fully discharged, whichever is later. The parties realize that any funds hereunder as shall remain upon termination shall, except as may otherwise by law, be turned over to the Municipality after deduction of any unpaid fees and disbursements of Fiscal Agent or, if required by law, to such officer, board or body as may then be entitled by law to receive the same. Termination of this Agreement shall not, of itself, have any effect on Municipality's obligation to pay the outstanding Obligations in full in accordance with the terms thereof.

(d) Indemnification. Notwithstanding any provision contained herein to the contrary, the Fiscal Agent, including its officers, directors, employees and agents, shall:

(i) not be liable for any action taken or omitted under this Agreement so long as it shall have acted in good faith and without gross negligence;

(ii) have no responsibility to inquire into or determine the genuineness, authenticity, or sufficiency of any securities, checks, or other documents or instruments submitted to it in connection with its duties hereunder;

(iii) be entitled to deem the signatories of any documents or instruments submitted to it hereunder as being those purported to be authorized to sign such documents or instruments on behalf of the parties hereto, and shall be entitled to rely upon the genuineness of the signatures of such signatories without inquiry and without requiring substantiating evidence of any kind;

(iv) be, and hereby is, indemnified and saved harmless by the Municipality, to the extent permitted by law, from all losses, liabilities, costs and expenses, including attorney fees and expenses, which may be incurred by it as a result of its acceptance its appointment as Fiscal Agent or arising from the performance of its duties hereunder, unless such losses, liabilities, costs and expenses shall have been finally adjudicated to have resulted from the willful misconduct or gross negligence of the Fiscal Agent, and such indemnification shall survive its resignation or removal, or the termination of this Agreement;

(v) have only those duties as are specifically provided herein, and no implied duties shall be read into this Agreement against the Fiscal Agent. IN NO EVENT SHALL THE FISCAL AGENT BE LIABLE, DIRECTLY OR INDIRECTLY, FOR ANY (i) DAMAGES OR EXPENSES ARISING OUT OF THE SERVICES PROVIDED HEREUNDER, OTHER THAN DAMAGES WHICH RESULT FROM THE FISCAL AGENT'S FAILURE TO ACT IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS AGREEMENT, OR (ii) SPECIAL OR CONSEQUENTIAL DAMAGES, EVEN IF THE FISCAL AGENT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES;

(vi) not have any liability or obligation with respect to any failure or delay in the performance of its obligations under this Agreement arising out of or caused, directly or indirectly, by circumstances beyond its reasonable control, including, without limitation, acts of God; earthquakes; fires; floods; wars; civil or military disturbances; sabotage; epidemics; riots;

interruptions, loss or malfunctions of utilities, computer (hardware or software) or communications services; accidents; labor disputes; acts of civil or military authority or governmental actions; it being understood that the Fiscal Agent shall use reasonable efforts which are consistent with accepted practices in the banking industry to resume performance as soon as practicable under the circumstances;

(vii) have the right, but not the obligation, to consult with counsel of choice and shall not be liable for action taken or omitted to be taken by Fiscal Agent either in accordance with the advice of such counsel or in accordance with any opinion of counsel to the Fiscal Agent addressed and delivered to the Fiscal Agent;

(viii) have the right to perform any of its duties hereunder through agents, attorneys, custodians or nominees; and

(ix) not be required to risk or expend its own funds.

DRAFT

(e) Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement, being duly authorized so to do, each in the manner most appropriate to it, on the date first above written.

CITY OF MARSHFIELD, WOOD AND
MARATHON COUNTIES, WISCONSIN

(SEAL)

By _____
Chris L. Meyer
Mayor

Deb M. Hall
City Clerk

THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A., ST. PAUL,
MINNESOTA
Fiscal Agent

(SEAL)

By _____
Title _____

Attest _____
Title _____

SCHEDULE A

Debt Service Schedule
\$3,230,000 Water System Revenue Bonds, Series 2015
of the City of Marshfield, Wisconsin
dated September 15, 2015

(SEE ATTACHED)

DRAFT

[SCHEDULE MRP]

Mandatory Redemption Provision

The Obligations due on December 1, _____, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from special redemption fund deposits which are required to be made in amounts sufficient to redeem on December 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on December 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on December 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on December 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on December 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)]

[SCHEDULE B]

NOTICE OF MANDATORY SINKING FUND REDEMPTION*

City of Marshfield, Wisconsin
Water System Revenue Bonds, Series 2015
Dated September 15, 2015

NOTICE IS HEREBY GIVEN that a portion of the Bonds of the above-referenced issue which mature on December 1, 20__ shall be subject to mandatory sinking fund redemption on December 1 of the year set forth below, in the amount set forth below, at a redemption price equal to One Hundred Percent (100%) of the principal amount redeemed plus accrued interest to the date of redemption.

<u>Redemption Date</u>	<u>Principal Amount</u>	<u>CUSIP Number</u>
December 1, ____	\$ _____	_____

Such portion of the Bonds will cease to bear interest on the redemption date set forth above.

BY THE ORDER OF THE
COMMON COUNCIL

CITY OF MARSHFIELD, WISCONSIN

Dated: _____

* To be provided by registered or certified mail, facsimile transmission, overnight express delivery, electronic transmission or in any other manner required by The Depository Trust Company, to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days nor more than sixty (60) days prior to the call date. At least thirty (30) days prior to the call date notice shall also be filed electronically with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org.

SCHEDULE [B/C]

(SEE ATTACHED)

DRAFT

BUDGET RESOLUTION NO. 20-2015

A resolution changing the 2015 budget of the City of Marshfield, Wisconsin.

BE IT RESOLVED by the COMMON COUNCIL of the CITY OF MARSHFIELD as follows:

1. That the sum of \$1,496 is hereby transferred from the General Fund Fire Donations account, a/c#1014800021.210000 to the Fire Protection Budget, a/c #1015221021.210000

2. That upon the adoption of this resolution by a two-thirds vote of the entire membership of the COMMON COUNCIL, and within ten (10) days thereafter, the CITY CLERK publish notice of this change in the official newspaper.

ADOPTED _____

Mayor

APPROVED _____

Attest - City Clerk

PUBLISHED _____

DETAIL OF BUDGET RESOLUTION NO. 20-2015 BY OBJECT NUMBER

TRANSFERRED FROM:

1. General Fund, a/c #1014800021.210000:
 - a. 48500 – Fire Donations/Contributions \$ 1,496

TRANSFERRED TO:

1. General Fund Fire Protection Budget, a/c# 1015221021.210000:
 - a. 53400 – Operating Supplies \$ 1,496

* * * *



City of Marshfield Memorandum

DATE: August 19, 2015
TO: Mayor Meyer & City Council
FROM: Steve Barg, City Administrator
RE: Purchase of land near Fairgrounds Park – Budget Resolution No. 21-2015

Background

On August 11th, the Council approved moving ahead with the purchase of a parcel of land located at East 21st Street and Peach Avenue, for the current assessed value of \$172,100. The Council also agreed to split the costs associated with the property transfer. The City will initially pay for this land internally using reserve funds, but ultimately it will be paid for with a State Trust Fund Loan this fall, which will include other projects as well.

Finance, Budget & Personnel Committee action

On August 18th, the FBP Committee reviewed this item, and unanimously recommended approval of the budget resolution transferring the required funds to purchase the property.

Recommendation

Staff and the FBP Committee recommend approval of Budget Resolution No. 21-2015.

BUDGET RESOLUTION NO. 21-2015

A resolution changing the 2015 budget of the City of Marshfield, Wisconsin.

BE IT RESOLVED by the COMMON COUNCIL of the CITY OF MARSHFIELD as follows:

1. That the sum of \$173,500 is hereby transferred from State Trust Fund Loan proceeds, a/c #4204900008.080000 to the Parks & Recreation Capital Projects Fund Fairground Improvements Budget, a/c #4205763062.625600.
2. That upon the adoption of this resolution by a two-thirds vote of the entire membership of the COMMON COUNCIL, and within ten (10) days thereafter, the CITY CLERK publish notice of this change in the official newspaper.

ADOPTED _____
Mayor

APPROVED _____
Attest – Deputy City Clerk

PUBLISHED _____

DETAIL OF BUDGET RESOLUTION NO. 21-2015 BY OBJECT NUMBER

TRANSFERRED FROM:

1. Parks & Recreation Capital Projects Fund, a/c #4204900008.080000:
 - a. 49140 – Proceeds of State Trust Fund Loan \$ 173,500

TRANSFERRED TO:

1. Parks & Recreation Capital Projects Fund, a/c #4205763062.625600:
 - a. 58810 – Land \$ 173,500

* * * *



August 13, 2015

Jason Angell
Director of Planning & Development
City of Marshfield
630 S. Central Avenue
Marshfield, WI 54449

Re: Proposed Contract Revision
Agreement to Amend Tax Increment District (TID) No. 9 or Create TID No. 10

Dear Mr. Angell:

Per communications between City of Marshfield (Client) Staff and Vierbicher (Consultant) on July 21, 2015 we propose to amend our current contract Agreement letter dated July 15, 2015. Based on the signed project contract, we propose to amend the scope to include items added to the project since the initial project conception. The following scope items have been required but were not included within our initial project scope.

Specific Scope Items

Additional Blight Study - \$2,000

During the July 21, 2015 meeting, the Client staff informed the Consultant of the desire to include four additional parcels fronting Upham Street inside proposed TID boundary amendment. Section 1 of the initial contract assumed the reuse of the original TID 8 blight study. A site visit/study revealed the proposed expansion required the completion of a new blight study to include several recent property improvements and the four additional parcels. The Client received the results of the blight study via email letter and attachments dated August 5, 2015.

New TID Boundary Description - \$900

Following the blight study letter dated August 5, 2015, Client staff directed the Consultant to proceed with Option A of the attached exhibit. This directive required the creation of a new TID boundary description.

Sincerely,

Gary Becker, CEcD
Project Manager

Authorization to Proceed: _____
Jason Angell, Director of Planning & Development
Date: _____

M:\Marshfield, City of\150025_TID\Admin and Marketing\Proposal and Contracts\Marshfield Contract Amendment 20150813.doc

vision to reality



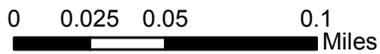
Exhibit D: Map – District Boundary and Property Conditions

City of Marshfield - TID 10 Creation



August 03, 2015

Data Sources:
 US Census
 WHEDA
 ESRI



M:\Marshfield, City of\150025_TID\Mapping

- Requested TID Amendment
- Option A
- Option B
- Study Area Parcels
- Rehab/Conversation Eligible Study Area Parcels

vierbicher
 planners | engineers | advisors





City of Marshfield Memorandum

TO: Mayor Meyer & Common Council
FROM: Josh Miller, City Planner
DATE: August 25, 2015

RE: First Reading – Ordinance No. 1313 Rezoning Request by Linda Fenske, representing M&M Rentals to change the zoning from “SR-6” Single Family Residential to “TR-6” Two Family Residential located at 511 and 513 South Peach Avenue, parcels 33-01628 and 33-01629, to correct the zoning district, allowing the existing twin house to conform to the Zoning Code.

Background

Recently, a property owner inquired about converting a Twin-House, where they own both sides of, into a Duplex. A Twin-House is a residential land use that consists of two attached residential units on two separate properties. There are no setbacks along the interior lot line and ownership can be separate. If the lots are combined, the shared lot line that bisects the building would be removed, converting two single-family attached homes into one Duplex. When staff reviewed the request, it was discovered that the Twin House was zoned “SR-6” which does not permit such use.

Previously this property was zoned “R-5” Medium low density single- and two-family residential. This district allowed single family uses as well as all types of two family residential uses. The property was rezoned to “SR-6” Single Family residential, which allows single family uses and limited two family residential uses to a “two flat”. The new zoning district does not permit Twin-Houses or Duplex style housing, which made this property nonconforming. The “TR-6” zoning district does permit Duplex and Twin-House land uses by right.

