



## CITY OF MARSHFIELD

# MEETING NOTICE

---

**SPECIAL COMMON COUNCIL  
CITY OF MARSHFIELD, WISCONSIN  
WEDNESDAY, SEPTEMBER 30, 2015  
Council Chambers, Lower Level, City Hall Plaza  
5:30 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 "D" 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. 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.
- E. Consent Agenda
  - 1. Plan Commission Special Meeting (September 28, 2015)\*
    - a. Resolution No. 2015-46 CUP by Hannah Shilts for a 4-bed Adult Family Home
    - b. Resolution No. 2015-47 CUP by Tanya Esser for an exception to the Accessory Height requirement
    - c. Resolution No. 2015-48 CUP by Marshfield Clinic for additions to the East Wing, expanding a "Large Scale Indoor Institutional Use"
    - d. Resolution No. 2015-49 CUP by Marshfield Clinic for use of a temporary construction trailer for more than 365 days

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

\*Minutes not included in packet

- F. Consideration of items removed from the consent agenda, if any

COMMON COUNCIL AGENDA  
SEPTEMBER 30, 2015

- G. Proposed Project Plan and Boundary for the creation of Tax Increment District No. 10 (TID #10). Presented by Daniel J Lindstrom, Vierbicher Associates Inc.

Recommended Action: None, for information only

- H. Request to approve Resolution No. 2015-50 creating TID #10. Presented by Daniel J Lindstrom, Vierbicher Associates Inc.

Recommended Action: Approve Resolution No. 2015-50

- I. Update and discussion on issues pertaining to preparing the proposed 2016 budget. Presented by Steve Barg, City Administrator

Recommended Action: None required, but subject to discretion of the Council

- J. Items for future agendas

- K. Adjournment

Posted this day, September 25, 2015 at 11:30 a.m., by Deb M. Hall, City Clerk

Notice

*It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Deb M. Hall, City Clerk at 630 South Central Avenue or by calling (715)486-2023.*



# City of Marshfield Memorandum

---

TO: Mayor Meyer & Common Council  
FROM: Josh Miller, City Planner  
DATE: September 30, 2015

RE: Resolutions 2015-46, 2015-47, 2015-48, and 2015-49 – September Conditional Use Permits.

## **Background**

On September 28<sup>th</sup>, the Plan Commission will be reviewing four conditional use permit requests. The first request is to allow for a 4-bed Adult Family Home, the second was for an exception to the maximum residential accessory structure height, the third is for additions to the East Wing of the Marshfield Clinic, and the fourth is to allow a construction trailer to be used for more than 365 days. Since these resolutions were drafted prior to the public hearing, some of the conditions may change. If that occurs, staff will be drafting new resolutions prior to the Special Common Council meeting on Wednesday, September 30, 2015.

## **Analysis**

### **Resolution 2015-46**

Conditional Use Request by Hannah Shilts, on behalf of Ashley Petersen, for a 4-bed Adult Family Home with an exception to the City population limitation, zoned “TR-6” Two Family Residential, located at 1301 East Doege Street.

A public hearing will be held on Monday, September 28, 2015. Staff will share comments made by the public and will provide an update regarding the Plan Commission recommendation at the Common Council meeting.

Staff is recommending the following action:

APPROVE a Conditional Use Permit for a 4-Bed Adult Family Home at 1301 East Doege Street zoned “TR-6” Two Family Residential District with an exception to the City population limitations with the following condition:

1. The Conditional Use Permit shall expire if the proper license to establish a 4-bed Adult Family Home is not obtained within 12 months of Common Council approval or if the license is not maintained for a period of 12 or more consecutive months.

The Clerk will submit the resolution to the appropriate Register of Deeds upon approval by the Common Council.

### **Resolution 2015-47**

Conditional Use Request by Tanya Esser for an exception to construct a detached accessory structure to exceed the height of the principal building by less than three feet in the "SR-6" Single-Family Residential district, located at 406 West Leonhard Street. An exception is also being requested to allow a zero foot setback for a driveway addition, south of an existing shared driveway.

A public hearing will be held on Monday, September 28, 2015. Staff will share comments made by the public and will provide an update regarding the Plan Commission recommendation at the Common Council meeting.

Staff is recommending the following action:

APPROVE a Conditional Use Request by Tanya Esser for an exception to construct a detached accessory structure to exceed the height of the principal building by less than three feet in the "SR-6" Single-Family Residential district, located at 406 West Leonhard Street with the following conditions:

1. The proposed garage may be constructed as presented allowing minor site adjustments to be administratively approved provided the garage does not exceed 15 feet in height.
2. A 0 foot setback is allowed for the driveway along the west property line, north of the garage.

The Clerk will submit the resolution to the appropriate Register of Deeds upon approval by the Common Council.

### **Resolution 2015-48**

Conditional Use Request by Marshfield Clinic to allow building additions to the East Wing facility, expanding a "Large Scale Indoor Institutional" use within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue.

A public hearing will be held on Monday, September 28, 2015. Staff will share comments made by the public and will provide an update regarding the Plan Commission recommendation at the Common Council meeting.

Staff is recommending the following action:

APPROVE a conditional use request by Marshfield Clinic to allow building additions to the East Wing facility, expanding a "Large Scale Indoor Institutional" use within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue with the following conditions:

1. The proposed building additions may be constructed as presented, allowing minor changes to be administratively approved.
2. Lighting and Landscaping must meet the minimum requirements of "CMU" Community Mixed Use district.
3. A parking analysis/ plan must be approved by Plan Commission for the overall site prior to issuance of a certificate of occupancy.
4. The proposed on-grade air cooled chiller may be installed as presented, allowing minor changes to be administratively approved.
5. Marshfield Clinic will work with the City to install landscaping to provide screening for the air cooled chiller after the bike trail has been installed.

The Clerk will submit the resolution to the appropriate Register of Deeds upon approval by the Common Council.

### **Resolution 2015-49**

Conditional Use Request by Marshfield Clinic to allow the use of a temporary contractors project office for longer than 365 days on property zoned "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 1100 North Walnut Avenue (Parcel No. 33-03239B).

A public hearing will be held on Monday, September 28, 2015. Staff will share comments made by the public and will provide an update regarding the Plan Commission recommendation at the Common Council meeting.

Staff is recommending the following action:

APPROVE a conditional use request by Marshfield Clinic to allow the use of a temporary contractors project office for longer than 365 days on property zoned "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 1100 North Walnut Avenue (Parcel No. 33-03239B) with the following conditions:

1. The proposed temporary contractors office may be used as presented.
2. Access and any parking for the temporary contractor's office must be provided through the East Wing Property.
3. This structure must be removed within 10 days of issuance of occupancy permits for the future proposed developments by Marshfield Clinic.

The Clerk will submit the resolution to the appropriate Register of Deeds upon approval by the Common Council.

### **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 Resolutions 2015-46, 2015-47, 2015-48, and 2015-49.

### **Attachments**

1. Resolution 2015-46
2. Resolution 2015-47
3. Resolution 2015-48
4. Resolution 2015-49

Concurrence:



---

Jason Angell  
Planning and Economic Development Director



---

Steve Barg  
City Administrator

**RESOLUTION NO. 2015-46**

Document Title

Document Number

A Resolution approving a Conditional Use Request by Hannah Shiltz, on behalf of Ashley Petersen, for a 4-bed Adult Family Home with an exception to the City population limitation, zoned "TR-6" Two Family Residential, located at 1301 East Doege Street, City of Marshfield, Wood County, Wisconsin.

**WHEREAS**, it is determined by the Plan Commission that the proposed conditional use meets the criteria listed in Section 18-161(6)(c) of the Marshfield Municipal Code; and

**WHEREAS**, the City Clerk, having published a Notice of Public Hearing regarding such conditional use application, pursuant thereto, a public hearing having been held on the 28<sup>th</sup> day of September, 2015 at 5:30 pm, and the Plan Commission having heard all interested parties or their agents and attorneys; and

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

**SECTION 1.** That since the Common Council finds it in the public interest to allow the proposed conditional use permit, described in Section 2, on the following described properties, subject to the conditions listed below:

Lot Fourteen (14), Cliff and Johnette Reigel Subdivision, located in the NW ¼ of Section 9, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.

**SECTION 2.** The above described property, is permitted to exceed the City population limitation for a 4-bed Adult Family Home, zoned "TR-6" Two Family Residential, located at 1301 East Doege Street.

**SECTION 3.** The conditional use permit is subject to the following conditions:

- The Conditional Use Permit shall expire if the proper license to establish a 4-bed Adult Family Home is not obtained within 12 months of Common Council approval or if the license is not maintained for a period of 12 or more consecutive months.

**SECTION 4.** The City Clerk is hereby directed to record a certified copy of this Resolution as the Conditional Use Permit in the office of the Register of Deeds of Wood County, Wisconsin, upon approval by the Common Council.

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

ADOPTED \_\_\_\_\_

CHRIS L. MEYER, Mayor

ATTEST:

APPROVED \_\_\_\_\_

DEB M. HALL, City Clerk

Drafted by: City of Marshfield, Samuel Schroeder  
Planning and Economic Development Department  
630 South Central Avenue  
6<sup>th</sup> Floor, Suite 602  
Marshfield, WI 54449

STATE OF WISCONSIN COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public, Wood County, Wisconsin  
My Commission Expires: \_\_\_\_\_

Recording Area

Name and Return Address

**City of Marshfield  
Attn: City Clerk  
630 S Central Ave, Suite 502  
Marshfield, WI 54449**

**33-07025**

Parcel Identification Number (PIN)

**RESOLUTION NO. 2015-47**

Document Title

Document Number

A Resolution approving a Conditional Use Request by Tanya Esser for an exception to allow a detached accessory structure to exceed the height of the principal building by approximately 3 feet and to allow a zero foot setback for a driveway addition, along the west property line, south of an existing shared driveway, zoned "SR-6" Single Family Residential, located at 406 West Leonard Street, City of Marshfield, Wood County, Wisconsin.

**WHEREAS**, it is determined by the Plan Commission that the proposed conditional use meets the criteria listed in Section 18-161(6)(c) of the Marshfield Municipal Code; and

**WHEREAS**, the City Clerk, having published a Notice of Public Hearing regarding such conditional use application, pursuant thereto, a public hearing having been held on the 28<sup>th</sup> day of September, 2015 at 5:30 pm, and the Plan Commission having heard all interested parties or their agents and attorneys; and

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

**SECTION 1.** That since the Common Council finds it in the public interest to allow the proposed conditional use permit, described in Section 2, on the following described properties, subject to the conditions listed below:

Lot three (3), Derge's Subdivision, located in the SE ¼ of the NW ¼ of Section 5, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.

**SECTION 2.** The above described property, is permitted to construct a detached accessory structure that exceeds the height of the principal structure and to extend the existing driveway to the south with a zero foot setback zoned "SR-6" Single Family Residential, located at 406 West Leonard Street.

**SECTION 3.** The conditional use permit is subject to the following conditions:

- The proposed garage may be constructed as presented allowing minor site adjustments to be administratively approved provided the garage does not exceed 15 feet in height.
- A 0 foot setback is allowed for the driveway along the west property line, north of the garage.

**SECTION 4.** The City Clerk is hereby directed to record a certified copy of this Resolution as the Conditional Use Permit in the office of the Register of Deeds of Wood County, Wisconsin, upon approval by the Common Council.