A “Duplex” is described as a dwelling unit type that consists of two separate residences, each having a private individual access and no shared internal access. Duplexes are attached side-by-side located on one lot, each with a ground floor and roof.

A “Two Flat” is described as a dwelling unit type that consists of a single structure with two separate residences each having a private individual access and no shared internal access other than a common hallway. Two Flats are attached units within a 2 story structure with one unit above the other, possibly

with a shared front porch. Most two flats are older homes that were converted into an upstairs/downstairs apartment.

A “Twin House” is described as a dwelling unit type consists of two separate residences, each having a private individual access and no shared internal access. Similar to Duplexes, Twin-Houses are attached side-by-side units, each with a ground floor and roof. Unlike Duplexes, Twin-Houses are located on separate lots.

Rezoning the property to “TR-6” would make the use legal conforming and the Applicant would have the ability to leave it as a Twin-House or convert it to a duplex.

One thing to point out is the lots do not currently meet minimum lot size requirements for the “SR-6” or “TR-6” zoning districts. The minimum lot size for both districts for existing lots is 6,000 square feet. The north lot is 5,821.2 square feet and the south lot is 5,808 square feet. The two lots together are 11,629.2 square feet in area. The minimum lot size for an existing Duplex lot in the “TR-6” district is 6,000 square feet. For a new duplex lot, the minimum lot size is 12,000 square feet. Staff feels the owners of the properties could keep the Twin House as is, or convert both properties into one Duplex and either would be a permitted use and not result in an increase of the nonconforming lot standards. Dissolving the property line to convert the property to a Duplex would consist of a lot line adjustment survey and wouldn't technically be platting a new lot.

Analysis

According to the 2007 City of Marshfield 20 year Comprehensive Plan, this area is identified as “Existing City Residential” and is primarily zoned “SR-6” with residential uses ranging from single family dwelling units to two family dwelling units.

Because there are similar existing side-by-side Duplex and Twin-House uses that were properly rezoned during the City wide rezoning to “TR-6”, which are also surrounded by “SR-6”, it is staff's belief that this property should have been zoned “TR-6” at that time.

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

Plan Commission Recommendation

A public hearing was held on August 18, 2015 where no public comment was made. The Plan Commission recommended approving the proposed ordinance as presented.

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 September 8, 2015 Common Council meeting.

Attachments

1. Ordinance 1313
2. Location Map

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator

ORDINANCE NO. 1313

AN ORDINANCE REZONING 511-513 SOUTH PEACH AVENUE, PARCELS 33-01628 AND 33-01629, FROM “SR-6” 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 18th day of August, 2015 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-6” 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:

Lots 1 and 2 of Wood County Certified Survey Map No. 3604 (recorded in Volume 13 of Survey Maps, on page 4), of Lots 1, 2, and 3 of Block 223 of the Fourth Addition to the City of Marshfield, being part of the NW ¼ of the SE ¼ of Section 8, Township 25 North, Range 3 East, Wood County, City of Marshfield, 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: _____

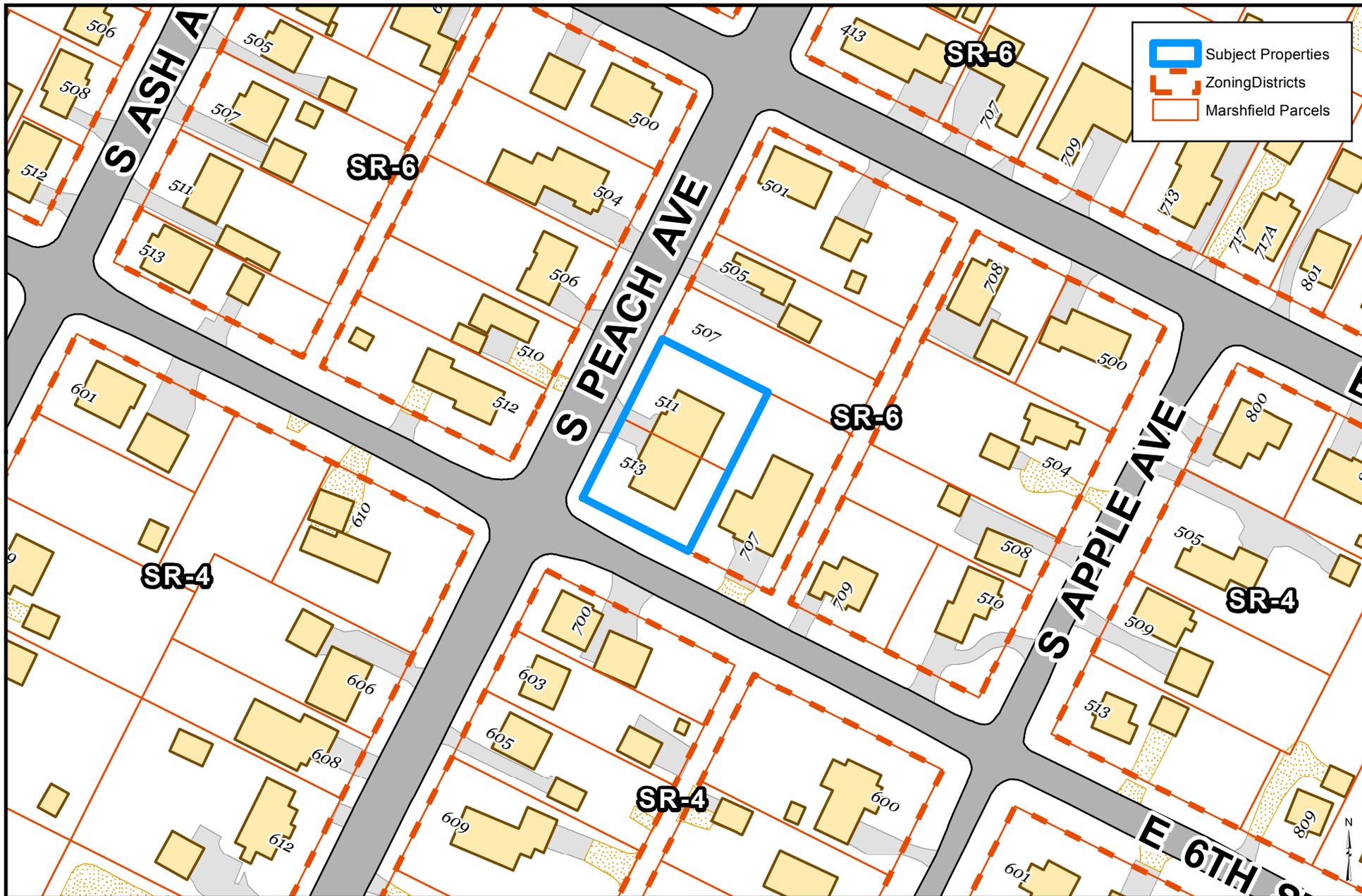
Chris L. Meyer, Mayor

APPROVED: _____

ATTEST: _____

PUBLISHED: _____

Deb M. Hall, City Clerk



Rezoning Request: 511 & 513 S Peach Ave
City of Marshfield - Plan Commission
Meeting Date: August 18, 2015

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.



City of Marshfield Memorandum

TO: Mayor Meyer & Common Council
FROM: Josh Miller, City Planner
DATE: August 25, 2015

RE: First Reading – Ordinance No. 1314 Rezoning Request by Marawood Real Estate 100 LLC to change the zoning from “SR-4” Single Family Residential back to “CMU” Community Mixed Use located at 1308 West McMillan Street, parcel 33-03287CBA, to allow a lot line adjustment with the adjacent property also owned by Marawood.

Background

The Applicant owns four adjacent parcels and is in the process of combining some of their lots and adjusting the one of the lot lines for the purpose of adding an on-site maintenance shop south of the subject property.

Previously this property was zoned “B-4” General Commercial, under the former zoning code. The property was rezoned in 2012, to “R-4” Low Density Single Family Residential, to accommodate a proposed Community Based Residential Facility (CBRF) that ended up being constructed on a different site. When the City-wide rezoning took place in 2013, the property was zoned “SR-4” Single Family Residential. The property is currently undeveloped and the Applicant would like to market the lot for commercial purposes.

Analysis

According to the 2007 City of Marshfield 20 year Comprehensive Plan, this area is identified as “General Commercial” and is primarily zoned “CMU” with a broad range of commercial uses permitted.

Property to the east is a 60-bed Large Scale CBRF, zoned “SR-4”. Property to the north is a mix of residential and commercial (Marshfield Book and Stationary in the Town of McMillan), Property to the west is Marawood’s access drive and undeveloped property. Property to the south is Marawood’s parking area and future maintenance facility.

Once rezoned, the Applicant will record a Certified Survey Map (CSM) to modify the property boundaries so their access from McMillan Street does not cross the

property line.

Plan Commission Recommendation

A public hearing was held on August 18, 2015 where no public comment was made. The Plan Commission recommended approving the proposed ordinance as presented.

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 September 8, 2015 Common Council meeting.

Attachments

1. Ordinance 1314
2. Location Map

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator

ORDINANCE NO. 1314

AN ORDINANCE REZONING 1308 WEST MCMILLAN STREET, PARCEL 33-03287CBA, FROM “SR-4” SINGLE FAMILY RESIDENTIAL DISTRICT TO “CMU” COMMUNITY MIXED USE 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 18th day of August, 2015 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-4” Single-Family Residential District to “CMU” Community Mixed Use District, as set forth in, and regulated by, the provisions of Chapter 18, Marshfield Municipal Code:

Part of Lot 1 and Lot 2 of Certified Survey Map #3330, and part of vacated McMillan Street, located in the West ½ of the Northeast ¼ of the Northwest ¼ of Section 6, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of Lot 1 of Certified Survey Map #3330 and being the Point of Beginning; Thence S 00°51’38”W along the East line of said Lot 1, 221.16 feet; Thence N 89°36’14”W, 342.63 feet; Thence N 00°51’55”E, 231.87 feet to the South right of way of McMillan Street and the beginning of a curve; Thence along the arc of a curve to the left, said curve having a radius of 637.00 feet, an arc length of 80.93 feet and a long chord of 80.88 feet which bears S 81°59’44”E; Thence S 89°36’14”E along said South right of way, 262.36 feet to the Point of Beginning.