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

ADOPTED \_\_\_\_\_

CHRIS L. MEYER, Mayor

ATTEST:

APPROVED \_\_\_\_\_

DEB M. HALL, City Clerk

Drafted by: City of Marshfield, Samuel Schroeder  
Planning and Economic Development Department  
630 South Central Avenue  
6<sup>th</sup> Floor, Suite 602  
Marshfield, WI 54449

STATE OF WISCONSIN COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public, Wood County, Wisconsin  
My Commission Expires: \_\_\_\_\_

Recording Area

Name and Return Address

**City of Marshfield**  
**Attn: City Clerk**  
**630 S Central Ave, Suite 502**  
**Marshfield, WI 54449**

**33-04103**

Parcel Identification Number (PIN)

**RESOLUTION NO. 2015-48**

Document Title

Document Number

A Resolution approving a Conditional Use Request by Marshfield Clinic to allow building additions to the East Wing facility, expanding a "Large Scale Indoor Institutional" use within property zoned "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue, City of Marshfield, Wood County, Wisconsin.

**WHEREAS**, it is determined by the Plan Commission that the proposed conditional use meets the criteria listed in Section 18-161(6)(c) of the Marshfield Municipal Code; and

**WHEREAS**, the City Clerk, having published a Notice of Public Hearing regarding such conditional use application, pursuant thereto, a public hearing having been held on the 28<sup>th</sup> day of September, 2015 at 5:30 pm, and the Plan Commission having heard all interested parties or their agents and attorneys; and

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

**SECTION 1.** That since the Common Council finds it in the public interest to allow the proposed conditional use permit, described in Section 2, on the following described properties, subject to the conditions listed below:

Being Lot 1 of Certified Survey Map #7430, located in the SW ¼ of the NW ¼ and in the SE ¼ of the NW ¼, all in Section 12, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.

**SECTION 2.** The above described property, is permitted to construct a radiation oncology addition and a 2<sup>nd</sup> floor mechanical addition to the East Wing facility and install an on-grade air cooled chiller prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue, zoned "CD" Campus Development.

**SECTION 3.** The conditional use permit is subject to the following conditions:

- The proposed building additions may be constructed as presented, allowing minor changes to be administratively approved.
- Lighting and Landscaping must meet the minimum requirements of "CMU" Community Mixed Use district.
- A parking analysis/ plan must be approved by Plan Commission for the overall site prior to issuance of a certificate of occupancy.
- The proposed on-grade air cooled chiller may be installed as presented, allowing minor changes to be administratively approved.
- Marshfield Clinic will work with the City to install landscaping to provide screening for the air cooled chiller after the bike trail has been installed.

**SECTION 4.** The City Clerk is hereby directed to record a certified copy of this Resolution as the Conditional Use Permit in the office of the Register of Deeds of Wood County, Wisconsin, upon approval by the Common Council.

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

ADOPTED \_\_\_\_\_

CHRIS L. MEYER, Mayor

ATTEST:

APPROVED \_\_\_\_\_

DEB M. HALL, City Clerk

Drafted by: City of Marshfield, Samuel Schroeder  
Planning and Economic Development Department  
630 South Central Avenue  
6<sup>th</sup> Floor, Suite 602  
Marshfield, WI 54449

STATE OF WISCONSIN COUNTY OF \_\_\_\_\_

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

Notary Public, Wood County, Wisconsin  
My Commission Expires: \_\_\_\_\_

Recording Area

Name and Return Address

**City of Marshfield**  
**Attn: City Clerk**  
**630 S Central Ave, Suite 502**  
**Marshfield, WI 54449**

**33-03233**

Parcel Identification Number (PIN)

**RESOLUTION NO. 2015-49**

Document Title

Document Number

A Resolution approving a Conditional Use Request by Marshfield Clinic to allow the use of a temporary contractors project office for longer than 365 days on property zoned "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 1100 North Walnut Avenue, City of Marshfield, Wood County, Wisconsin.

**WHEREAS**, it is determined by the Plan Commission that the proposed conditional use meets the criteria listed in Section 18-161(6)(c) of the Marshfield Municipal Code; and

**WHEREAS**, the City Clerk, having published a Notice of Public Hearing regarding such conditional use application, pursuant thereto, a public hearing having been held on the 28<sup>th</sup> day of September, 2015 at 5:30 pm, and the Plan Commission having heard all interested parties or their agents and attorneys; and

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

**SECTION 1.** That since the Common Council finds it in the public interest to allow the proposed conditional use permit, described in Section 2, on the following described properties, subject to the conditions listed below:

A parcel of land located in the N 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4 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, 389.31 feet to the point of beginning; thence West, parallel to the North line of Tauschek First Certified Survey, 123.00 feet; thence North, parallel to the West line of Walnut Avenue, 95.00 feet; thence East parallel to the North line of Tauschek First Certified Survey, 123.00 feet to the West line of Walnut Avenue; thence South, along the West line of Walnut Avenue, 95.00 feet to the point of beginning. AND also vacated Jefferson Court lying southerly of the lot.

**SECTION 2.** The above described property, is permitted to use a temporary contractors project office for longer than 365 days on property zoned "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 1100 North Walnut Avenue.

**SECTION 3.** The conditional use permit is subject to the following conditions:

- The proposed temporary contractors office may be used as presented.
- Access and any parking for the temporary contractor's office must be provided through the East Wing Property.
- This structure must be removed within 10 days of issuance of occupancy permits for the future proposed developments by Marshfield Clinic.

**SECTION 4.** The City Clerk is hereby directed to record a certified copy of this Resolution as the Conditional Use Permit in the office of the Register of Deeds of Wood County, Wisconsin, upon approval by the Common Council.

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

ADOPTED \_\_\_\_\_

CHRIS L. MEYER, Mayor

ATTEST:

APPROVED \_\_\_\_\_

DEB M. HALL, City Clerk

Drafted by: City of Marshfield, Samuel Schroeder  
Planning and Economic Development Department  
630 South Central Avenue  
6<sup>th</sup> Floor, Suite 602  
Marshfield, WI 54449

STATE OF WISCONSIN COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public, Wood County, Wisconsin  
My Commission Expires: \_\_\_\_\_

Recording Area

Name and Return Address

**City of Marshfield**  
**Attn: City Clerk**  
**630 S Central Ave, Suite 502**  
**Marshfield, WI 54449**

**33-03239B**

Parcel Identification Number (PIN)

# Tax Increment District #10 Project Plan City of Marshfield, WI

**Prepared For:**

City of Marshfield  
630 S. Central Avenue  
Marshfield, WI 54449

**Prepared By:**

vierbicher  
planners | engineers | advisors



999 Fourier Drive, Suite 201  
Madison, WI 53717

September 30, 2015

# Acknowledgements

## Common Council

Gary Cummings (District 7) – Council President  
Michael J. Feirer (District 1)  
Alanna Feddick (District 2)  
Chris Jockheck (District 3)  
Gordon H. Earll (District 4)  
Ed Wagner (District 5)  
Rich Reinart (District 6)  
Rebecca Spiros (District 8)  
Tom Buttke (District 9)  
Peter O. Hendler (District 10)

## Plan Commission

Chris Meyer, Mayor - Chairperson  
Josh Witt  
Ken Wood  
Bill Penker  
Laura Mazzini  
Joe Gustafson  
Ed Wagner – Alderperson

## City Staff

Jason Angell, Director of Planning & Economic Development  
Josh Miller, City Planner  
Deb Hall, City Clerk

## Joint Review Board

Mike Kobs (At Large Member)  
Mike Martin (Wood County)  
Keith Strey (City of Marshfield)  
Brenda Dillenburg (Mid-State Technical College)  
Pat Saucerman (Marshfield School District)

## Vierbicher Associates, Inc.

Gary W. Becker, CEcD  
Daniel J Lindstrom, AICP

# Table of Contents

Introduction .....	1
Proposed Public Works.....	4
Economic Feasibility .....	8
Financing Methods & Timetable.....	10
Overlying Taxing Jurisdictions.....	12
“ 12% Test” .....	12
Changes to Maps, Plans, Ordinances.....	13
Relocation.....	14
Promoting Orderly Development .....	14
Base Value Redetermination .....	14
District Boundaries.....	15
Parcel List & Maps .....	1
Financial Attachments.....	2
Resolutions, Notices, Minutes .....	3

## **Appendix A: Parcel List & Maps**

- TID #10 Parcel List
- Map #1: District Boundary and Parcels
- Map #2: Orthographic Photo
- Map #3: Condition of Property
- Map #4: Existing Land Uses
- Map #5: Future Land Uses
- Map #6: Proposed Improvements
- Map #7: Proposed Improvements & Half Mile Radius
- Map #8: Zoning

## **Appendix B: Financial Attachments**

- Attachment #1: Planned Project Costs
- Attachment #2: Financing Summary
- Attachment #3: Debt Service Plan
- Attachment #4: Tax Increment Pro Forma
- Attachment #5: Tax Increment Cash Flow
- Attachment #6: Analysis of Impact to Overlying Taxing Jurisdictions
- Attachment #7: Increment Projections
- Attachment #8: Opinion of Probable Construction Cost

## **Appendix C: Resolutions, Notices, Minutes, and Other Attachments**

- Attachment #1: Timetable
- Attachment #2: Opinion Letter from City Attorney Regarding Compliance with Statutes
- Attachment #3: Letter Chief Elected Official of Overlying Taxing Entities and Notice
- Attachment #4: Joint Review Board Meeting Notices
- Attachment #5: Joint Review Board Meeting Agendas
- Attachment #6: Joint Review Board Meeting Minutes
- Attachment #7: Joint Review Board Resolution Approving TID #10
- Attachment #8: Letter and Public Hearing Notice to Property Owners within the TID
- Attachment #9: Public Hearing Notice Proof of Publication
- Attachment #10: Plan Commission Meeting Agendas
- Attachment #11: Plan Commission Public Hearing and Meeting Minutes
- Attachment #12: Plan Commission Resolution Approving TID #10
- Attachment #13: Common Council Meeting Agenda
- Attachment #14: Common Council Resolution Creating TID #10
- Attachment #15: Common Council Meeting Minutes

# 1 Introduction

The project plan for Tax Increment District #10 (TID #10) in the City of Marshfield has been prepared in compliance with Wisconsin Statutes Chapters 66.1105. The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries. TID #10 is being created as a rehabilitation/conservation district as identified in Wisconsin statutes Chapter 66.1105(4)(gm)4.a.

As authorized in Wisconsin Statutes 66.1105, Tax Increment District #10 was created to promote the orderly development within the City of Marshfield by promoting the rehabilitation of Marshfield's N. Central Avenue corridor by making infrastructure improvements and other enhancements within the TID and within the one-half mile radius of the TID #10 boundary. The City intends to promote orderly development by encouraging rehabilitation of private property within the TID and improve infrastructure to enhance the redevelopment area. These efforts will improve the economic vitality of the area, increase the availability of employment and services to residents, and broaden the tax base of the City.

The City of Marshfield is not mandated to make public expenditures described in this Plan; however, they are limited to implementing only those projects identified in the original Plan and any future amendments.

## Approval Process

The Marshfield Common Council met on July 28, 2015 and directed the Plan Commission to proceed with the creation of TID #10.

A notice for the first Joint Review Board meeting was published on August 28, 2015. The Joint Review Board held their organizational meeting on September 2, 2015.

A draft TID #10 project plan and district boundary was reviewed by the Plan Commission at a public hearing on September 15<sup>th</sup> 2015. Notice of the TID #10 Public Hearing was sent to the overlying taxing jurisdictions with their Joint Review Boarding invitation letters on August 5, 2015. The notice of the public hearing was published on August 30, 2015 and September 7, 2015. Following the public hearing, the Plan Commission recommended approval of the creation of TID #10, and recommended approval of the TID #10 project plan to the Common Council.

The TID #10 project plan and district boundary was adopted by resolution of the Common Council on September 30, 2015.

A notice for the final Joint Review Board meeting was published on \_\_\_\_\_ and the Joint Review Board met on October 13, 2015 to \_\_\_\_\_ the Common Council Resolution creating TID #10.

Documentation of all resolutions, notices and minutes can be found as in Appendix C to this project plan. As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District #10.

## Plan of Rehabilitation within TID #10

### Inventory of Area

The area that is the subject of this plan is in the City of Marshfield, located in Wood and Marathon Counties, WI (the TID is in Wood County). TID #10 includes mainly retail and service businesses along N. Central Avenue and E. Upham Street. The area is bounded by N. Central Avenue (State Highway 97) on the west, E. Upham Street to the north, N. Peach Avenue to the east, and E. Ives Street to the south for a total area encompassing 33.58 acres. See Map #1 and Map #2 in appendix A for the maps of the TID #10 boundary.

The Common Council passed a resolution declaring TID #10 in need of rehabilitation or conservation on September 30, 2015. The area contained within the TID #10 boundary (as shown in Appendix A) meets the standards for a rehabilitation or conservation area as defined in Wisconsin TIF and redevelopment statutes 66.1105(4)(gm)6 and 66.1337(2m)(a). Table 1 shows an inventory of property within TID #10.

**Table 1: TID #10 Property Summary**

	Parcels	Acres	%
Property in Need of Rehabilitation	7	27.92	83.12%
Other Property	3	5.67	16.88%
<i>Vacant Property</i>	0	0	0.00%
Total Real Property	10	33.59	100%

Underutilized, deteriorated, and undervalued parcels characterize the TID #10 area. As shown in the chart above, it has been determined that 83.12% of the real property within the TID#10 boundary is in need of rehabilitation. None of the real property within the TID #10 boundary is vacant. However, several parcels underutilize spaces and parking outlots that could be used for future expansion areas.

Several of the properties, specifically the parking lots in the area suffer from lack of upkeep and investment; therefore, could lead to disinvestment and deterioration of the surrounding buildings.

General site conditions that are present throughout the district include:

- Deteriorating and dated facades visible from both the public street and adjoining properties.
- Underutilizations of property, including parking lot/outlot vacancies creating gaps in the development pattern of the City and threaten the economic viability and impair the sound growth of the community.
- Inadequate or damaged outdoor storage visible from both the public street and adjoining properties.
- Overgrown and weed-filled parking lots lacking maintenance and upkeep resulting in many parking lots exhibiting pavement failures.
- Structural foundations remain from a former mall tenant.
- Cross property contamination from the former laundromat located on the west side of N. Central Avenue.

A lack of property maintenance and building upkeep for the architecturally dated structures can contribute to a continuing downward spiral of disinvestment, in which building owners who had maintained their properties begin to defer maintenance as they see the properties around

them deteriorate. Leaving maintenance issues unaddressed can create and spread conditions of deterioration within and beyond the N. Central Avenue corridor to surrounding areas.

The proposed location, adjacent to TID #9 and several other vital commercial properties makes the area of critical interest to revitalization and redevelopment. The creation of a Tax Increment District will promote rehabilitation and investment from property owners, both within and outside of the district. The creation of the TID allows the City to provide needed improvements and incentives to encourage business and property owners to proactively participate in the rehabilitation of the TID.

City water, sewer, and electric power currently serve the TID #10 project area. Additional work to public utilities may be necessary to serve the TID, specifically a sewer line relocation identified for lots 5B and 5C within section 2 of the project plan.

### **Rehabilitation and Redevelopment Plan**

The Common Council and Plan Commission intend to encourage rehabilitation and redevelopment of properties along N. Central Avenue. The City intends to use the powers granted under Wisconsin Statutes 66.1105 and 66.1105(2)(f)1 to implement street improvements along N. Central Avenue and potentially improve other intersections within 0.5 miles of the subject area. Additionally, the City could participate in parcel predevelopment remediation, water and sewer infrastructure work, and site development incentives.

Exhibit #3 in Appendix A shows existing land uses in the area. The City intends to encourage the continuation of high-quality commercial development throughout the area, in conjunction with the proposed land uses in the City of Marshfield Comprehensive Plan (map #4 of Appendix A).

The City may provide development assistance or incentives to encourage redevelopment of parcels and to offset the additional expenses often associated with redevelopment. In such cases, the City shall execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

TID #10 will promote the rehabilitation of properties within the TID, redevelopment of underutilized property, stimulate revitalization, enhance the value of property, and broaden the property tax base. The City may spend funds on planning, public improvements, demolition of existing structures, financial incentives, and site improvements to promote redevelopment activities.

Costs directly or indirectly related to achieving the objectives of rehabilitation or redevelopment are considered "project costs" and eligible to be paid from tax increments of this TID. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs. Funds may be expended within the City up to a half-mile outside the TID boundary on projects that directly benefit the TID.

Listed below are major public improvement categories, which are necessary for promoting redevelopment of areas in need of rehabilitation. Table #2 in Section 3 summarizes the total costs by category. Appendix B contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures.

All costs listed are based on 2015 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2015 and the time of construction or implementation.

### **A. Capital Improvements**

That portion of costs related to the design, construction or alteration of infrastructure improvements located within the one-half mile radius of the district boundary that serves the district. Infrastructure improvements include:

- 1) Installation of a right turn lane for westbound traffic on E. Upham Street to turn north on Central Avenue (\$50,000).
- 2) Installation of a right turn lane for southbound traffic on N. Peach Avenue to turn right onto E. Ives Street (\$75,000).
- 3) Installation of traffic control measures at the intersection of N. Peach Avenue and E. Ives Street (\$120,000).
- 4) Installation of traffic control measures at the intersection W. Kalsched Street & N. Central Avenue (\$50,000).

Maps #6 and #7 of Appendix A illustrate the proposed improvement locations. Attachment 1 of Appendix B includes the list of complete project costs (in 2015 values).

Approximately \$295,000 is budgeted for infrastructure.

### **B. Site Development, Redevelopment, and Infrastructure Costs**

Site development and redevelopment activities required to make sites suitable for development including, but not limited to, environmental studies and remediation, access drives, parking areas, landscaping, storm water drainage, demolition of existing structures, relocating utility lines and other infrastructure, abandonment of existing utilities, installation of new utility services, signs, and related activities. Specifically, this includes the relocation of a storm sewer line(s) on TID parcels ID 5C and 5B.

Approximately \$300,000 is budgeted to pay for site development, redevelopment, and infrastructure costs. An opinion of probable cost is also included as Attachment 9 of Appendix B.

**C. Development Incentives**

The City may use TID #10 funds to provide incentives to developers and businesses to promote and stimulate new development. In general, it is the City's intent to offset some of the costs that are associated with redevelopment that are above and beyond typical costs for "greenfield" development. Development incentives are expected to be used for improvements such as site preparation, renovation and rehabilitation of existing structures, enhanced stormwater management, building demolition, private parking lot improvements, infrastructure to serve the redevelopment, environmental studies, remediation, and other costs that are typical for redevelopment projects.

The City may enter into agreements with property owners, businesses, developers, or non-profit organizations for the purpose of sharing costs to encourage the desired improvements. In such cases, the City shall execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

The City may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Community Development Authority, etc.) for the purpose of making capital available to business or developers to stimulate economic development projects within TID #10. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, land write down, or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and shall be set forth in a development agreement. The City of Marshfield prefers development financing assistance in the form of a "Developer-Financed TIF" note<sup>1</sup>.

Approximately \$1,200,000 is budgeted for development incentives within the district.

**D. Administration Costs**

Administrative costs including, but not limited to, a reasonable portion of the salaries and/or charges of the Mayor, Clerk, City Administrator, City Attorney, Finance Department Staff, City Engineer, Building Inspector, Zoning Administrator, Planning and Economic Development staff, consultants, and others directly involved with planning and administering the projects and overall District. Administration costs also include money budgeted for ongoing Plan Commission activities throughout the TID's expenditure period. This could be paid through revenues generated by TID increments.

Approximately \$25,000 is budgeted for administration costs.

**E. TID Organizational Costs**

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation of the TID. This could include the preparation of project plans, engineering to determine project costs for potential sewer and utility relocation, maps, legal services, environmental investigations, grant applications, regulatory approvals and other payments made which are necessary or convenient to the creation and administration of this tax incremental district. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue Certification fee and annual reporting fees as assigned by the Wisconsin Department of Revenue.

Approximately \$20,000 is budgeted for TID organizational costs.

---

<sup>1</sup> Also known as "PayGo" or "Pay-As-You-Go"

**F. Inflation**

This category covers anticipated inflation between the time of creation of the TID and the planned time of expenditures. The actual amount will vary depending upon the timing of expenditures and the inflation rate.

Approximately \$188,000 of inflation has been included in the projections<sup>2</sup>. Detailed numbers are included within Section 3 of this plan and Attachment 1 of Appendix B

**G. Financing Costs**

Including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity. The actual amount will vary depending upon the interest rates at the time of issuance and the amount borrowed.

Approximately \$860,000 is estimated for financing costs over the life of the TID.<sup>3</sup> Detailed numbers are included within Section 3 of this plan and Attachment 1 of Appendix B

The projects listed above will provide necessary facilities and support to enable and encourage the redevelopment of TID #10. These projects may be implemented in varying degrees in response to development needs. The City of Marshfield is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time. The financial attachments in Appendix B list specific amounts associated with the cost categories above. Map #6 and #7 in Appendix A show public works that are planned as part of this TID. The planned improvements are located outside of TID #10, but within the ½ mile radius of the TID boundary as provided by law.

---

<sup>2</sup> This value is the result of formulating the impact of the proposed property investments listed in Attachment 7 (in 2015 dollars) with the construction inflation rates listed in Section 4 at the time of valuation.

<sup>3</sup> This value is the result of anticipated financing rates. This is subject to change with market conditions/rates.

### 3 Detailed Project Costs

Table #2 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID #10. This format follows the Department of Revenue guidance on detailed project costs, which states "this list should show estimated expenditures expected for each major category of public improvements."

All costs listed are based on 2015 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect changes in project scope, inflation and other unforeseen circumstances between 2015 and the time of construction or implementation. The City should pursue grant programs to help share project costs included in this project plan. A more detailed list of planned project costs is included as part of the Financial Attachments in Appendix B.

The City of Marshfield may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID #10, so long as the sum of expenditures remain below the prescribed total TID expenditures listed in Table #2 and Appendix B. The City will generally use overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period.

See Attachment #4 in Appendix B for further details on specific projects under the cost categories summarized above.

**Table #2: City of Marshfield TID #10 Planned Project Costs**

Proposed Improvements	Total Cost	Others' Share	TID Share
A. Capital Improvements	\$ 295,000	\$ -	\$ 295,000
B. Site Development, Redevelopment, and Infrastructure Costs	\$ 300,000	\$ -	\$ 300,000
C. Development Incentives	\$ 1,200,000	\$ -	\$ 1,200,000
G. Administration Costs	\$ 25,000	\$ -	\$ 25,000
H. TIF Organizational Costs	\$ 20,000	\$ -	\$ 20,000
I. Inflation	\$ 187,420	\$ -	\$ 187,420
<b>Subtotal</b>	<b>\$ 2,027,420</b>	<b>\$ -</b>	<b>\$ 2,027,420</b>
J. Financing Costs ( <i>Interest, Fin. Fees, Less Cap. Interest</i> )			\$859,658
Capitalized Interest			\$0
<b>Total TID Expenditure</b>			<b>\$ 2,887,078</b>

These values are the result of formulating the impact of the proposed property investments listed in Attachment 7 (in 2015 dollars) with the construction inflation rates listed in Section 4 at the time of anticipated valuation.