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: _____

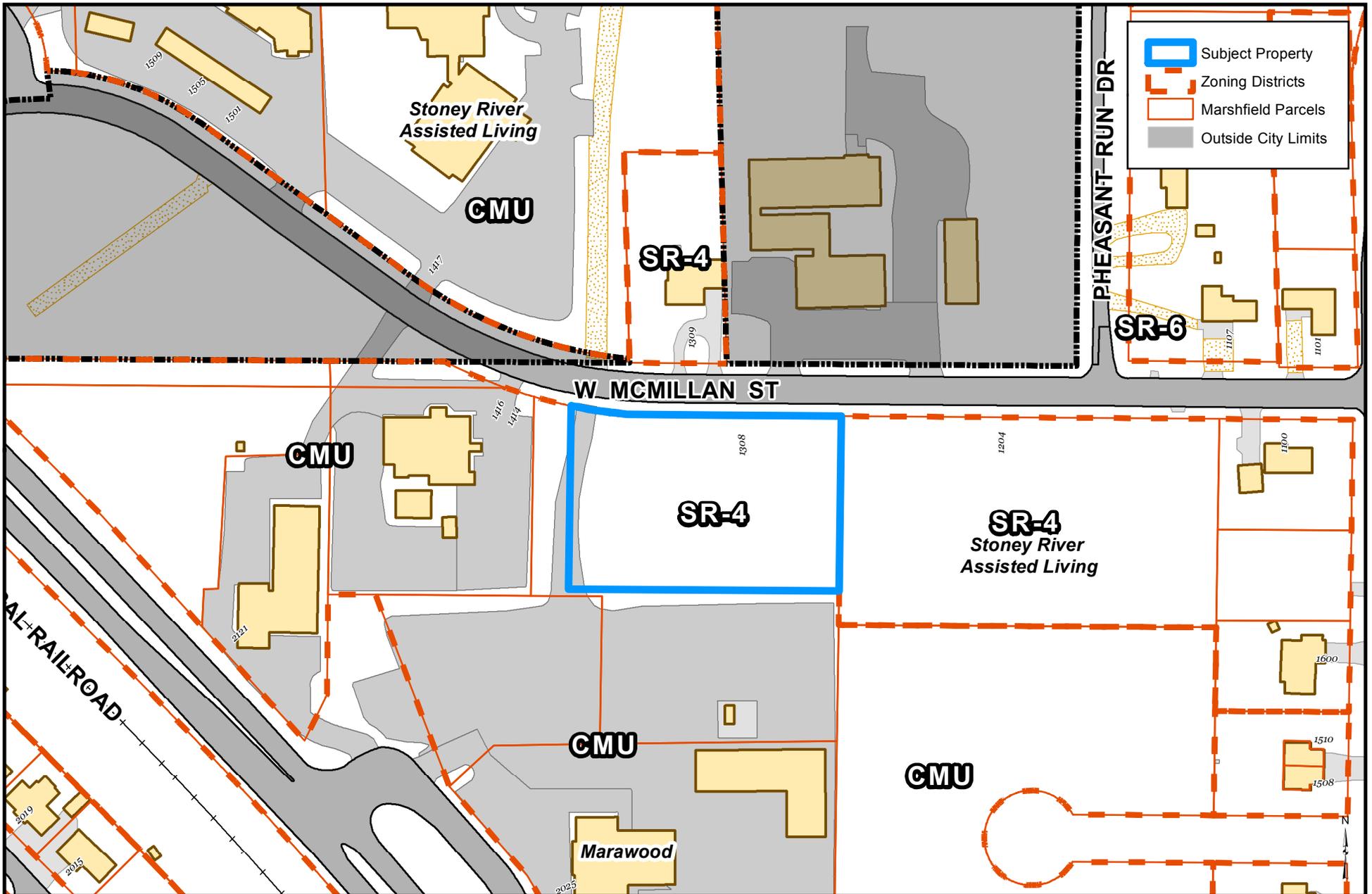
Chris L. Meyer, Mayor

APPROVED: _____

ATTEST: _____

PUBLISHED: _____

Deb M. Hall, City Clerk



Rezoning Request: 1308 W McMillan St
City of Marshfield - Plan Commission
Meeting Date: August 18, 2015

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.



City of Marshfield Memorandum

TO: Mayor Meyer & Common Council
FROM: Josh Miller, City Planner
DATE: August 25, 2015

RE: First Reading – Ordinance No. 1315 Rezoning Request by Marshfield Clinic to change the zoning from “SR-4” Single Family Residential to “CD” Campus Development located at 1004, 1006, 1010, 1100, 1108, and 1114 North Walnut Avenue, parcels 33-03239A, 33-03239B, 33-03239C, 33-03239D; 33-03241, and 33-03241AA, to allow these properties to be included as part of the Marshfield Clinic Campus and for possible future developments.

Background

Marshfield Clinic is requesting to rezone six parcels located from 1004-1114 North Walnut Avenue from “SR-4” Single Family Residential to “CD” Campus Development to allow this property to be part of the Marshfield Clinic Campus for future development. Currently, all six properties have single family homes on them. The abutting property to the west and north is also zoned “CD”.

The proposed rezoning squares off the east side of the “CD” district on the subject block and allows for possible future expansion of the medical campus. Currently, there is not a Campus Master Plan in place. In the absence of a Campus Master Plan, the Zoning Code requires that future development within the “CD” District is to be reviewed through the Conditional Use Permit process.

Analysis

According to the 2007 City of Marshfield 20 year Comprehensive Plan, the subject properties fall into two different future land use categories of “Institutional” and “Existing City Residential.” Although the Comprehensive Plan has identified a portion of this area as existing city residential, most of the property for the proposed rezoning falls within the area identified on the future land use map as institutional.

Based on the neighborhood context, the surrounding land uses, similar properties, and future growth patterns it is reasonable to consider a rezoning of this property and adjacent properties in the future from single family residential to “CD” Campus Development. The Future Land Use Map identifies most of the

subject area as “Institutional” with a small part identified as “existing city residential”, but the property abuts land uses that are identified in the Future Land Use Map as Institutional and the proposed pattern on the map is generalized.

Plan Commission Recommendation

A public hearing was held on August 18, 2015 where no public comment was made. The Plan Commission recommended approving the proposed ordinance as presented.

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 September 8, 2015 Common Council meeting.

Attachments

1. Ordinance 1315
2. Location Map

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator

ORDINANCE NO. 1315

AN ORDINANCE REZONING 1004, 1006, 1010, 1100, 1108, AND 1114 NORTH WALNUT AVENUE, PARCELS 33-03239A, 33-03239B, 33-03239C, 33-03239D; 33-03241, AND 33-03241AA, FROM "SR-4" SINGLE FAMILY RESIDENTIAL DISTRICT TO "CD" CAMPUS DEVELOPMENT 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 18th day of August, 2015 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-4" Single-Family Residential District to "CD" Campus Development District, as set forth in, and regulated by, the provisions of Chapter 18, Marshfield Municipal Code:

Parcels of land located in the SW ¼ of the SE ¼ of the NW ¼ of Section 5, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, more particularly described as follows:

Commencing at a 2" iron pipe at the SW corner of Ives Street, and Walnut Avenue, thence North, along the West line of Walnut Avenue 227.31 feet to the North Line of Tauschek First Certified Survey Extended East to the West line of Walnut Avenue and the point of beginning; thence West, along the North line of Tauschek First Certified Survey Extended 123 feet, thence North parallel to the West line of Walnut Avenue, 429.66 feet; thence East parallel to the North line of Tauschek First Certified Survey, 123 feet to the West line of Walnut Avenue, thence South along the West line of Walnut Avenue, 430.76 feet to the point of beginning.

AND

Lot 1 of Wood County Certified Survey Map No. 7405 recorded in Volume 25 of Survey Maps at Page 205.

AND

Lot 2 of Wood County Certified Survey Map No. 7337 recorded in Volume 25 of Survey Maps at Page 137B.

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: _____

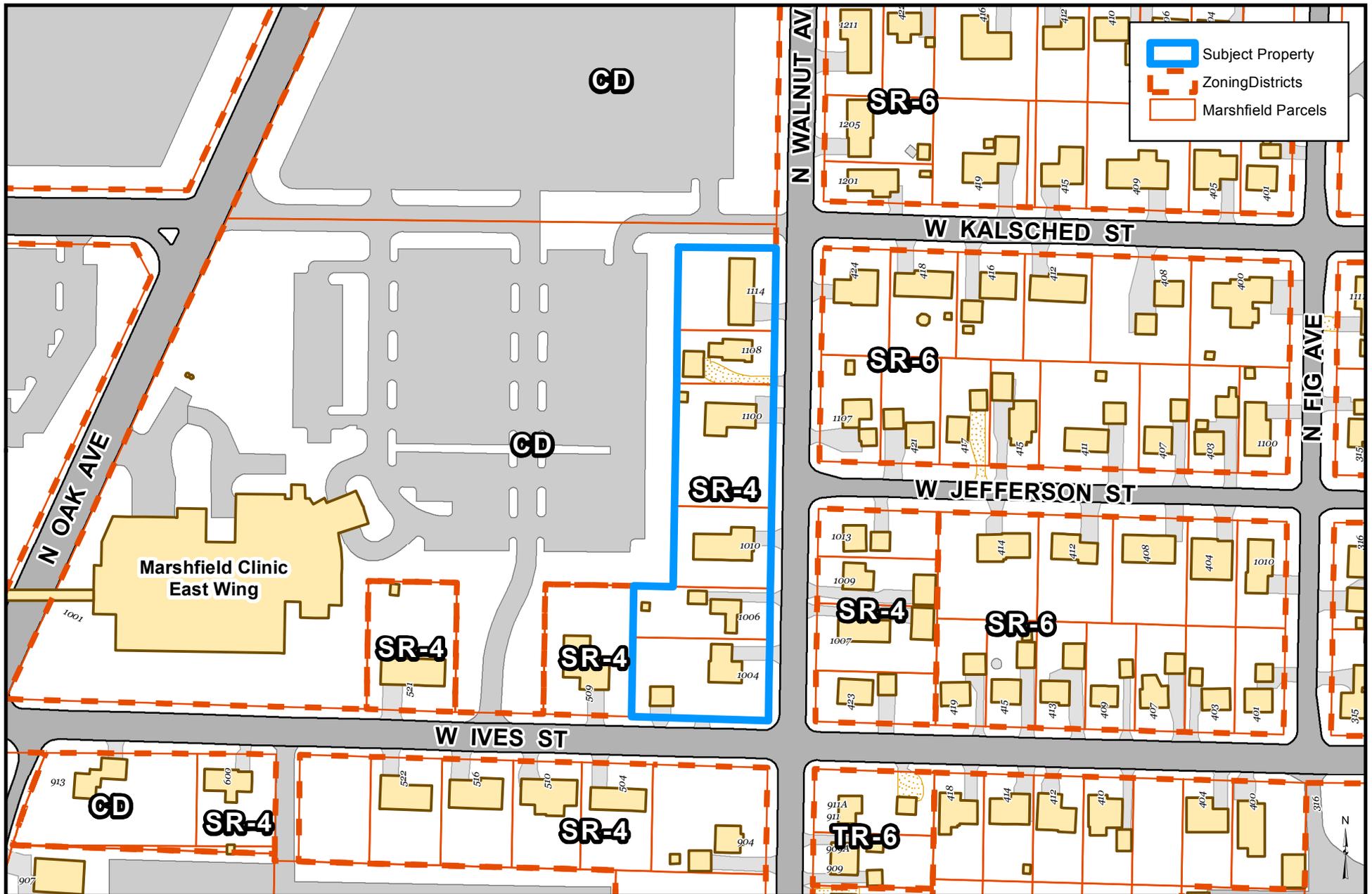
Chris L. Meyer, Mayor

APPROVED: _____

PUBLISHED: _____

ATTEST: _____

Deb M. Hall, City Clerk



Rezoning Request: 1004, 1006, 1010, 1100, 1108, and 1114 N Walnut Ave
City of Marshfield - Plan Commission
Meeting Date: August 18, 2015

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.



City of Marshfield Memorandum

TO: Mayor Meyer & Common Council
FROM: Josh Miller, City Planner
DATE: August 25, 2015

RE: First Reading – Ordinance No. 1316 Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-42 and 18-54, allowing any land use to be either permitted by right or as conditional use if approved as part of a Campus Master Plan or as part of a Conditional Use Permit request in the Campus Development zoning district.

Background

Since the adoption of the latest zoning code, over two years ago, staff has been making notes on areas of the code that could be improved. Often, the changes are identified when applications come in on a frequent basis for similar requests. Lately, due to inquiries and application requests (pet shelter, MRI and CT scan docking area, and rezonings), staff has been spending a significant amount of time reviewing the “CD” Campus Development Zoning District section. Through the reviews of the district, there have been aspects of the Zoning Code that may result in restrictions being placed on future uses within a campus that were not intended. As a result, staff is proposing an amendment to the “CD” district to allow more flexibility when development a Campus Master Plan.