## 4 Economic Feasibility

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district contrasted with the ability of the municipality to finance proposed projects. TID #10 is economically feasible if the tax incremental revenue projected is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.
- D. The expected TID revenues.
- E. The expected TID cash flow (the *timing* of the revenue).

Following is a discussion of these components.

### A. Inflation and Property Appreciation Rates

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged 3.0 percent (Turner Building Cost Index). Appreciation of land values in the proposed TID area have been uneven due in part to the mix of occupied parcels, vacant parcels, properties in need of rehabilitation, and recently redeveloped parcels in the area. The appreciation rate, for the purpose of making projections of equalized value, will be 0.5 percent. Inflation for purposes of projecting future project costs is assumed to be 3.0 percent.

### B. Increase in Property Value

The proposed plan includes the rehabilitation of parcels within the TID. The formation of TID #10 will enable the City to provide developer incentives that will stimulate redevelopment in the area. This rehabilitation and redevelopment will create increased property valuation. The value of anticipated redevelopment is shown in Attachment #7 from Appendix B.

### C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate (Table #3). The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. Table 3 summarizes the historic full value tax rate in the City between 2007 and 2014<sup>4</sup>.

For our purposes, the 2014 full value tax rate of \$24.00 per \$1,000 with no annual change will be used in this project plan to project TID revenues. This mill rate takes into account property tax levies from the School District, City, County, Technical College, and state. The assumed zero net annual change is relatively equal than the actual -0.14% average annual change between 2007 and 2014.

Table #3: Full Gross Value Tax Rate

Year	Mill Rate (Wood County)	Annual Change
2007	0.02439	-
2008	0.02579	5.74%
2009	0.02660	3.14%
2010	0.02451	-7.86%
2011	0.02487	1.47%
2012	0.02512	1.01%
2013	0.02485	-1.07%
2014	0.02400	-3.42%
Average		-0.14%

<sup>4</sup> Source: City of Marshfield

**D. TIF Revenues**

A projected land and construction increment of about \$12,200,000 (\$14,600,000 including construction inflation) is expected over the life of TID #10. Detail of project increment is included as Attachment 7 of Appendix B. As stated above, the initial full-value tax rate of \$24.00 per \$1,000 of assessed value will remain unchanged throughout the life of the TID. The projected TIF Revenue from TID #10 is shown in the Tax Increment Pro Forma in Attachment #4 of Appendix B. The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1 of Appendix B.

**E. Cash Flow**

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures, or cash flow. There are sufficient TID revenues projected over the life of the TID to pay all expected costs. However, the first few years there would not sufficient TID revenues to pay all costs (TID administration and TID organizational costs). Cash flow forecasts indicate this shortfall will only be temporary, and only be until the TID has begun generating revenue from positive increment. The City may borrow additional funds to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 of Appendix B summarizes the assumed cash flow.

## 5 Financing Methods & Timetable

### A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID #10 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of March 24, 2015 the City had total debt capacity of \$70,265,335 and according to Moody's Investors Service, after the sale of \$6,265,000 of bonds, the city has approximately \$40,000,000 in existing General Obligation debt. Using this data, the current remaining debt capacity of the City is about \$30,265,000. Table 4 illustrates this data.

Table #4: City of Marshfield Current Financial Values (2014)

	Total Value	Percent to Total Value
Total Assessed Value (Wood and Marathon)	\$1,405,306,700	-
Total Debt Capacity (5%)	\$70,265,335	5.00%
Total General Obligation Debt*	\$40,000,000	2.85%
Total Remaining Debt Capacity	\$30,265,335	2.15%

\* per Moody's Investors Services report

There are approximately \$2,900,000 in anticipated project costs within the TID. Not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying incremental property taxes.

The City has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity. "Developer-Financed TIF" is one of these options, where the developer borrows funds that the City would have borrowed under a traditional TIF and is then reimbursed by the City. Another option is for the CDA to issue bonds instead of the City. Both methods may be used to some extent within TID #10.

The City may also utilize revenue bonds repaid from fees for services charged by the City. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued; however, the City must demonstrate the ability to repay the debt from anticipated revenues. A further factor that could potentially limit revenues is the regulation of utility rates by the Wisconsin Public Service Commission.

Some project costs can potentially be paid through special assessments levied on properties directly benefiting from the improvements. Costs of streets, curbs, gutters, and sewer and water extensions are commonly paid through special assessments. The City can issue special assessment bonds, pledging revenues from the special assessments on individual properties to repay the debt. Property owners are generally permitted to pay the special assessments in installments. These bonds are not counted against the City's constitutional debt limit.

**B. Timetable**

The maximum life of the TID is twenty-seven years; a three-year extension may be requested. The City of Marshfield has a maximum of twenty-two years, until 2037 to incur TIF expenses for the projects outlined in this plan. The City of Marshfield is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the City's housing stock. The City of Marshfield may opt to take advantage of this provision prior to termination of TID #10.

Timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment #4 in Appendix B) and Increment Projections (Attachment #7 in Appendix B) worksheets.

**C. Financing Methods and Costs to be Incurred**

Financing for the projects shown above are projected as shown in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #3 of Appendix B. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the twenty-two year expenditure period, unless relocation requires extending beyond the given period.

## 6 Overlying Taxing Jurisdictions

Taxing Districts overlying TID #10 in the City of Marshfield include Wood County, the Marshfield School District, Mid-State Technical College, and the State of Wisconsin. Impact on the overlying taxing districts is based on the percentage of tax collections in TID #10 in 2014. Total TIF Increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6 in Appendix B.

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID #10 is a mechanism to make improvements in an area of Marshfield that is experiencing a lack of property maintenance and other blighting influences, and to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID #10.

## 7 "12% Test"

§66.1105(5)(d) states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The information below uses values contained in the Wisconsin Department of Revenue's Statement of Changes in Equalized Values report. Table 5 illustrates this data.

Table #5: TID Capacity

Equalized Value	%	Maximum TID Capacity*
\$1,427,677,300	x 12%	\$171,321,276

\* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

Table 6 illustrates the current values changes for all active TIDs within the City or Marshfield.

Table #6: Current and Proposed TID Values

Current TID	TID Base Value	2014 TID Value	2015 TID Value	2014-2015 Value Change	Annual Percent Change	2015 Total Increment	Percent of Capacity
TID 2	\$ -	\$ 4,562,700	\$ 4,281,600	\$ (281,100)	-6.16%	\$ 4,281,600	0.30%
TID 4	\$ 37,757,800	\$ 68,894,200	\$ 64,803,300	\$ (4,090,900)	-5.94%	\$ 27,045,500	1.89%
TID 5	\$ 299,500	\$ 18,275,100	\$ 19,500,100	\$ 1,225,000	6.70%	\$ 19,200,600	1.34%
TID 7	\$ 2,411,300	\$ 11,511,500	\$ 12,800,100	\$ 1,288,600	11.19%	\$ 10,388,800	0.73%
TID 9	\$ 1,484,800	\$ 1,668,000	\$ 2,349,100	\$ 681,100	40.83%	\$ 864,300	0.06%
Proposed TID 10	\$ 14,040,000		\$ 14,040,000	-	-	\$ -	0.98%
Total	\$41,953,400	\$104,911,500	\$103,734,200	(\$1,177,300)	46.63%	\$61,780,800	5.31%

Together, these five TIDs represent 4.33% of the City's total equalized value and the addition of TID #10 would raise the amount to 5.31%. Therefore, the City is in compliance with the statutory equalized "12%" value test for TID creation.

## 8 Changes to Maps, Plans, Ordinances

This plan does not propose changes in the Comprehensive Plan, City maps, City ordinances, or Building Codes as part of this Plan. The project plan presented here is in compliance with the City's adopted Comprehensive Plan. Modifications to the City's Zoning Code and other City ordinances may be necessary in the future possible if deemed appropriate for redevelopment. It is expected that much of the development in the area will continue to use the City's Commercial Mixed Use zoning district. Zoning is shown on Map #8 in Appendix A. Redevelopment proposals will have to go through the appropriate procedure to receive the proper zoning for a proposed project. The project plan for TID #10 is aligned with a number of goals, objectives, and policies of Marshfield's Comprehensive Plan. These include:

### *Quality of Life*

3. Promote design that is both functional and attractive, recognizing that a community's character contributes to its quality of life. Design should include the incorporation of green space, the preservation of natural features, and provisions for other details and amenities.
4. Continue Marshfield's tradition of compact and connected development patterns that promote community interaction.

### *Community Growth and Development*

1. Manage growth to ensure development and redevelopment occurs in a planned and coordinated manner.
2. Define the uses, forms, and intensities of new developments that are needed and compatible within the community and its neighborhoods. Utilize available tools to ensure development meets these benchmarks.
3. Locate growth where it can be efficiently and economically served by existing and planned streets and public utilities.

### *Economic Development*

1. Ensure the City of Marshfield remains the economic hub for the local trade area by determining locations, possible incentives, and working relationships necessary for City economic growth.
5. Organize future commercial and business growth in planned activity centers, rather than on scattered sites or highway strips. Promote this to avoid poor traffic circulation and community character concerns.
6. Promote the redevelopment of vacant commercial properties.

### *Community Appearance*

1. Coordinate public and private efforts to beautify the entrances into the community.
2. Promote quality architectural and landscape design.
4. Screen and/or buffer unsightly outdoor equipment, materials, and vehicle storage areas from public view from streets and other right-of-ways.
5. Develop strategies that encourage the maintenance of commercial and residential properties.
7. Require infill development to be compatible with the size, scale, intensity, and character of the remaining neighborhood.

### *Public Service*

1. Direct future growth to areas where it is efficient and cost-effective to provide public services. Consider municipal water supply, sanitary sewer, schools, fire, police, rescue, and related services.
4. Evaluate new development proposals on the basis of their fiscal impact and their impact on service levels elsewhere in the community.

### *Transportation*

2. Reduce truck traffic and congestion on Central Avenue and plan other truck routes to serve the community.
5. Provide safe pedestrian and bicycle circulation throughout the City(...).

## 9 Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in TID #10; however, if relocation were to become necessary in the future, the City will do so in full accordance with all applicable State statutes and rules. The following is the method proposed by the City or CDA for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes section 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

## 10 Promoting Orderly Development

The creation of TID #10 will encourage the redevelopment of areas in need of rehabilitation and/or conservation work and otherwise economically distressed and underutilized property in a highly visible location in the City. It will help to promote commercial higher density redevelopment in the City, rather than have development occur on "greenfield" sites elsewhere. Creation of the TID will also promote redevelopment of the tax base of the City and, in general, promote the public health, safety and general welfare. Successful implementation of the projects planned in TID #10 will build tax base for the City and overlying taxing jurisdictions.

## 11 Base Value Redetermination

The City may request a base value redetermination if TID #10 is in a decrement situation under 66.1105(2)(aj), Wis. Stats. according the process described in 66.1105(5)(h) and 66.1105(5)(i), Wis. Stats.

## 12 District Boundaries

Prior to considering the specific area to include within the TID, the Plan Commission reviewed statutory criteria for establishing a rehabilitation/conservation TID. The criteria are as follows:

1. The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City (5.31%).
2. Not less than 50%, by area, of the real property within the district is in need of rehabilitation or conservation work (83.12%).
3. Not more than 25%, by area, of the real property within the district may be vacant for more than the past 7 years.
4. All lands within the TID shall be contiguous.

### **City of Marshfield TID #10 Boundary Description:**

Part of the SE 1/4 of the NE 1/4 of Section 5, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 5; thence N 01°05'32" E, 818.95 feet along the east line of said NE 1/4; thence N 89°22'25" W, 23.73 feet to the southeast corner of Lot 2, Certified Survey Map No. 7196 and the Point of Beginning; thence S 01°37'12" W, 790 feet more or less along the west right-of-way of North Peach Avenue to the intersection with the north right-of-way of East Ives Street; thence N 89°25'09" W, 1130 feet more or less along the north right-of-way of East Ives Street to the southeast corner of Lot 1, Certified Survey Map No. 9650; thence continuing N 89°25'09" W along said north right-of-way, 381.25 feet; thence N 77°08'24" W, 21.43 feet along said north right-of-way; thence Northwesterly 34.43 feet along said north right-of-way and the arc of a curve to the right, having a radius of 22.00 feet and a chord bearing N 44°40'51" W, 31.02 feet to the intersection with the easterly right-of-way of North Central Avenue; thence N 26°39'55" E, 182.28 feet along said easterly right-of-way to the southwest corner of Lot 1, Certified Survey Map No. 8898; the following five courses being along said easterly right-of-way; thence N 26°39'42" E, 207.89 feet; thence N 32°32'19" E, 50.52 feet; thence N 26°43'45" E, 82.31 feet; thence N 41°55'44" E, 17.00 feet; thence Northeasterly 24.34 feet along the arc of a curve to the right, having a radius of 22.00 feet and a chord bearing N 58°06'08" E, 23.12 feet; thence S 63°11'22" E, 20.54 feet; thence N 26°34'37" E, 71.57 feet to the intersection with a southerly line of Lot 2, Certified Survey Map No. 7227; the following four courses being along a southerly line of Lot 2, Certified Survey Map No. 7227; thence N 26°34'37" E, 6.32 feet; thence N 63°21'49" W, 7.06 feet; thence N 48°14'56" W, 15.65 feet; thence Northwesterly 24.65 feet along the arc of a curve to the right, having a radius of 22.00 feet and a chord bearing N 31°33'57" W, 23.38 feet to the intersection with the easterly right-of-way of North Central Avenue; the following three courses being along the easterly right-of-way of North Central Avenue; thence N 26°39'53" E, 446.02 feet; thence N 32°31'57" E, 50.72 feet; thence N 26°39'49" E, 83.14 feet to the northwest corner of Lot 1, Certified Survey Map No. 7227; thence S 89°22'01" E, 125.33 feet along the north line of Lot 1, Certified Survey Map No. 7227 to the northeast corner thereof; thence S 89°22'25" E, 284.41 feet along the north line of Lot 3, Certified Survey Map No. 7128 and the south right-of-way of East Upham Street to the northeast corner of said Lot 3; thence S 89°22'25" E, 616.42 feet along the south right-of-way of East Upham Street to the northeast corner of Lot 2, Certified Survey Map No. 7196; thence S 01°37'12" W, 340.55 feet along the east line of said Lot 2 and the west right-of-way of North Peach Avenue to the Point of Beginning. EXCLUDING all wetlands from the above described lands.

# A

## Parcel List & Maps

### Appendix A: Parcel List & Maps

TID #10 Parcel List

Map #1: District Boundary and Parcels

Map #2: Orthographic Photo

Map #3: Condition of Property

Map #4: Existing Land Uses

Map #5: Proposed Land Uses

Map #6: Proposed Improvements

Map #7: Proposed Improvements & Half Mile Radius

Map #8: Zoning

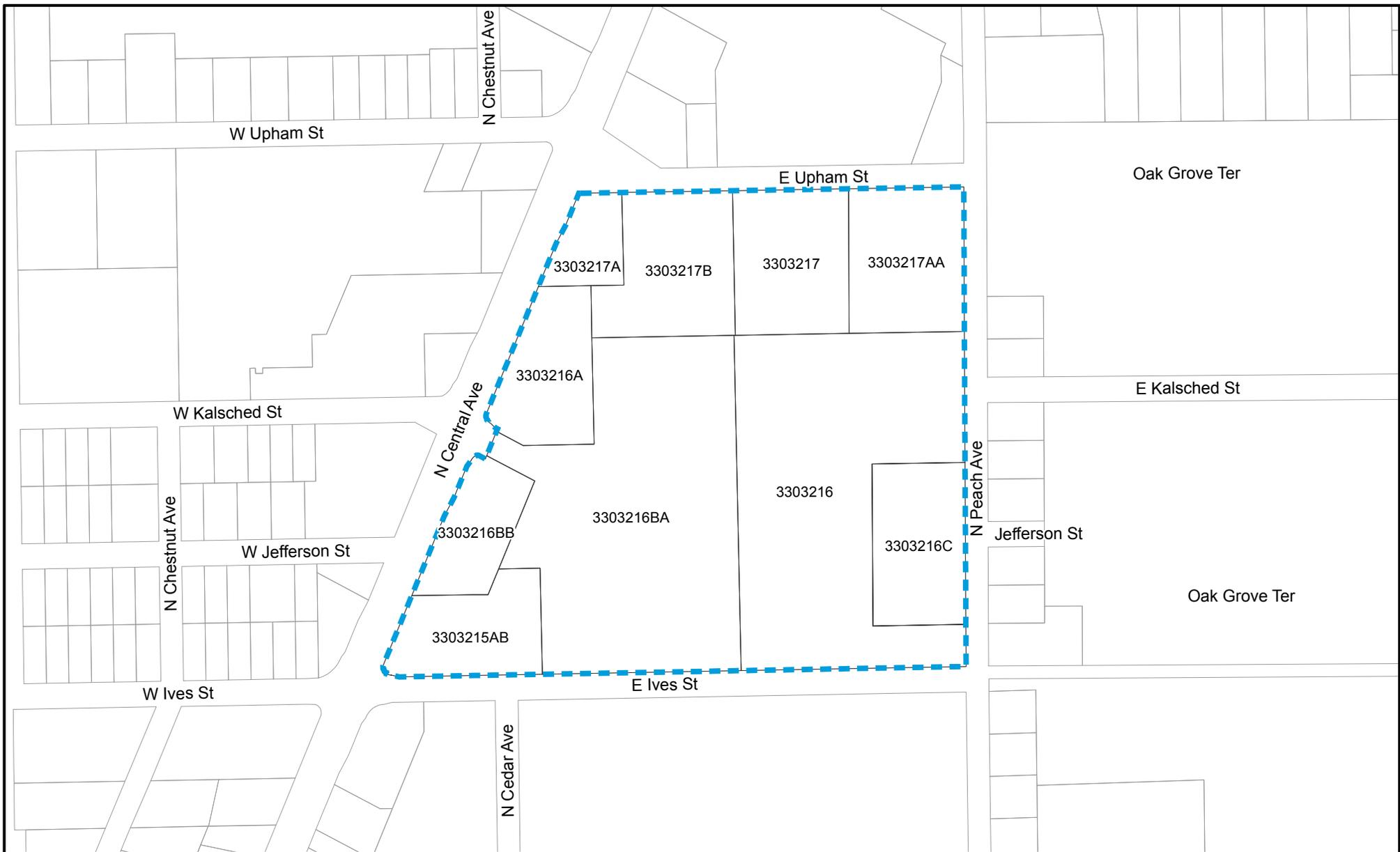
**TID 10 Parcel List**

**Spreadsheet of Parcel Ownership, Value, and Property Conditions**

Base Parcel Information						Parcel Assessment Information			
Map ID	PARCEL	Property Owner	"Known As"	PROPERTY_ADDRESS	Acres	Land Valvue	Improvement Value	Total Value	Per Acre Value
1	3303215AB	McDonald's Real Estate Co	McDonald's	1101 N Central Ave	1.87	\$ 579,100	\$ 1,311,100	\$ 1,890,200	\$ 1,011,423.06
2	3303216BB	United FCS FLCA	United FCS	1207 N Central Ave	1.40	\$ 402,000	\$ 768,500	\$ 1,170,500	\$ 836,465.16
3	3303216A	Tri-County State Bank	BMO Harris Bank	1305 N Central Ave	1.89	\$ 479,000	\$ 650,200	\$ 1,129,200	\$ 597,320.94
4	3303217A	Frontier Wisconsin Holdings LLC	Pizza Hut	1407 N Central Ave	0.86	\$ 358,700	\$ 381,000	\$ 739,700	\$ 862,760.74
5A	3303216	M&I Regional Properties LLC	Mall	503 E Ives St	8.83	\$ 112,600	\$ 1,397,900	\$ 1,510,500	\$ 171,090.61
5B	3303216C	M&I Regional Properties LLC	Mall	503 E Ives St	2.17	\$ 46,100	\$ 1,018,700	\$ 1,064,800	\$ 491,188.32
5C	3303216BA	Malls4u LLC	Mall	503 E Ives St	9.23	\$ 186,500	\$ 655,500	\$ 842,000	\$ 91,244.29
6	3303217B	Maruti Hospitality LLC	Quality Inn	114 E Upham St	2.55	\$ 479,800	\$ 1,259,700	\$ 1,739,500	\$ 681,419.86
7	3303217	Central City Plaza LLC	Commercial Center	200-216 E Upham St	2.39	\$ 484,800	\$ 1,319,800	\$ 1,804,600	\$ 753,621.74
8	3303217AA	Central City Credit Union	Central City Credit Union	222 E Upham St	2.40	\$ 484,500	\$ 1,664,500	\$ 2,149,000	\$ 895,117.18
					Total	\$ 3,613,100	\$ 10,426,900	\$ 14,040,000	\$ 639,165.19

Base Parcel Information					Parcel Study		
Map ID	PARCEL	Property Owner	"Known As"	PROPERTY_ADDRESS	Vacant	Field Varification Status	Contamination/BRRTS Report ID
1	3303215AB	McDonald's Real Estate Co	McDonald's	1101 N Central Ave		New Construction	
2	3303216BB	United FCS FLCA	United FCS	1207 N Central Ave		New Construction	
3	3303216A	Tri-County State Bank	BMO Harris Bank	1305 N Central Ave		Rehab/Conservation	02-72-193294
4	3303217A	Frontier Wisconsin Holdings LLC	Pizza Hut	1407 N Central Ave		Rehab/Conservation	02-72-193294
5A	3303216	M&I Regional Properties LLC	Mall	503 E Ives St		Rehab/Conservation	
5B	3303216C	M&I Regional Properties LLC	Mall	503 E Ives St		Rehab/Conservation	03-27-461347
5C	3303216BA	Malls4u LLC	Mall	503 E Ives St		Rehab/Conservation	
6	3303217B	Maruti Hospitality LLC	Quality Inn	114 E Upham St		Rehab/Conservation	
7	3303217	Central City Plaza LLC	Commercial Center	200-216 E Upham St		Rehab/Conservation	
8	3303217AA	Central City Credit Union	Central City Credit Union	222 E Upham St		New Construction	

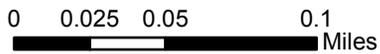
Rehab	27.92	83.12%
Other	5.67	16.88%
<b>Total</b>	<b>33.59</b>	<b>100.00%</b>



# Map 1: Proposed TID 10 District Boundary

City of Marshfield - TID 10 Creation

Data Sources:  
 City of Marshfield  
 Wood County  
 US Census  
 ESRI



-  Proposed TID Boundary
-  Parcels (ID)

M:\Marshfield, City of\150025\_TID2. Attachments&Notices\IMapping



August 18, 2015

vierbicher  
 planners | engineers | advisors



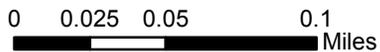




# Map #3: Condition of Property

City of Marshfield - TID 10 Creation

Data Sources:  
 City of Marshfield  
 Wood County  
 US Census  
 ESRI



M:\Marshfield, City of 150025\_TID10\_Attachments&Notices\Mapping

Proposed TID Boundary

Map ID

Parcels (ID)