Analysis

The goal for including this district in the Zoning Code was to encourage the various campuses to adopt Campus Master Plans. To date, only the Airport has adopted a Plan. Staff has also begun discussions with the Parks and Recreation Department on a possible Campus Master Plan for the Fairgrounds. Eventually, the goal is to have all four campuses (UW-Wood County, Marshfield Airport, Fairgrounds, and the medical campus) develop and adopt Campus Master Plans.

Without an adopted Campus Master Plan, property owners within the “CD” district must obtain a Conditional Use Permit prior to new development within the campus. The current chapter has limits on the types of uses that can either be conditional or permitted based on whether the development is within a central area or peripheral area. The challenge comes in when a Campus Master Plan

hasn't been adopted and the boundaries of the central and peripheral areas haven't been defined. By predetermining which uses belong in which areas without knowing those boundaries, it becomes a guessing game as to what uses are allowed.

What staff is proposing to do is to remove all individual uses listed under the "CD" district and allow them to be a Conditional Use if a Campus Master Plan isn't adopted, or allow them to be either a permitted or Conditional Use as defined by the Campus Master Plan. Therefore, any use may be allowed, but final approval will come from the Plan Commission and Common Council. Opening up the "CD" district to all uses will give the campuses more flexibility, while still giving the City the final say in development. The approval process would remain the same and a public hearing would be required for either a Conditional Use Permit or adoption of the Campus Master Plan.

Plan Commission Recommendation

A public hearing was held on August 18, 2015 where no public comment was made. The Plan Commission recommended approving the proposed ordinance as presented.

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 September 8, 2015 Common Council meeting.

Attachments

1. Draft Redline Ordinance No. 1316
2. Draft Ordinance No. 1316

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator

REDLINE ORDINANCE NO. 1316

An Ordinance amending Sections 18-42 and 18-54, of the City of Marshfield Municipal Code pertaining to amending the allowable uses in the “CD” Campus Development District.

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

SECTION 1. Section 18-42 of the Marshfield Municipal Code for the (CD) Campus Development District, is hereby amended to read as follows:

- (1) Intent. This district is intended to recognize the presence and importance of large-scale governmental, office, educational, medical, and research and development facilities in the City; to facilitate their development; and to coordinate their futures with those of their neighbors and the community as a whole. This district is also intended to:
 - (a) Permit appropriate campus growth, while minimizing adverse impacts associated with modifications, infill development, and/or expansion;
 - (b) Recognize the sharing of parking, green space, and other efficiencies that come with integrated campus planning and development;
 - (c) Balance the ability of a campus to evolve and the public benefits associated with such development, with the need to protect the livability and vitality of nearby properties and neighborhoods; and,
 - (d) Encourage the preparation of campus master plans that establish full conforming zoning status, facilitate predictable campus development, and enable nearby property owners, residents and the community to understand short-term development proposals, impacts and mitigation strategies within the context of long-term development possibilities.
- (2) See Section 18-166 for the process to establish Campus Development Zoning.
- (3) See Section 18-166(35) for the Campus Master Plan requirements.
- (4) Interim Campus Development Zoning. The following shall apply to properties zoned Campus Development prior to the adoption of a Campus Master Plan.
 - (a) All existing land uses, structures, paved areas, and lots are legal conforming, consistent with Article V.
 - (b) All future land uses, structures, and paved areas shall be regulated as conditional uses per the requirements of Section 18-161.
 - (c) All future development is exempt from the requirements of Section 18-114 Group and Large Developments.
- (5) Land Use Regulations
 - (a) All land uses and development (including buildings, structures, paved areas, fixtures, landscaping and signage) existing as of the date of CMP approval which are depicted on the approved Campus Existing Conditions Graphic and/or listed on the approved Campus Existing Development Inventory, shall be considered as fully legal, conforming land uses and development, unless explicitly identified by the City within the CMP approval documentation as having a legal nonconforming or nonconforming status.
 - (b) Proposed land uses and development which are located within the Campus Development zoning district, and which are consistent with the approved Campus Plan Graphic and/Campus Plan

Development Inventory, shall be considered, reviewed and approved prior to the time of their development, per Section 18-166.

- (c) Specific land uses and development within the Campus Development zoning district which are inconsistent with an approved CMP shall be reviewed as conditional uses. See Section 18-166 for expired CMPs.
 - (d) A Planned Development may be proposed, considered and approved within any portion of the area of an approved CMP, and if approved, shall supersede explicitly approved provisions of the CMP and the Zoning Ordinance, for the area included within the boundaries of the Planned Development.
 - (e) Land Uses which are proposed, but not listed in Section 18-41 Article III, shall be subject to the rules of interpretation and appeals governing the Zoning Ordinance.
- (6) Land Uses in an Approved Campus Master Plan. Any use listed in Article III of this chapter may be incorporated into a Campus Master Plan as either permitted by right or as a Conditional Use, provided they are listed in the Campus Master Plan and approved by the Common Council.
- (7) Principal Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (a) Central Area
 - 1. Single Family
 - 2. Two Flat
 - 3. Twin House
 - 4. Duplex
 - 5. Townhouse (3-8 units per building)
 - 6. Multiplex (3-8 units per building)
 - 7. Apartment (3-24+ units per building)
 - 8. Community Garden
 - 9. Small Scale Indoor Institutional
 - 10. Large Scale Indoor Institutional
 - 11. Passive Outdoor Recreation
 - 12. Active Outdoor Recreation
 - 13. Intensive Outdoor Recreation
 - 14. Essential Services
 - 15. Small Scale Public Services and Utilities
 - 16. Institutional Residential
 - 17. Office
 - 18. Personal or Professional Service
 - 19. Artisan Studio
 - 20. Indoor Sales or Service (under 10,000 gross square feet)
 - 21. Indoor Commercial Entertainment
 - 22. Outdoor Commercial Entertainment

23. Commercial Indoor Lodging
24. Boarding House
25. Research, Development, and Related Manufacturing
26. Indoor Food Production
27. Indoor Storage and Wholesaling
28. Outdoor Storage and Wholesaling
29. Transit Center
30. Airport
31. Heliport
32. Off-Site Parking
33. Communication Antenna
34. Communication Tower
- (b) Peripheral Area
 1. Single Family
 2. Two Flat
 3. Twin House
 4. Duplex
 5. Townhouse (3-4 units per building)
 6. Multiplex (3-4 units per building)
 7. Apartment (3-4 units per building)
 8. Small Scale Indoor Institutional
 9. Passive Outdoor Recreation
 10. Active Outdoor Recreation
 11. Essential Services
 12. Small Scale Public Services and Utilities
 13. Office
 14. Personal or Professional Service
 15. Artisan Studio
 16. Indoor Sales or Service (under 10,000 gross square feet)
 17. Indoor Commercial Entertainment
 18. Off-Site Parking
 19. Communication Antenna
- (8) Principal Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses:
 - (a) Central Area
 1. Market Garden

2. ~~Community Living Arrangement (1-16+ Residents)~~
3. ~~Indoor Sales or Service (over 10,000 gross square feet)~~
4. ~~Outdoor Display~~
5. ~~In-Vehicle Sales or Service~~
6. ~~Bed and Breakfast~~
7. ~~Group Daycare Center~~
8. ~~Animal Boarding~~
9. ~~Tourist House~~
10. ~~Campground~~
11. ~~Light Industrial~~

(b) ~~Peripheral Area~~

1. ~~Townhouse (5-8 units per building)~~
2. ~~Multiplex (5-8 units per building)~~
3. ~~Apartment (5-24+ units per building)~~
4. ~~Community Garden~~
5. ~~Large Scale Indoor Institutional~~
6. ~~Intensive Outdoor Recreation~~
7. ~~Institutional Residential~~
8. ~~Indoor Sales or Service (over 10,000 gross square feet)~~
9. ~~Indoor Commercial Entertainment~~
10. ~~Outdoor Commercial Entertainment~~
11. ~~In-Vehicle Sales or Service~~
12. ~~Commercial Indoor Lodging~~
13. ~~Boarding House~~
14. ~~Tourist House~~
15. ~~Campground~~
16. ~~Group Daycare Center~~
17. ~~Group Daycare Center~~
18. ~~Research, Development, and Related Manufacturing~~
19. ~~Indoor Food Production~~
20. ~~Indoor Storage and Wholesaling~~
21. ~~Outdoor Storage and Wholesaling~~
22. ~~Transit Center~~
23. ~~Airport~~
24. ~~Communication Tower~~

(9) Accessory Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses:

(a) Central Area

1. Satellite Dish
2. Personal Antenna and Tower
3. In-Home Daycare (4-8 children)
4. Residential Accessory Building
5. Residential Accessory Building
6. Nonresidential Accessory Building
7. Landscape Feature
8. Deck
9. Recreational Facility
10. Solar Energy System
11. Onsite Ancillary Use

(b) Peripheral Area

1. Satellite Dish
2. Personal Antenna and Tower
3. In-Home Daycare (4-8 children)
4. Residential Accessory Building
5. Incidental Outdoor Display
6. Residential Accessory Building
7. Nonresidential Accessory Building
8. Landscape Feature
9. Deck
10. Recreational Facility
11. Solar Energy System
12. Onsite Ancillary Use

(10) Accessory Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements

(a) Central Area

1. Small Wind Energy System
2. Solar Energy System

(b) Peripheral Area

1. Small Wind Energy System
2. Solar Energy System

(11) Temporary Uses. Refer to Article III for detailed definitions and requirements for each of the following land uses. (Exempt from setbacks unless specified in Article III or CMP.)

~~(a) Central Area~~

- ~~1. Temporary Outdoor Sales~~
- ~~2. Temporary Outdoor Assembly~~
- ~~3. Temporary Construction Storage~~
- ~~4. Temporary Contractor's Project Office~~
- ~~5. Temporary On Site Real Estate Sales Office~~
- ~~6. Farmer's Market~~
- ~~7. Garage or Estate Sale~~

~~(b) Peripheral Area~~

- ~~1. Temporary Outdoor Sales~~
- ~~2. Temporary Outdoor Assembly~~
- ~~3. Temporary Construction Storage~~
- ~~4. Temporary Contractor's Project Office~~
- ~~5. Temporary On Site Real Estate Sales Office~~
- ~~6. Farmer's Market~~
- ~~7. Garage or Estate Sale~~

(12) Height, Bulk and Intensity Requirements for the (CD) Campus Development District:

	Central Area	Peripheral Area
Minimum Lot Area	Per CMP or Conditional Use Criteria	
Maximum Building Coverage of Lot	Per CMP or Conditional Use Criteria	
Minimum Lot Width	Per CMP or Conditional Use Criteria	
Minimum Setbacks	Per CMP or Conditional Use Criteria	
Major Street Setback	Minimum of 50 feet or mean of adjoining lots (see Section 18-12 and 18-72)	
Maximum Principal Building Height	Per CMP or Conditional Use Criteria	50 feet
Minimum Principal Building Separation (multi-structure developments on shared lots)	10 feet	
Minimum Pavement Setback (lot line to pavement; excludes driveway entrances and lots that are 50 feet wide or less)	Per CMP or Conditional Use Criteria	
Minimum Parking Required	Per CMP or Conditional Use Criteria	
Minimum Garage Door Setback to Alley (if applicable)	Per CMP or Conditional Use Criteria	
Accessory Building Side Setback	Per CMP or Conditional Use Criteria	
Accessory Building Rear Setback	Per CMP or Conditional Use Criteria	
Maximum Detached Accessory Building Height	Per CMP or Conditional Use Criteria	

SECTION 2. Section 18-54 of the Marshfield Municipal Code is hereby amended to read as follows:

Section 18-54: Table of Land Uses

Section 18-54: Table of Land Uses

The Table of Land Uses on the following pages is provided as a convenience for the Zoning Administrator and the general public. Where there are conflicts between the text of this Chapter and any the Table of Land Uses, the text shall prevail.