Study Area Parcels

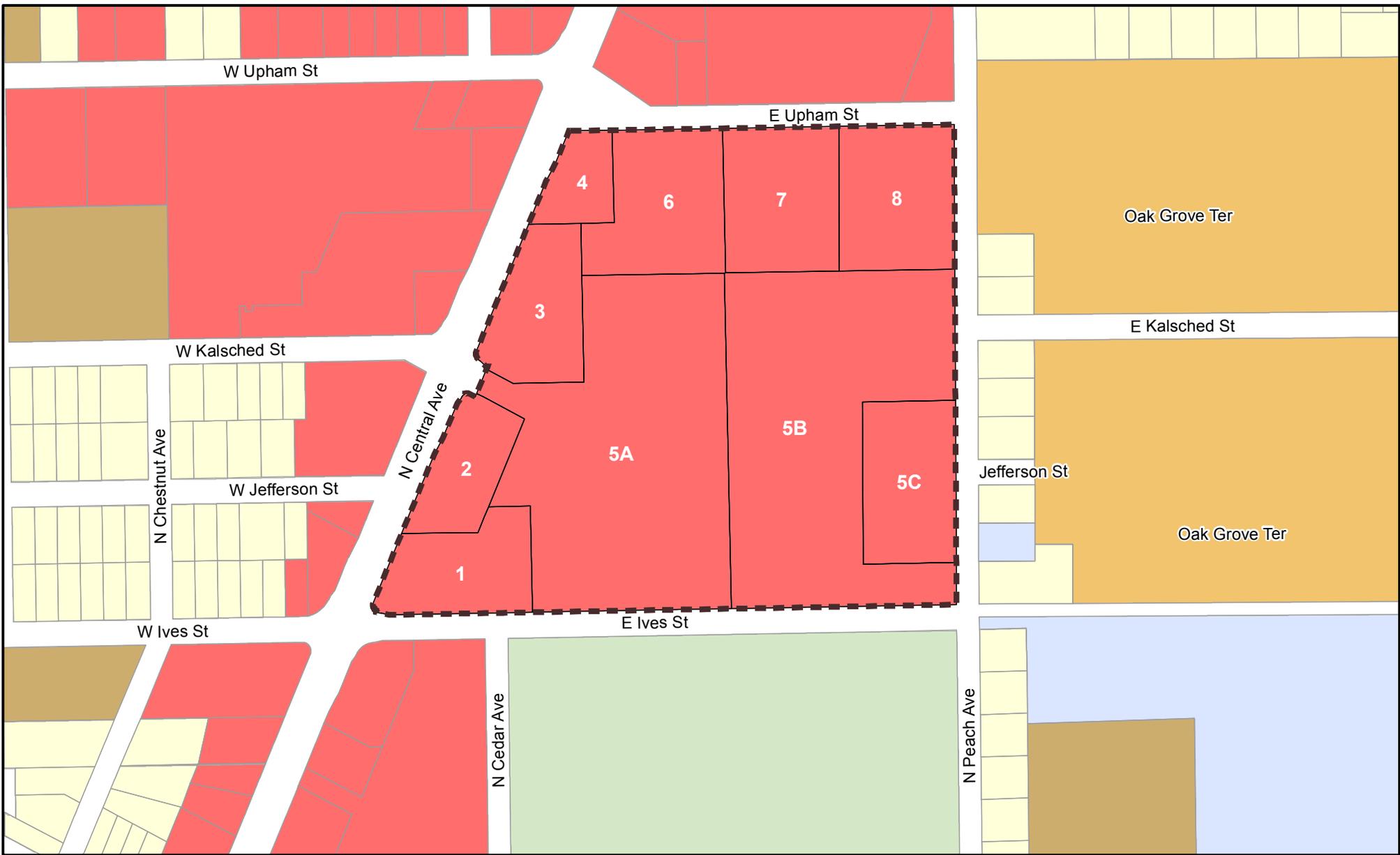
Rehab/Conversation Eligible Study Area Parcels



August 18, 2015

vierbicher  
 planners | engineers | advisors

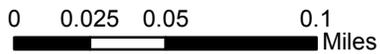




# Map #4: Existing Land Uses

City of Marshfield - TID 10 Creation

Data Sources:  
 City of Marshfield  
 Wood County  
 US Census  
 ESRI



Proposed TID Boundary  
 Parcels (Map ID)

Park  
 Residential  
 Mobile Homes  
 Multi-Family Residential  
 Commercial  
 Drainage Area

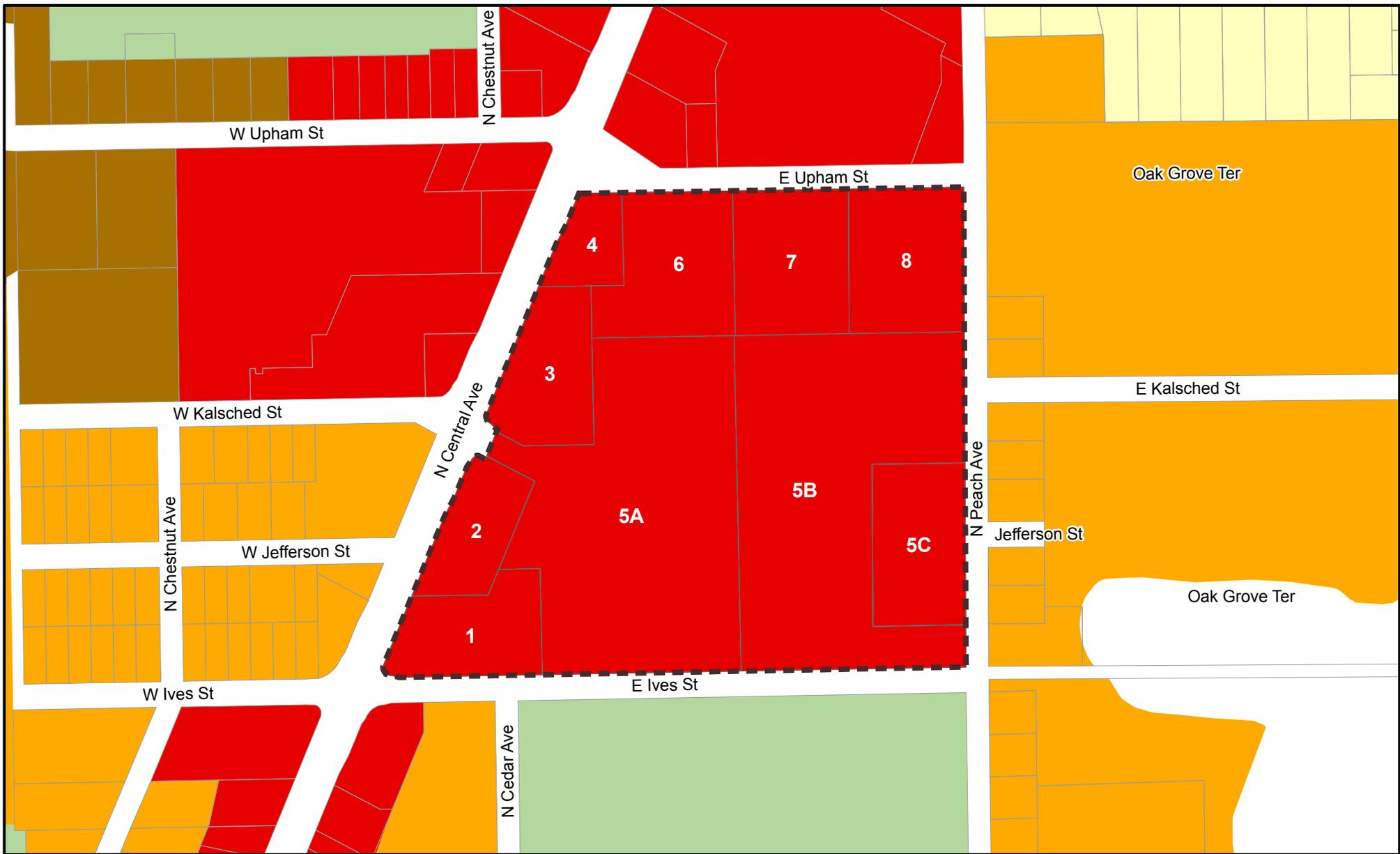


August 18, 2015

vierbicher  
 planners | engineers | advisors



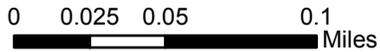
M:\Marshfield, City of\150025\_TID\2. Attachments&Notices\Mapping



# Map #5: Future Land Use

## City of Marshfield - TID 10 Creation

Data Sources:  
 City of Marshfield  
 Wood County  
 US Census  
 ESRI



- Proposed TID Boundary
- Parkland
- Existing Suburban Residential
- Existing City Residential
- Existing High Density Residential
- General Commercial

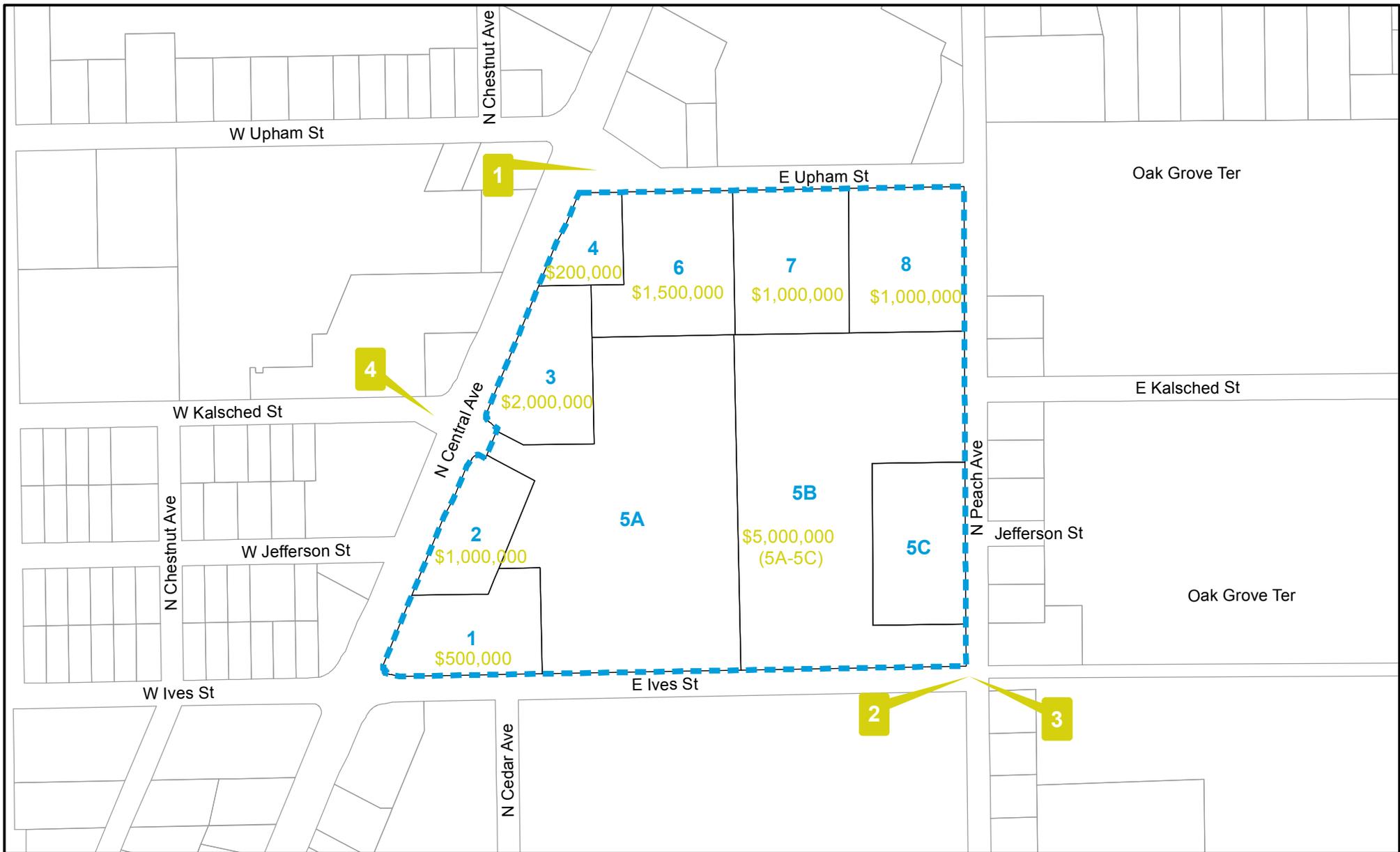


August 18, 2015

vierbicher  
 planners | engineers | advisors



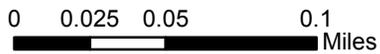
M:\Marshfield, City of\150025\_TID\2. Attachments&Notices\Mapping



# Map #6: Proposed Improvements

City of Marshfield - TID 10 Creation

Data Sources:  
 City of Marshfield  
 Wood County  
 US Census  
 ESRI



M:\Marshfield, City of\150025\_TID\2. Attachments&Notices\Mapping

[Dashed Blue Line] Proposed TID Boundary [White Box] Parcels (ID)

TID ID

Improvement Value over life of the TID

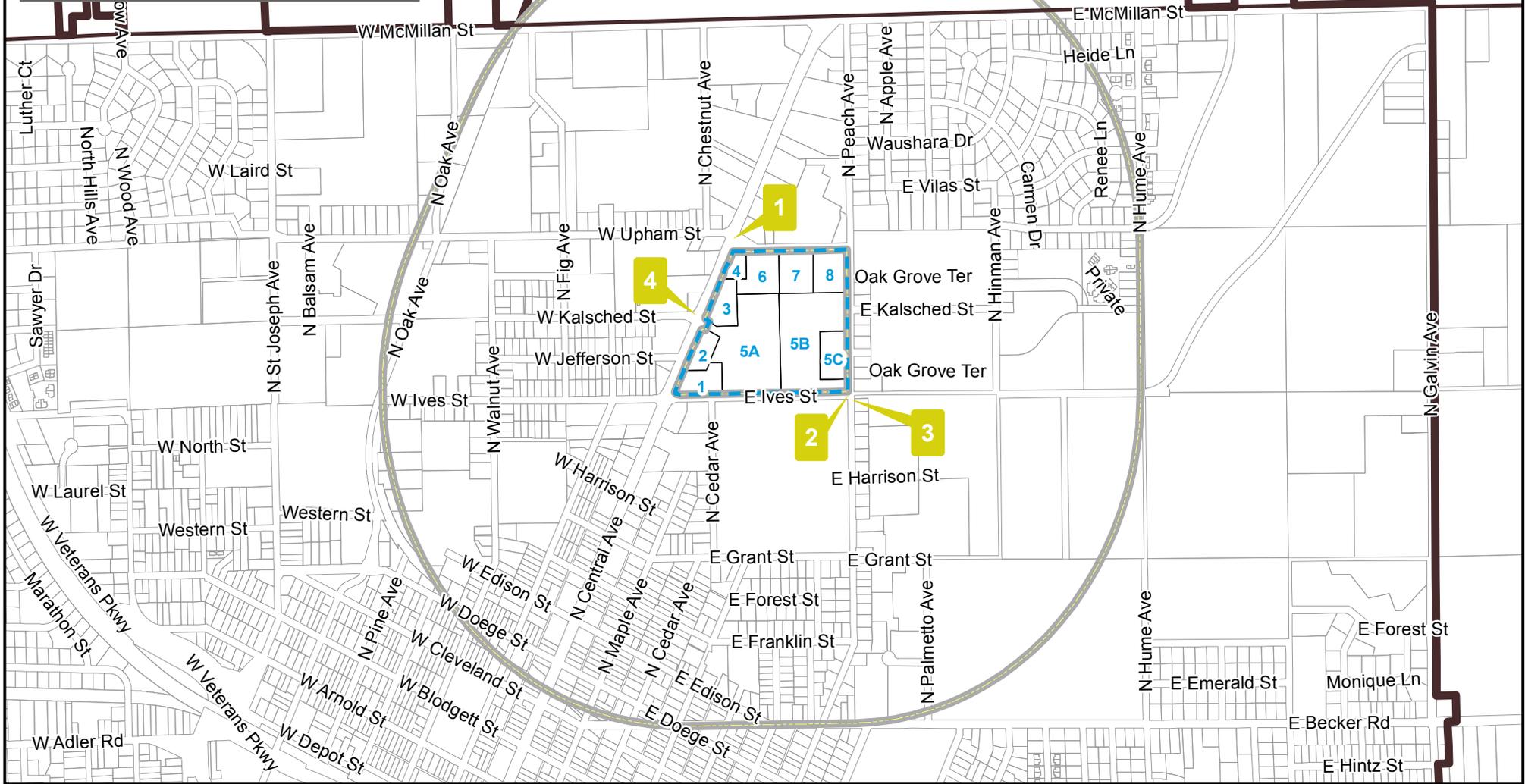


August 27, 2015

vierbicher  
 planners | engineers | advisors



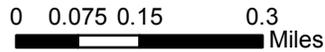
- 1) Right turn lane for westbound traffic
- 2) Right turn lane for southbound traffic
- 3) Traffic Signals at Peach & Ives
- 4) Traffic Signals at Kalsched & Central



# Map #7: Proposed Improvements & Half Mile Radius

City of Marshfield - TID 10 Creation

Data Sources:  
 City of Marshfield  
 Wood County  
 US Census  
 ESRI



M:\Marshfield, City of 150025\_TID\2. Attachments&Notices\Mapping

-  Proposed TID Boundary
-  Lands within half mile of TID Boundary

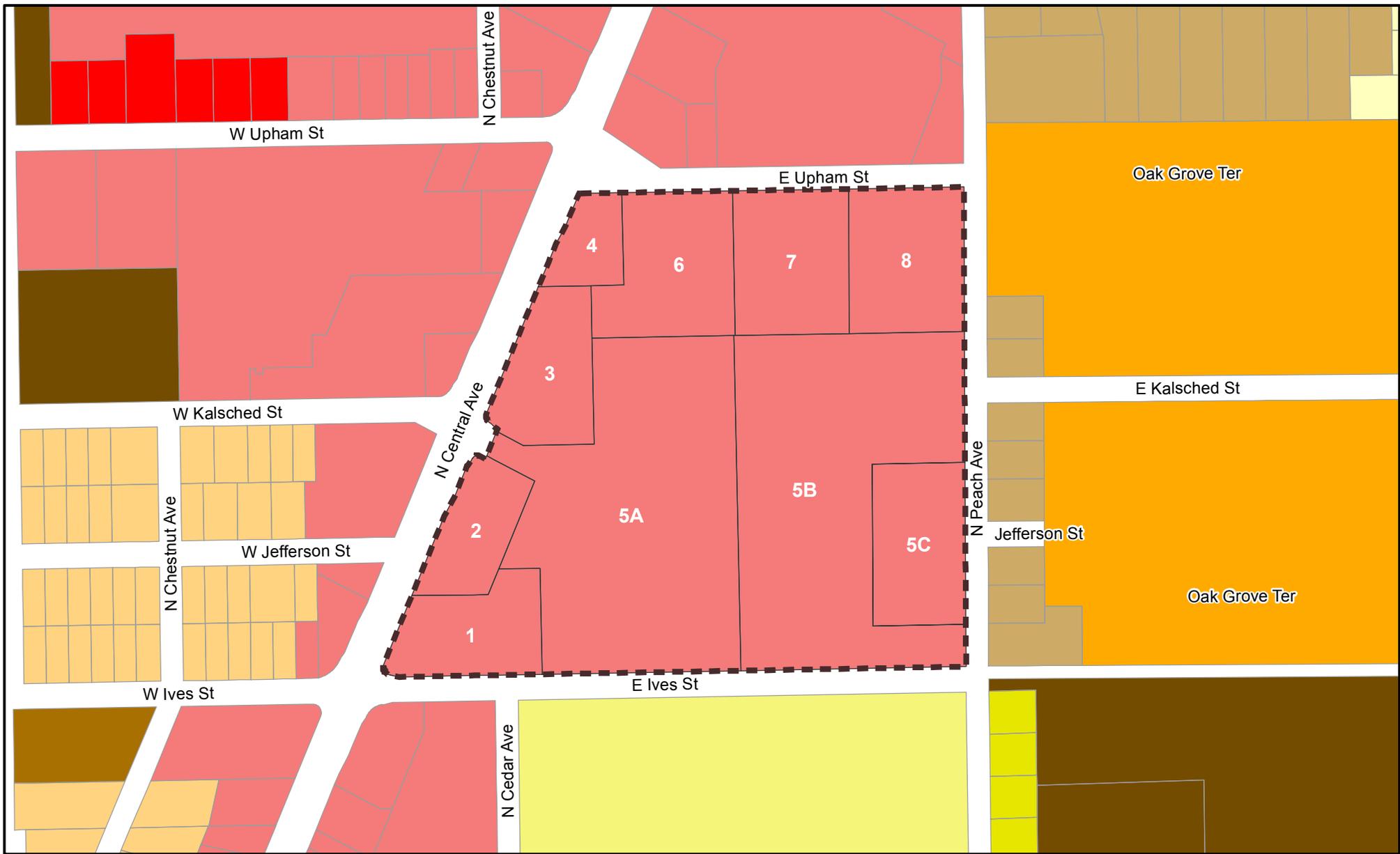
 Improvement ID



August 27, 2015

vierbicher  
 planners | engineers | advisors





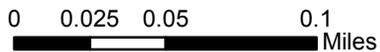
# Map #8: Zoning

## City of Marshfield - TID 10 Creation

August 18, 2015



Data Sources:  
 City of Marshfield  
 Wood County  
 US Census  
 ESRI



M:\Marshfield, City of\150025\_TID\2. Attachments&Notices\Mapping



Proposed TID Boundary

SR-2: Single Family Residential

SR-3: Single Family Residential

SR-4: Single Family & Two Family Residential

SR-6: Single Family & Two Family Residential

TR-6: Single Family & Two Family Residential

MR-12: Multi-Family Residential

MR-24: Multi-Family Residential

MH-8: Mobile Home Residential

CMU: Commercial Mixed Use

UMU: Urban Mixed Use

vierbicher  
 planners | engineers | advisors



**B****Financial Attachments****Appendix B: Financial Attachments**

- Attachment #1: Planned Project Costs
- Attachment #2: Financing Summary
- Attachment #3: Debt Service Plan
- Attachment #4: Tax Increment Pro Forma
- Attachment #5 Tax Increment Cash Flow
- Attachment #6: Analysis of Impact to Overlying Taxing Jurisdictions
- Attachment #7: Increment Projections
- Attachment #8: Opinion of Probable Construction Cost