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
																			Dwelling Unit Type
P	P	P	P	P	P	P	P	P	P		P						P	P	(1) Single family 35 acre lot
C	P	P	P	P	P	P	P	P	P		P						P	P	(1) Single family 40,000 sq. ft. lot
	P	P	P	P	P	P	P	P	P		P						P	P	(1) Single family 21,000 sq. ft. lot
	P	P	P	P	P	P	P	P	P		P						P	P	(1) Single family 14,000 sq. ft. lot
		P	P	P	P	P	P	P	P		P						P	P	(1) Single family 10,000 sq. ft. lot
		P	P	P	P	P	P	P	P		P						P	P	(1) Single family 8,700 sq. ft. lot
			P	P	P	P	P	P	P		P						P	P	(1) Single family 6,000 sq. ft. lot
				P	P	P	P		P		P						P	P	(2) Two Flat 6,000 sq. ft. lot
					P	P	P				C						P	P	(3) Twin House 2 3,000 sq. ft. lots

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
					P	P	P				C						P	P	(4) Duplex 6,000 sq. ft. lot
						P	P		P	C	C	C					P	P	(5) Townhouse 3-4 units
						C	P		C	C	C	C					P	P	(5) Townhouse 5-8 units
						P	P		P	C	C	C					P	P	(6) Multiplex 3-4 units
						C	P		C	C	C	C					P	P	(6) Multiplex 5-8 units
						C	C										P	P	(6) Multiplex 9 – 12 units
							C										P	P	(g) Multiplex 13+ units
						P	P		P	C	C	C					P	P	(7) Apartment 3-4 units
						C	P		C	C	C	C					P	P	(7) Apartment 5-8 units
						C	C			C	C	C					P	P	(7) Apartment 9-12 units
							C			C	C	C					P	P	(7) Apartment 13+ units
								P									P	P	(8) Mobile Home 6,000 sq. ft. lot
								P									P	P	(9) Mobile Home Subdivision 6,000 sq. ft. lot
								C									P	P	(10) Mobile Home Park 4,500 sq. ft. per du; 5 acre minimum lot size
									P	P	P	P					P	P	(11) Mixed Use Dwelling Unit(s)

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	<p>Land Uses Permitted:</p> <p>Refer to the detailed definitions and requirements listed for each land use on the following pages.</p> <p>P: By Right C: By Conditional Use Permit</p>
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																			Agricultural Land Uses			
P														P	P	P				P	P	(1) Cultivation
P																				P	P	(2) Husbandry
C																				P	P	(3) On-Site Agricultural Retail
P																C				P	P	(4) Intensive Agriculture
C														C	C					P	P	(5) Agricultural Services
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) Community Garden
C									C	C	C	C				C				P	P	(7) Market Garden
																			Institutional Land Uses			
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Small Scale Indoor Institutional
C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C				P	P	(2) Large Scale Indoor Institutional
															C					P	P	(3) Correctional Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(4) Outdoor Open Space Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(5) Passive Outdoor Recreation
P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P				P	P	(6) Active Outdoor Recreation
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	(7) Essential Services

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(8) Small Scale Public Services and Utilities
C														C					(9) Large Scale Public Services and Utilities
						C	P		C	C	C	C				C			(10) Institutional Residential
P	P	P	P	P	P	P	P	P	P	P	P	C				C			(11) Comm. Living Arrangement 1-8
					P	P	P		C	C	C	C				C			(12) Comm. Living Arrangement 9-15
						C	C		C	C	C	C				C			(13) Comm. Living Arrangement 16+
Commercial Land Uses																			
									P	P	P	P	P	P	P	P	P	P	(1) Office
									P	P	P	P	P	P	P	P	P	P	(2) Personal or Professional Service
C									P	P	P	P	P	P	P	P	P	P	(3) Artisan Studio
									P	P	P	P		P	C		P/C	P/C	(4) Indoor Sales or Service
									C	P	P	P			C				(5) Outdoor Display
									P	P	P	P							(6) Indoor Commercial Entertainment
									C	C	C	C							(7) Outdoor Commercial Entertainment

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
C									C	C	C	C				C	P	P	(8) Intensive Outdoor Recreation
									C	P	C	C					P	P	(9) In-Vehicle Sales or Service
C						C	C		C	P	C	C					P	P	(10) Bed and Breakfast
									C	P	C	C					P	P	(11) Commercial Indoor Lodging
						C	C		C	C	C	C					P	P	(12) Boarding House
									C	C	C	C					P	P	(13) Tourist House
C															C		P	P	(14) Campground
						C	C		C	C	C	C	C			C	P	P	(15) Group Daycare Center
C													C	C	C		P	P	(16) Animal Boarding
									P	P	P	P	P	P	P	P	P	P	(17) Indoor Maintenance Service
										C	C			C	C		P	P	(18) Outdoor Maintenance Service
										P	C						P	P	(19) Vehicle Sales
										P	C				C		P	P	(20) Vehicle Service
										P	C				C		P	P	(21) Vehicle Repair
														C			P	P	(22) Sexually-Oriented Land Use

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	
Industrial Land Uses																			
										C		C	P	P	P	C	P	P	(1) Light Industrial
															P		P	P	(2) Heavy Industrial
													P	P	P	P	P	P	(3) Research, Development, and Related Manufacturing
C														C	P		P	P	(4) Production Greenhouse
C														C	P		P	P	(5) Indoor Food Production
Storage Uses																			
C													P	P	P		P	P	(1) Indoor Storage and Wholesaling
														C	P		P	P	(2) Outdoor Storage and Wholesaling
														C	C		P	P	(3) Personal Storage Facility
Transportation Land Uses																			
							C		C	C	C	C	C			C	P	P	(1) Transit Center
													C	C	P		P	P	(2) Distribution Center
														C	P		P	P	(3) Freight Terminal
C																	P	P	(4) Airport
																	P	P	(5) Heliport
								C	C	C	C	C	C	C	C	C	P	P	(6) Off-Site Parking

Land Uses Permitted:
Refer to the detailed definitions and requirements listed for each land use on the following pages.
P: By Right
C: By Conditional Use Permit

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit	
																	C	C		
Telecommunication Land Uses																				
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Satellite Dish
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(2) Personal Antenna and Tower
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(4) Communication Antenna
C									C	C	C	C	C	P	P	C	C	C	C	(5) Communication Tower
Extraction and Disposal Land Uses																				
C																C	C	C	C	(1) Extraction
C																C	C	C	C	(2) Composting
																C	C	C	C	(3) Recycling and Waste Disposal
																C	C	C	C	(4) Salvage or Junkyard
																C	C	C	C	(5) Sand and Mineral Processing
Energy Production Land Uses																				
C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	(1) Small Wind Energy System
P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(2) Solar Energy System
Accessory Land Uses																				
P	P	P	P	P	P	P	P	P	P	P	P	P					C	C	C	(1) Minor Home Occupation
C	C	C	C	C	C	C	C	C	P	P	P	P					C	C	C	(2) Conditional Home Occupation
P	P	P	P	P	P	P	P	P	P		P						C	C	C	(3) In-Home Daycare 4-8 Children
P	P	P	P	P	P	P	P	P	P		P						C	C	C	(4) In-Family Suite

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
					C	C	C	C	C		C						P	P	(5) Accessory Dwelling Unit
P																	P	P	(6) Farm Residence
C																	P	P	(7) Migrant Employee Housing
P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	(8) Residential Accessory Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(9) Nonresidential Accessory Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(10) Recreational Facility
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(11) Landscape Feature
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(12) Deck
P	P	P	P	P	P	P	P	P	P	P	P						P	P	(13) Residential Kennel
P																	P	P	(14) Residential Stable
P													P	P	P		P	P	(15) Outdoor Wood Boiler
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(16) On-Site Parking
P									P	P	P	P	P	P	P	P	P	P	(17) Company Cafeteria
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(18) Onsite Ancillary Use
Temporary Land Uses																			
P																	P	P	(1) Temporary Farm Product Sales
P								P	P	P	P	P	P	P	P	P	P	P	(2) Temporary Outdoor Sales

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(3) Temporary Outdoor Assembly
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(4) Temporary Shelter Structure
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(5) Temporary Storage Container
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) Temporary Construction Storage
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(7) Temporary Contractor’s Project Office
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(8) Temporary On-Site Real Estate Sales Office
P	P	P	P	P	P	P											P	P	(9) Temporary Relocatable Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(10) Garage or Estate Sale
P								P	P	P	P				P	P	P	P	(11) Farmer’s Market

SECTION 11. Savings Clause. If any provision of this Ordinance shall be less restrictive than applicable state statute or in conflict with such statutes, as they exist at passage hereof or as they may hereafter be amended, then, in such case, the state statute shall supersede the provision hereof to the extent applicable.

SECTION 12. Severability. If any provision of this Ordinance is found to be unconstitutional or otherwise contrary to law, then such provision shall be deemed void and severed from the Ordinance and the remainder of this Ordinance shall continue in full force and effect.

SECTION 13. This ordinance shall take effect and be in force from and after the day after its passage and publication as provided by law.

ADOPTED: _____

APPROVED: _____

PUBLISHED: _____

Chris L. Meyer, Mayor

ATTEST: _____
Deb M. Hall, City Clerk

ORDINANCE NO. 1316

An Ordinance amending Sections 18-42 and 18-54, of the City of Marshfield Municipal Code pertaining to amending the allowable uses in the “CD” Campus Development District.

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

SECTION 1. Section 18-42 of the Marshfield Municipal Code for the (CD) Campus Development District, is hereby amended to read as follows:

- (1) Intent. This district is intended to recognize the presence and importance of large-scale governmental, office, educational, medical, and research and development facilities in the City; to facilitate their development; and to coordinate their futures with those of their neighbors and the community as a whole. This district is also intended to:
 - (a) Permit appropriate campus growth, while minimizing adverse impacts associated with modifications, infill development, and/or expansion;
 - (b) Recognize the sharing of parking, green space, and other efficiencies that come with integrated campus planning and development;
 - (c) Balance the ability of a campus to evolve and the public benefits associated with such development, with the need to protect the livability and vitality of nearby properties and neighborhoods; and,
 - (d) Encourage the preparation of campus master plans that establish full conforming zoning status, facilitate predictable campus development, and enable nearby property owners, residents and the community to understand short-term development proposals, impacts and mitigation strategies within the context of long-term development possibilities.
- (2) See Section 18-166 for the process to establish Campus Development Zoning.
- (3) See Section 18-166(5) for the Campus Master Plan requirements.
- (4) Interim Campus Development Zoning. The following shall apply to properties zoned Campus Development prior to the adoption of a Campus Master Plan.
 - (a) All existing land uses, structures, paved areas, and lots are legal conforming, consistent with Article V.
 - (b) All future land uses, structures, and paved areas shall be regulated as conditional uses per the requirements of Section 18-161.
 - (c) All future development is exempt from the requirements of Section 18-114 Group and Large Developments.
- (5) Land Use Regulations
 - (a) All land uses and development (including buildings, structures, paved areas, fixtures, landscaping and signage) existing as of the date of CMP approval which are depicted on the approved Campus Existing Conditions Graphic and/or listed on the approved Campus Existing Development Inventory, shall be considered as fully legal, conforming land uses and development, unless explicitly identified by the City within the CMP approval documentation as having a legal nonconforming or nonconforming status.
 - (b) Proposed land uses and development which are located within the Campus Development zoning district, and which are consistent with the approved Campus Plan Graphic and/Campus Plan

Development Inventory, shall be considered, reviewed and approved prior to the time of their development, per Section 18-166.

- (c) Specific land uses and development within the Campus Development zoning district which are inconsistent with an approved CMP shall be reviewed as conditional uses. See Section 18-166 for expired CMPs.
 - (d) A Planned Development may be proposed, considered and approved within any portion of the area of an approved CMP, and if approved, shall supersede explicitly approved provisions of the CMP and the Zoning Ordinance, for the area included within the boundaries of the Planned Development.
 - (e) Land Uses which are proposed, but not listed in Article III, shall be subject to the rules of interpretation and appeals governing the Zoning Ordinance.
- (6) Land Uses in an Approved Campus Master Plan. Any use listed in Article III of this chapter may be incorporated into a Campus Master Plan as either permitted by right or as a Conditional Use, provided they are listed in the Campus Master Plan and approved by the Common Council.
- (7) Height, Bulk and Intensity Requirements for the (CD) Campus Development District:

	Central Area	Peripheral Area
Minimum Lot Area	Per CMP or Conditional Use Criteria	
Maximum Building Coverage of Lot	Per CMP or Conditional Use Criteria	
Minimum Lot Width	Per CMP or Conditional Use Criteria	
Minimum Setbacks	Per CMP or Conditional Use Criteria	
Major Street Setback	Minimum of 50 feet or mean of adjoining lots (see Section 18-12 and 18-72)	
Maximum Principal Building Height	Per CMP or Conditional Use Criteria	50 feet
Minimum Principal Building Separation (multi-structure developments on shared lots)	10 feet	
Minimum Pavement Setback (lot line to pavement; excludes driveway entrances and lots that are 50 feet wide or less)	Per CMP or Conditional Use Criteria	
Minimum Parking Required	Per CMP or Conditional Use Criteria	
Minimum Garage Door Setback to Alley (if applicable)	Per CMP or Conditional Use Criteria	
Accessory Building Side Setback	Per CMP or Conditional Use Criteria	
Accessory Building Rear Setback	Per CMP or Conditional Use Criteria	
Maximum Detached Accessory Building Height	Per CMP or Conditional Use Criteria	

SECTION 2. Section 18-54 of the Marshfield Municipal Code is hereby amended to read as follows:

Section 18-54: Table of Land Uses

The Table of Land Uses on the following pages is provided as a convenience for the Zoning Administrator and the general public. Where there are conflicts between the text of this Chapter and any the Table of Land Uses, the text shall prevail.

	Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
																				Dwelling Unit Type
P	P	P	P	P	P	P	P	P	P		P							P/C	P/C	(1) Single family 35 acre lot
C	P	P	P	P	P	P	P	P	P		P							P/C	P/C	(1) Single family 40,000 sq. ft. lot
	P	P	P	P	P	P	P	P	P		P							P/C	P/C	(1) Single family 21,000 sq. ft. lot
	P	P	P	P	P	P	P	P	P		P							P/C	P/C	(1) Single family 14,000 sq. ft. lot
		P	P	P	P	P	P	P	P		P							P/C	P/C	(1) Single family 10,000 sq. ft. lot
		P	P	P	P	P	P	P	P		P							P/C	P/C	(1) Single family 8,700 sq. ft. lot
			P	P	P	P	P	P	P		P							P/C	P/C	(1) Single family 6,000 sq. ft. lot
				P	P	P	P		P		P							P/C	P/C	(2) Two Flat 6,000 sq. ft. lot
					P	P	P				C							P/C	P/C	(3) Twin House 2 3,000 sq. ft. lots
					P	P	P				C							P/C	P/C	(4) Duplex 6,000 sq. ft. lot
						P	P		P	C	C	C						P/C	P/C	(5) Townhouse 3-4 units
							C	P		C	C	C						P/C	P/C	(5) Townhouse 5-8 units
							P	P		P	C	C	C					P/C	P/C	(6) Multiplex 3-4 units
							C	P		C	C	C	C					P/C	P/C	(6) Multiplex 5-8 units
							C	C										P/C	P/C	(6) Multiplex 9 – 12 units
								C										P/C	P/C	(g) Multiplex 13+ units
							P	P		P	C	C	C					P/C	P/C	(7) Apartment 3-4 units

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
						C	P		C	C	C	C					P/C	P/C	(7) Apartment 5-8 units
						C	C			C	C	C					P/C	P/C	(7) Apartment 9-12 units
							C			C	C	C					P/C	P/C	(7) Apartment 13+ units
								P									P/C	P/C	(8) Mobile Home 6,000 sq. ft. lot
								P									P/C	P/C	(9) Mobile Home Subdivision 6,000 sq. ft. lot
								C									P/C	P/C	(10) Mobile Home Park 4,500 sq. ft. per du; 5 acre minimum lot size
									P	P	P	P					P/C	P/C	(11) Mixed Use Dwelling Unit(s)
Agricultural Land Uses																			
P													P	P	P		P/C	P/C	(1) Cultivation
P																	P/C	P/C	(2) Husbandry
C																	P/C	P/C	(3) On-Site Agricultural Retail
P															C		P/C	P/C	(4) Intensive Agriculture
C														C	C		P/C	P/C	(5) Agricultural Services
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(6) Community Garden
C									C	C	C	C				C	P/C	P/C	(7) Market Garden
Institutional Land Uses																			
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(1) Small Scale Indoor Institutional
C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C	P/C	P/C	(2) Large Scale Indoor Institutional
															C		P/C	P/C	(3) Correctional Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(4) Outdoor Open Space Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(5) Passive Outdoor Recreation

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P	P/C	P/C	(6) Active Outdoor Recreation
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(7) Essential Services
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(8) Small Scale Public Services and Utilities
C														C			P/C	P/C	(9) Large Scale Public Services and Utilities
						C	P		C	C	C	C				C	P/C	P/C	(10) Institutional Residential
P	P	P	P	P	P	P	P	P	P	P	P	C				C	P/C	P/C	(11) Comm. Living Arrangement 1-8
					P	P	P		C	C	C	C				C	P/C	P/C	(12) Comm. Living Arrangement 9-15
						C	C		C	C	C	C				C	P/C	P/C	(13) Comm. Living Arrangement 16+
Commercial Land Uses																			
									P	P	P	P	P	P	P	P	P/C	P/C	(1) Office
									P	P	P	P	P	P	P	P	P/C	P/C	(2) Personal or Professional Service
C									P	P	P	P	P	P	P	P	P/C	P/C	(3) Artisan Studio
									P	P	P	P		P	C		P/C	P/C	(4) Indoor Sales or Service
									C	P	P	P			C		P/C	P/C	(5) Outdoor Display
									P	P	P	P					P/C	P/C	(6) Indoor Commercial Entertainment
									C	C	C	C					P/C	P/C	(7) Outdoor Commercial Entertainment
C									C	C	C	C				C	P/C	P/C	(8) Intensive Outdoor Recreation
									C	P	C	C					P/C	P/C	(9) In-Vehicle Sales or Service
C						C	C		C	P	C	C					P/C	P/C	(10) Bed and Breakfast
									C	P	C	C					P/C	P/C	(11) Commercial Indoor Lodging
						C	C		C	C	C	C					P/C	P/C	(12) Boarding House

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
									C	C	C	C					P/C	P/C	(13) Tourist House
C															C		P/C	P/C	(14) Campground
						C	C		C	C	C	C	C			C	P/C	P/C	(15) Group Daycare Center
C													C	C	C		P/C	P/C	(16) Animal Boarding
									P	P	P	P	P	P	P	P	P/C	P/C	(17) Indoor Maintenance Service
										C	C			C	C		P/C	P/C	(18) Outdoor Maintenance Service
									P	C							P/C	P/C	(19) Vehicle Sales
									P	C					C		P/C	P/C	(20) Vehicle Service
									P	C					C		P/C	P/C	(21) Vehicle Repair
															C		P/C	P/C	(22) Sexually-Oriented Land Use
Industrial Land Uses																			
										C		C	P	P	P	C	P/C	P/C	(1) Light Industrial
															P		P/C	P/C	(2) Heavy Industrial
													P	P	P	P	P/C	P/C	(3) Research, Development, and Related Manufacturing
C														C	P		P/C	P/C	(4) Production Greenhouse
C														C	P		P/C	P/C	(5) Indoor Food Production
Storage Uses																			
C													P	P	P		P/C	P/C	(1) Indoor Storage and Wholesaling
														C	P		P/C	P/C	(2) Outdoor Storage and Wholesaling
														C	C		P/C	P/C	(3) Personal Storage Facility
Transportation Land Uses																			
						C		C	C	C	C	C				C	P/C	P/C	(1) Transit Center

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
													C	C	P		P/C	P/C	(2) Distribution Center
														C	P		P/C	P/C	(3) Freight Terminal
C																	P/C	P/C	(4) Airport
																	P/C	P/C	(5) Heliport
									C	C	C	C	C	C	C	C	P/C	P/C	(6) Off-Site Parking
Telecommunication Land Uses																			
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(1) Satellite Dish
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(2) Personal Antenna and Tower
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(4) Communication Antenna
C									C	C	C	C	C	P	P	C	P/C	P/C	(5) Communication Tower
Extraction and Disposal Land Uses																			
C															C		P/C	P/C	(1) Extraction
C															C		P/C	P/C	(2) Composting
															C		P/C	P/C	(3) Recycling and Waste Disposal
															C		P/C	P/C	(4) Salvage or Junkyard
															C		P/C	P/C	(5) Sand and Mineral Processing
Energy Production Land Uses																			
C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P/C	P/C	(1) Small Wind Energy System
P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(2) Solar Energy System
Accessory Land Uses																			
P	P	P	P	P	P	P	P	P	P	P	P	P					P/C	P/C	(1) Minor Home Occupation
C	C	C	C	C	C	C	C	C	P	P	P	P					P/C	P/C	(2) Conditional Home Occupation

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
P	P	P	P	P	P	P	P	P	P		P						P	P	(3) In-Home Daycare 4-8 Children
P	P	P	P	P	P	P	P	P	P		P						P/C	P/C	(4) In-Family Suite
					C	C	C	C	C		C						P/C	P/C	(5) Accessory Dwelling Unit
P																	P/C	P/C	(6) Farm Residence
C																	P/C	P/C	(7) Migrant Employee Housing
P	P	P	P	P	P	P	P	P	P	P	P	P					P/C	P/C	(8) Residential Accessory Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(9) Nonresidential Accessory Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(10) Recreational Facility
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(11) Landscape Feature
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(12) Deck
P	P	P	P	P	P	P	P	P	P	P	P						P/C	P/C	(13) Residential Kennel
P																	P/C	P/C	(14) Residential Stable
P													P	P	P		P/C	P/C	(15) Outdoor Wood Boiler
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(16) On-Site Parking
P									P	P	P	P	P	P	P	P	P/C	P/C	(17) Company Cafeteria
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(18) Onsite Ancillary Use
Temporary Land Uses																			
P																	P/C	P/C	(1) Temporary Farm Product Sales
P									P	P	P	P	P	P	P	P	P/C	P/C	(2) Temporary Outdoor Sales
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(3) Temporary Outdoor Assembly
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(4) Temporary Shelter Structure
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(5) Temporary Storage Container

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(6) Temporary Construction Storage
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(7) Temporary Contractor’s Project Office
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(8) Temporary On-Site Real Estate Sales Office
P	P	P	P	P	P	P											P/C	P/C	(9) Temporary Relocatable Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P/C	(10) Garage or Estate Sale
P									P	P	P	P				P	P/C	P/C	(11) Farmer’s Market

SECTION 3. Savings Clause. If any provision of this Ordinance shall be less restrictive than applicable state statute or in conflict with such statutes, as they exist at passage hereof or as they may hereafter be amended, then, in such case, the state statute shall supersede the provision hereof to the extent applicable.

SECTION 4. Severability. If any provision of this Ordinance is found to be unconstitutional or otherwise contrary to law, then such provision shall be deemed void and severed from the Ordinance and the remainder of this Ordinance shall continue in full force and effect.

SECTION 5. This ordinance shall take effect and be in force from and after the day after its passage and publication as provided by law.

ADOPTED: _____

Chris L. Meyer, Mayor

APPROVED: _____

ATTEST: _____

PUBLISHED: _____

Deb M. Hall, City Clerk



City of Marshfield Memorandum

DATE: August 21, 2015
TO: Mayor Meyer & City Council
FROM: Steve Barg, City Administrator
RE: Resolution No. 2015-39 adopting 2016 BID Operating Plan

Background

On August 19th, the Business Improvement District (BID) Board approved the attached 2016 BID Operating Plan. The BID levy would stay at \$66,000, but due to property value increases, the assessment rate would drop slightly to \$1.35 per \$1000 of assessed value.

Recommendation

Staff recommends approval of Resolution No. 2015-39 adopting the 2016 BID operating plan as presented.

SB:sb

RESOLUTION NO. 2015-39

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

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

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

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

WHEREAS, the 2016 B.I.D. operating plan provides for an estimated assessment rate of \$1.36 per \$1,000 valuation, generating assessments totaling \$66,000, based upon an estimated valuation of \$48,565,400. The rate per \$1,000 of assessed value will be adjusted to realize a collection of \$66,000 once the final assessed value is determined. The estimated valuation of \$48,343,300 does not include manufacturing properties.

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

DATED THIS _____ DAY OF _____, 2015

ADOPTED: _____

Chris L. Meyer, Mayor

APPROVED: _____

Deb Hall, City Clerk

BUSINESS IMPROVEMENT DISTRICT
DOWNTOWN MARSHFIELD, WISCONSIN
2016 OPERATING PLAN

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

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I. INTRODUCTION

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

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

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

II. BID LAW

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

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

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

III. OPERATING PLAN

A. Plan Objectives

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

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

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

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

B. Proposed Activities

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

Organization

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

Objectives:

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

1st Quarter:

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

2nd Quarter:

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

3rd Quarter:

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

4th Quarter:

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

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

Ongoing:

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

Promotion

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

Objectives:

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

1st Quarter:

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

2nd Quarter:

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

3rd Quarter:

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

4th Quarter:

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

Ongoing:

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

Economic Restructuring

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

Objectives:

- Gather, analyze and publish data on current market conditions
- Continue to conduct a business retention & recruitment program.
- Establish a core retail area within the downtown
- Provide financial incentives and support for existing businesses

1st Quarter:

- Analyze available market survey information to determine: the downtown's current image as perceived by different consumer groups in our market area, and the reasons why they frequently do or do not patronize downtown
- Per the Downtown Master Plan: In partnership with the Economic Development Board, assist in the facilitation of the Façade Improvement program with an added focus on the Back Alley entrances.
- Quarterly Visit to TBD by the Economic Restructuring Committee

2nd Quarter:

- Pursue downtown businesses based on identified needs.
- Quarterly Visit to TBD by the Economic Restructuring Committee

3rd Quarter:

- Per the Downtown Master Plan: Work with businesses to improve their online presence
 - Take on a Marketing Student from the UW-Wood County do this as an internship project.
- Quarterly Visit to TBD by the Economic Restructuring Committee

4th Quarter:

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

Ongoing:

- Make at least Quarterly visits to surrounding communities to promote downtown Marshfield and recruit new business
- Host Quarterly Property Owner Meetings to stay up to date on vacancies, share recruitment strategies, and educate them on the importance of maintaining a critical mass of retail and closely related businesses
- Host Quarterly Business Owner Meetings to educate and assist on topics that pertain to doing successful business in the downtown.
- Continue to do 1 to 2 quality retention visits per week with business owners downtown that requires forethought and reflection. Share information and concerns of both business and residential sectors in the Main Street district.

- Communicate regularly with businesses to determine any issues they may be having and resources we can offer and assist them with.
- Maintain property vacancy listings on website and TV display to initiate engagement with perspective business owners

Design

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

Objectives:

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

1st Quarter:

- Per the Downtown Master Plan: Update the design guidelines to reflect more current standards for building design and landscaping. Make available online.
- Per the Downtown Master Plan: Work with downtown businesses to identify options for backdoor access.
 - Work with Joe Lawniczak from WDEC on renderings for possible designs
 - Encourage interested property owners to apply for the Façade Improvement Grant.

2nd Quarter:

- Continue with efforts to enhance the downtown with flower pot plantings, parking lot improvements, Veteran’s Parkway and other special spaces as identified by “Flower Power” coordinators. Recruit more volunteers in 2016.
- Per the Downtown Master Plan: Implement Streetscape enhancements with an emphasis on adding landscaping, art installations, etc.
 - Depending on 2nd Street and the 200 Block development plans, consider those areas as a priority.
 - Develop a plan within the committee to determine specifics: type of art, size, placement, funding, etc.
- In partnership with New Visions Gallery, develop opportunities to promote local art, particularly during the summer months. Example: Flash Galleries

3rd Quarter:

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

4th Quarter:

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

- Develop a plan within the committee to determine whether or not the current ones can be enhanced, what funding is required, and other specifics.

Ongoing:

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

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

C. Expenditures and Financing Method

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

D. Organization of the BID Board

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

The Board shall be structured and operate as follows:

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

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

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

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

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

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

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

IV. BID ASSESSMENT METHOD

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

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

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

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

VII. FUTURE YEAR OPERATING PLANS

A. Changes

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

Appendice A

Main Street Marshfield, Inc. Slate of Officers & Directors 2014-2015

Officers

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

Directors

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

Ex-Officio Members

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

Terms begin October 1st of each year.

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

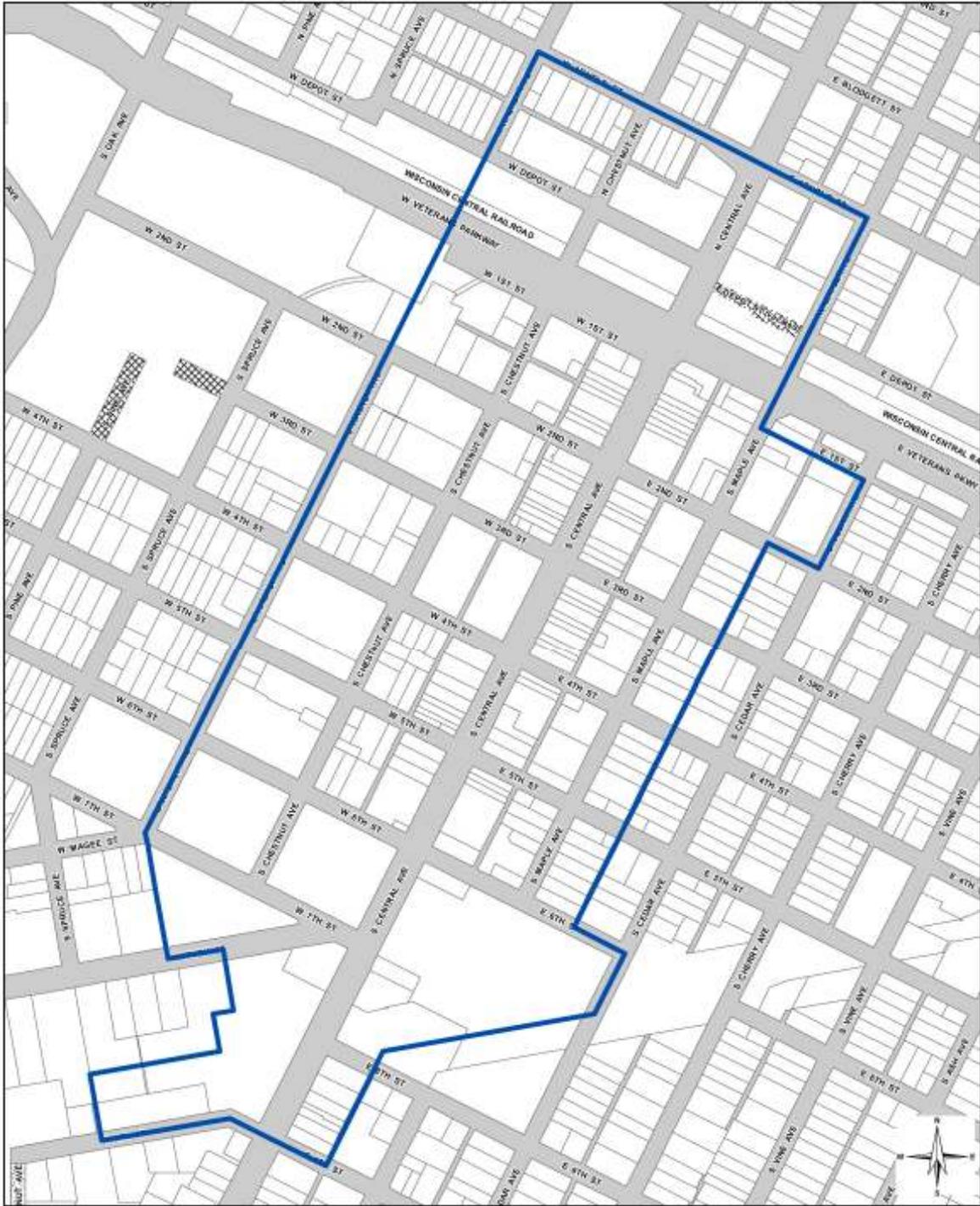
In accordance of the Memorandum of Understanding, Main Street Marshfield will include at least one BID Board member on the Main Street Marshfield Board at all times and ensure that a majority of MSM Board members own or occupy property in the BID District.

APPENDIX B

MARSHFIELD BUSINESS IMPROVEMENT DISTRICT BOUNDARY DESCRIPTION

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

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



MARSHFIELD
WISCONSIN
 City of Marshfield
 Planning & Development Department

This is not a legal survey document. It should not be used for legal purposes. It is a planning document only. The City of Marshfield does not warrant the accuracy of the information provided.

BID District

Marshfield, Wisconsin
 3/28/2007

	BID District Boundary		Proposed ROW
	Parcel Line/Work		Proposed Widening
	Open ROW		Widened ROW
	Unopened ROW		

APPENDIX C

Downtown Marshfield Business Improvement District Board Members

Board Member	Category	Term Expires
Al Nystrom	Owner/Occupant	2018
Carol Knauf	Owner/Occupant	2018
Shelley Babcock	Owner/Occupant	2016
Duane Schutz	Owner/Occupant	2016
Patrick Schreiner	Owner/Occupant	2017
Scott Koran	Owner/Occupant	2017
Pete Hendler	Common Council Rep.	2018

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

City of Marshfield
City Hall Plaza
630 S. Central Avenue
Suite 502
Marshfield, WI 54449



Keith R. Strey, CPA
Finance Director
(715) 387-3033
Fax (715) 384-7831
keith.strey@ci.marshfield.wi.us

TO: MAYOR AND COMMON COUNCIL
FROM: KEITH R. STREY, FINANCE DIRECTOR
SUBJECT: RENEWAL OF SHARED-RIDE TAXI CAB AND SHUTTLE BUS SERVICE CONTRACT
DATE: 8/20/2015

BACKGROUND

The Wisconsin Department of Transportation is authorized by Statute to administer the Federal Small Urban and Rural Public Transportation Program authorized under 49 USC Section 5311. The purpose of this program is to promote the general public good by providing financial assistance to surface public transportation systems. This program has a reduced fare for the elderly and disabled as well as a shared rider program. The City has participated in this program for many years.

ANALYSIS

In 2013, the City of Marshfield solicited bids, as required under the grants. The City currently has a contract with Running, Inc., dba Marshfield Public Transit, to provide shared-ride taxi and shuttle bus service. The Common Council approved the current contract with Running, Inc in November, 2013. The contract included an initial two term with three annual renewal options through December 31, 2018.

This item is presented to the Common Council for consideration of the annual renewal option of the contract with Running, Inc. for the year beginning January 1, 2016. If the Council elects to go out for bids for 2016, the City's contract with Running, Inc. has a 120 day notification requirement to be met and the process would have to start as soon as possible since it is a time-consuming process.

Complaints for the share-ride system have been minimal for 2015 in relationship to the service volume. The Mayor and staff have had regular contact throughout the year with Running, Inc. to discuss specific complaints and other issues as well as planning for future improvements. Running, Inc. has been responsive in working with the City of Marshfield on service issues that required attention and provided helpful suggestions on how to improve service. The complaints received and responses to them by Running, Inc. do no warrant a change in service provider.

RECOMMENDATION

I recommend the City of Marshfield not go out for bids, thereby exercising the option for shared-ride taxi services for 2016 with Running, Inc. and direct staff to prepare the 2016 contract to be presented at a later meeting of the Finance, Budget, and Personnel Committee.

Steve Barg

Concurrence – Steve Barg, City Administrator



City of Marshfield Memorandum

TO: Mayor Meyer & Common Council
FROM: Josh Miller, City Planner
DATE: August 25, 2015

RE: Approval of the Comprehensive Plan Steering Committee

Background

One of the Public Participation Plan components of the Comprehensive Plan is to develop a Steering Committee to provide technical support to the planning process, as well as reviewing results from the multiple grass roots level committees. The Steering Committee will be responsible for overseeing the development of draft Goals, Objectives, Policy recommendations, and the Action Plan.

Analysis

The Steering Committee will be composed of Planning Commission members, City Staff, and community representatives. Staff is proposing the following makeup for the Steering Committee:

1. Chris Meyer, Mayor
2. Ed Wagner, Common Council Member
3. Joe Gustafson, Plan Commission Member
4. Dan Knoeck, Public Works Director
5. Justin Casperson, Parks and Recreation Director
6. Bob Trussoni, Marshfield Utilities General Manager
7. Sam Warp, Wastewater Superintendent
8. Bob Haight/Ed Erickson, Fire Department Fire Chief/Deputy Fire Chief
9. Ann-Marie Nelson Brine, Citizen
10. Michelle Morley, Citizen

Staff is recommending the above representatives based on their expertise and familiarity with planning. Along with the above committee members, staff will be bringing in other individuals as necessary when their expertise is needed (GIS, Engineering, Police Department, etc.).

The goal will be to meet with the Steering Committee on a monthly basis to

discuss draft narratives and provide guidance on the direction for the Plan.

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

Approve the Comprehensive Plan Steering Committee as presented.

Attachments

1. None.

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator



City of Marshfield Memorandum

DATE: August 21, 2015
TO: Mayor Meyer & City Council
FROM: Steve Barg, City Administrator
RE: Fee for annexation of property

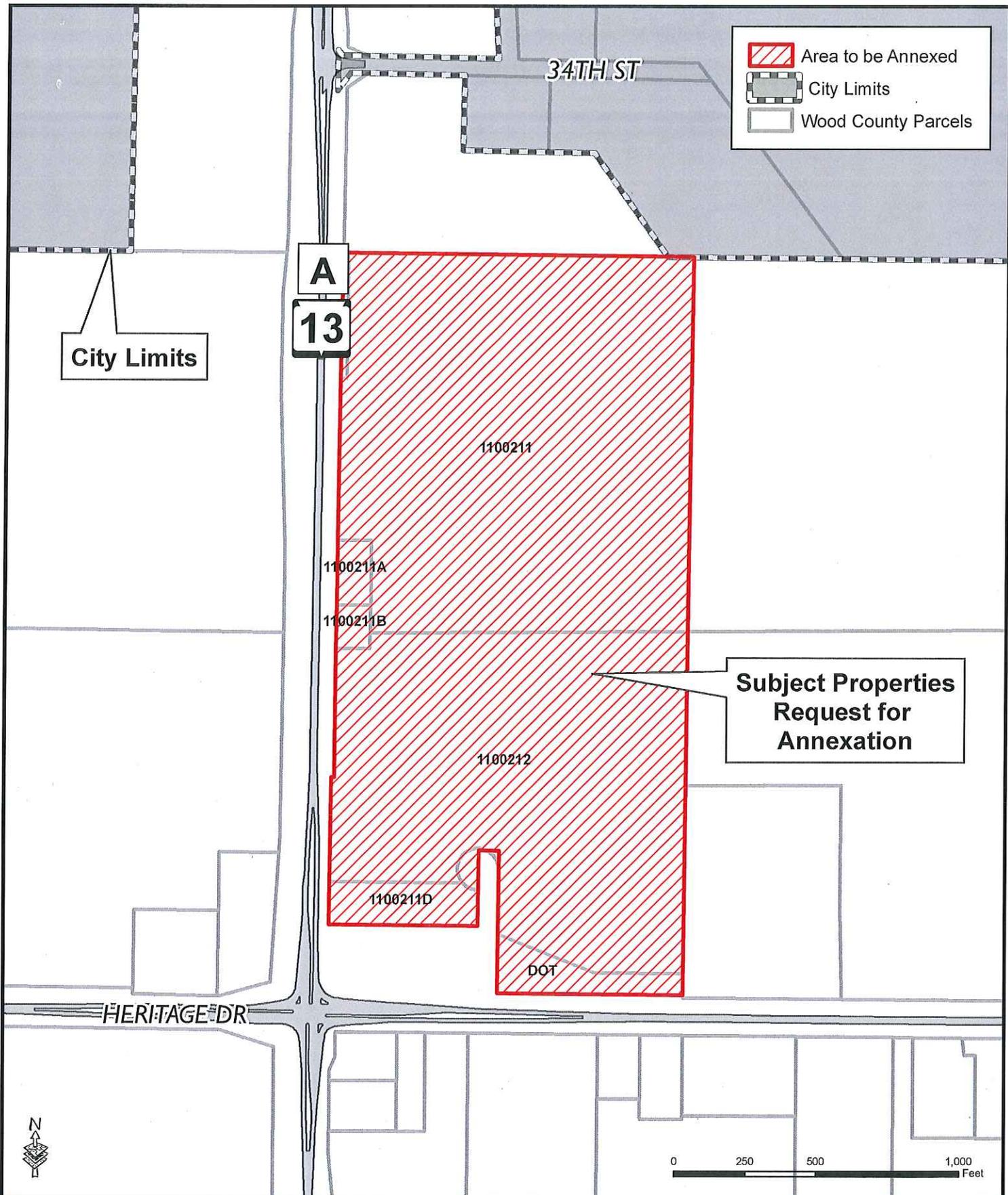
Background

The City has received a request from Draxler Enterprises LLC for annexation of property (map attached) located near the northeast corner of County Road A and Heritage Drive. As noted in attached City policy 7.310, the Council must set an annexation fee to be paid before approval of the annexation ordinance. For developed property (which some of this is), the policy suggests that the City collect an amount equal to the expected tax payments to the Town of Marshfield as prescribed under State law (5 years), because the City will need to make annual tax payments to the Town for this period of time.

Based on assessed value of these lands, the Town should expect total tax payments in the amount of \$7,071.08 during the next 5 years. Staff has discussed this with the applicant, and it appears there is no objection to the proposed application fee.

Recommendation

Staff recommends that the Council approve an annexation fee representing 5 years of tax payments to the Town of Marshfield as noted above, and that the proposed annexation be referred to the Plan Commission for review and recommendation.



Proposed Annexation
City of Marshfield - Plan Commission
Meeting Date: September 15, 2015

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.

Chapter 7: Planning

Subject: Procedure for the Collection and Payment of Taxes for Lands Annexed to the City of Marshfield

Policy Number: 7.310

Approval Date: June 20, 2006

Department of Primary Responsibility: Planning and Economic Development

Section 1. Policy Reference.

Wisconsin Statute Sec. 66.0217(14), Limitations on Annexation Authority, states that no territory may be annexed by a city under this section unless the city agrees to pay annually to the town, for five (5) years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the tax roll under section 70.65, in the year in which the annexation is final. However, no payments must be made if the city and the town enter into a statutory boundary agreement.

Section 2. Policy Purpose.

The purpose of this policy is to set forth the terms and conditions under which the City of Marshfield will collect the funds required to be paid to the town(s) pursuant to applicable statute.

Section 3. Procedure for Assessing and Collecting Funds to Make Required Tax Payments.

1. When the City receives a petition for annexation of territory from a town, the City shall determine the amount of property taxes levied by the town on the territory proposed for annexation as shown on the most recent town tax roll.
2. As a condition of approval for the annexation of vacant land, the owner or owner's representative (e.g., developer) of territory proposed for annexation shall pay the City an Annexation Fee equal to the lesser of five (5) times the amount of property taxes that the town levied on the territory proposed for annexation, as shown on the most recent town tax roll, or a maximum of \$800.00.

Example: A petition for annexation is received by the City in July, 2005. Using the most current tax roll prepared by the town, the City determines that the town received (or would have received) \$100 in town-levied property taxes on the territory proposed

for annexation. As a condition of annexation, the petitioner or the petitioner's representative shall pay the City an Annexation Fee of \$500.

 3. As a condition of approval for the annexation of developed property, the owner or owner's representative of territory proposed for annexation shall pay the City an Annexation Fee, said fee to be negotiated by the City Administrator or designee and approved by the Common Council. 

4. The Common Council shall not approve the annexation ordinance unless the Annexation Fee has been paid. However, the Annexation Fee shall be refunded if the annexation ordinance is not approved.

5. If there is a development agreement between the City and the annexation petitioner or the petitioner's representative addressing the payment of taxes to the town inconsistent with this policy, the terms of the development agreement shall supersede this policy.

6. The City shall use the Annexation Fees collected pursuant to this administrative policy to make tax payments to the town as required by statute.

7. This policy shall apply to all annexations initiated on or after the date of approval hereof.



City of Marshfield Memorandum

DATE: August 19, 2015
TO: Mayor Meyer & City Council
FROM: Steve Barg, City Administrator
RE: Request to waive 2015-2016 operator's licenses fees – Town of Cameron

Background

Under a boundary agreement signed 15 years ago, a portion of the Town of Cameron will be attached to the City of Marshfield on August 23rd. Prior to this time, the Town Board issued operator's licenses that allowed qualified individuals to sell alcoholic beverages on licensed premises for the license year ending June 30, 2016. While they must now obtain operator's licenses from the City of Marshfield, it would seem unfair to make them pay a second application fee for a license that is only valid for one year, as would normally be required under Section 9-36 of the Marshfield Municipal Code.

Recommendation

Staff requests that the Council authorize waiving application fees for those who currently hold operator's licenses from the Town of Cameron running through June 30, 2016.



Oktoberfest Noise Variance

September 12, 2015

August 5th 2015

To Whom It May Concern,

Oktoberfest will be celebrated on September 12th, 2015 at the Blue Heron Brewpub. A special menu as well as the introduction of our fabulous Oktoberfest beer will mark the beginning of the Fall season.

Blue Heron Brewpub and West 14th Restaurant are requesting a noise variance for our Oktoberfest event September 12th 2015 from the hours of 11:00am to Midnight to allow our patrons to enjoy live music along with beer and German style food.

We will have a stage with live bands playing throughout the day. The stage will be placed on 9th street facing Central Avenue Street facing west. Since the stage is place on the west side of our building it will help muffle the noise to the residents on the south side of our business. We will be contacting our neighbors and disclosing our intentions for the celebration and possible noise issues. Please contact Kayla Ladwig with any questions at (715) 389-1868. Thank you for your time and consideration.

Kayla Ladwig
Front of House Manager