**Attachment #1 - Planned Project Costs**  
**City of Marshfield**  
**TID No. 10**  
**8/31/2015**

Type of Expenditure	Amount	% Paid By		Costs Allocated to Project
		Project	Other	
<b>A. Capital Improvements</b>				
1) Westbound turn lane at E Upham St and N Central Ave	\$ 50,000	17%	0%	\$ 50,000
2) Southbound turn lane at N Peach Ave and E Ives St	\$ 75,000	25%	0%	\$ 75,000
3) Traffic Signals at Peach & Ives	\$ 120,000	41%	0%	\$ 120,000
4) Traffic Signals at Kalsched & Central	\$ 50,000	17%	0%	\$ 50,000
<b>Total Infrastructure</b>	<b>\$ 295,000</b>	<b>100%</b>	<b>0%</b>	<b>\$ 295,000</b>
<b>B. B. Site Development, Redevelopment, and Infrastructure Costs</b>				
Sewer Relocation	\$ 300,000	100%	0%	\$ 300,000
<b>Total Infrastructure</b>	<b>\$ 300,000</b>	<b>100%</b>	<b>0%</b>	<b>\$ 300,000</b>
<b>C. Development Incentives</b>				
Redevelopment Assistance	\$ 1,200,000	100%	0%	\$ 1,200,000
	<b>\$ 1,200,000</b>	<b>100%</b>	<b>0%</b>	<b>\$ 1,200,000</b>
<b>D. Administration Costs</b>				
City Staff, Fees, Audits	\$ 25,000	100%	0%	\$ 25,000
<b>Total Administration Costs</b>	<b>\$ 25,000</b>	<b>100%</b>	<b>0%</b>	<b>\$ 25,000</b>
<b>E. Organizational Costs</b>				
Department of Revenue Submittal Fee	\$ 1,000	100%	0%	\$ 1,000
Professional Fees	\$ 13,000	100%	0%	\$ 13,000
City Staff & Publishing	\$ 6,000	100%	0%	\$ 6,000
<b>Total Organization Costs</b>	<b>\$ 20,000</b>	<b>100%</b>	<b>0%</b>	<b>\$ 20,000</b>
<b>H Inflation</b>	<b>\$ 111,295</b>	<b>100%</b>	<b>0%</b>	<b>\$ 111,295</b>
<b>Total Project Costs</b>	<b>\$ 1,951,295</b>	<b>100%</b>	<b>0%</b>	<b>\$ 1,951,295</b>
<b>I. Financing Costs</b>				
Interest, Fin. Fees, Less Cap. Interest				\$844,826
Plus Capitalized Interest				\$ 103,875
<b>Total Financing Costs</b>				<b>\$ 948,701</b>
<b>TOTAL TID EXPENDITURE</b>				<b>\$ 2,899,995</b>

**Attachment #2 - Financing Summary**  
**City of Marshfield**  
**TID No. 10**  
**8/31/2015**

TID Activities	Loan #1 1/1/2016	Loan #2 1/1/2022	Loan #3 1/1/2025	Total
A. Capital Improvements	\$ 50,000	\$ 195,000	\$ 50,000	\$ 295,000
B. B. Site Development, Redevelopment, and Infrastructure (	\$ 300,000	\$ -	\$ -	\$ 300,000
C. Development Incentives	\$ 900,000	\$ 300,000	\$ -	\$ 1,200,000
E. Administration Costs (paid by revenue)	\$ -	\$ -	\$ -	\$ -
F. Organizational Costs	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 1,250,000</b>	<b>\$ 495,000</b>	<b>\$ 50,000</b>	<b>\$ 1,795,000</b>
H. Inflation Factor Cost Adj. @ 3% per year	\$ -	\$ 96,056	\$ 15,239	\$ 111,295
Grants	\$ -	\$ -	\$ -	\$ -
Reduction for Land Sale Revenue	\$ -	\$ -	\$ -	\$ -
<b>Total Cost For Borrowing</b>	<b>\$ 1,250,000</b>	<b>\$ 591,056</b>	<b>\$ 65,239</b>	<b>\$ 1,906,295</b>
Capitalized Interest (L1 on \$1,385,000)	\$ 103,875	\$ -	\$ -	\$ 103,875
Financing Fees (2% on L1-\$1,385,000, L2-\$605,000, L3-\$70,000)	\$ 27,700	\$ 12,100	\$ 1,400	\$ 41,200
Debt Reserve	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 1,381,575	\$ 603,156	\$ 66,639	\$ 2,051,370
Less Interest Earned	\$ -	\$ -	\$ -	\$ -
<b>BORROWING REQUIRED</b>	<b>\$ 1,381,575</b>	<b>\$ 603,156</b>	<b>\$ 66,639</b>	<b>\$ 2,051,370</b>
<b>BOND AMOUNT</b>	<b>\$ 1,385,000</b>	<b>\$ 605,000</b>	<b>\$ 70,000</b>	<b>\$ 2,060,000</b>

**Attachment #3a - Debt Service Plan  
City of Marshfield  
TID No. 10  
Bond Issue  
8/31/2015**

<b>Principal:</b>	<b>\$ 1,385,000</b>	<b>Project Cost:</b>	<b>\$ 1,250,000</b>
<b>Interest Rate:</b>	<b>3.75%</b>	<b>Finance Fees:</b>	<b>\$27,700</b>
<b>Term (Years):</b>	<b>17</b>	<b>Interest Earned:</b>	<b>\$0</b>
<b># of Principal Payments:</b>	<b>15</b>	<b>Capitalized Interest:</b>	<b>\$103,875</b>
<b>Date of Issue:</b>	<b>1/1/2016</b>	<b>Total TID Cost of Loan:</b>	<b>\$1,878,125</b>

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$1,385,000	\$0	\$51,938	\$51,938	\$0
2017	0	\$1,385,000	\$0	\$51,938	\$51,938	\$0
2018	1	\$1,385,000	\$0	\$51,938	\$51,938	\$0
2019	2	\$1,385,000	\$50,000	\$51,938	\$101,938	\$0
2020	3	\$1,335,000	\$75,000	\$50,063	\$125,063	\$0
2021	4	\$1,260,000	\$75,000	\$47,250	\$122,250	\$0
2022	5	\$1,185,000	\$85,000	\$44,438	\$129,438	\$0
2023	6	\$1,100,000	\$100,000	\$41,250	\$141,250	\$0
2024	7	\$1,000,000	\$100,000	\$37,500	\$137,500	\$0
2025	8	\$900,000	\$100,000	\$33,750	\$133,750	\$0
2026	9	\$800,000	\$100,000	\$30,000	\$130,000	\$0
2027	10	\$700,000	\$100,000	\$26,250	\$126,250	\$0
2028	11	\$600,000	\$100,000	\$22,500	\$122,500	\$0
2029	12	\$500,000	\$100,000	\$18,750	\$118,750	\$0
2030	13	\$400,000	\$100,000	\$15,000	\$115,000	\$0
2031	14	\$300,000	\$100,000	\$11,250	\$111,250	\$0
2032	15	\$200,000	\$100,000	\$7,500	\$107,500	\$0
2033	16	\$100,000	\$100,000	\$3,750	\$103,750	\$0
2034	17	\$0	\$0	\$0	\$0	\$0
2035	0	\$0	\$0	\$0	\$0	\$0
2036	0	\$0	\$0	\$0	\$0	\$0
2037	0	\$0	\$0	\$0	\$0	\$0
2038	0	\$0	\$0	\$0	\$0	\$0
2039	0	\$0	\$0	\$0	\$0	\$0
2040	0	\$0	\$0	\$0	\$0	\$0
2041	0	\$0	\$0	\$0	\$0	\$0
2042	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>			<b>\$1,385,000</b>	<b>\$597,000</b>	<b>\$1,982,000</b>	<b>\$0</b>

These values are the result of formulating the impact of the principal at the time of issuance.

**Attachment #3b - Debt Service Plan  
City of Marshfield  
TID No. 10  
Bond Issue  
8/31/2015**

<b>Principal:</b>	<b>\$ 605,000</b>	<b>Project Cost:</b>	<b>\$591,056</b>
<b>Interest Rate*:</b>	<b>3.75%</b>	<b>Finance Fees:</b>	<b>\$12,100</b>
<b>Term (Years):</b>	<b>20</b>	<b>Interest Earned:</b>	<b>\$0</b>
<b># of Principal Payments:</b>	<b>19</b>	<b>Capitalized Interest:</b>	
<b>Date of Issue:</b>	<b>1/1/2022</b>	<b>Total TID Cost of Loan:</b>	<b>\$795,688</b>

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$605,000	\$0	\$22,688	\$22,688	\$0
2023	1	\$605,000	\$25,000	\$22,688	\$47,688	\$0
2024	2	\$580,000	\$25,000	\$21,750	\$46,750	\$0
2025	3	\$555,000	\$50,000	\$20,813	\$70,813	\$0
2026	4	\$505,000	\$50,000	\$18,938	\$68,938	\$0
2027	5	\$455,000	\$50,000	\$17,063	\$67,063	\$0
2028	6	\$405,000	\$50,000	\$15,188	\$65,188	\$0
2029	7	\$355,000	\$50,000	\$13,313	\$63,313	\$0
2030	8	\$305,000	\$50,000	\$11,438	\$61,438	\$0
2031	9	\$255,000	\$50,000	\$9,563	\$59,563	\$0
2032	10	\$205,000	\$50,000	\$7,688	\$57,688	\$0
2033	11	\$155,000	\$55,000	\$5,813	\$60,813	\$0
2034	12	\$100,000	\$100,000	\$3,750	\$103,750	\$0
2035	13	\$0	\$0	\$0	\$0	\$0
2036	14	\$0	\$0	\$0	\$0	\$0
2037	15	\$0	\$0	\$0	\$0	\$0
2038	16	\$0	\$0	\$0	\$0	\$0
2039	17	\$0	\$0	\$0	\$0	\$0
2040	18	\$0	\$0	\$0	\$0	\$0
2041	19	\$0	\$0	\$0	\$0	\$0
2042	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>			<b>\$605,000</b>	<b>\$190,688</b>	<b>\$795,688</b>	<b>\$0</b>

These values are the result of formulating the impact of the principal at the time of issuance.

**Attachment #3c - Debt Service Plan  
City of Marshfield  
TID No. 10  
Bond Issue  
8/31/2015**

<b>Principal:</b>	<b>\$ 70,000</b>	<b>Project Cost:</b>	<b>\$ 65,239</b>
<b>Interest Rate*:</b>	<b>3.75%</b>	<b>Finance Fees:</b>	<b>\$1,400</b>
<b>Term (Years):</b>	<b>5</b>	<b>Interest Earned:</b>	<b>\$0</b>
<b># of Principal Payments:</b>	<b>4</b>	<b>Capitalized Interest:</b>	<b>\$0</b>
<b>Date of Issue:</b>	<b>1/1/2025</b>	<b>Total TID Cost of Loan:</b>	<b>\$85,938</b>

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$70,000	\$0	\$2,625	\$2,625	\$0
2026	1	\$70,000	\$0	\$2,625	\$2,625	\$0
2027	2	\$70,000	\$0	\$2,625	\$2,625	\$0
2028	3	\$70,000	\$0	\$2,625	\$2,625	\$0
2029	4	\$70,000	\$20,000	\$2,625	\$22,625	\$0
2030	0	\$50,000	\$25,000	\$1,875	\$26,875	\$0
2031	0	\$25,000	\$25,000	\$938	\$25,938	\$0
2032	0	\$0	\$0	\$0	\$0	\$0
2033	0	\$0	\$0	\$0	\$0	\$0
2034	0	\$0	\$0	\$0	\$0	\$0
2035	0	\$0	\$0	\$0	\$0	\$0
2036	0	\$0	\$0	\$0	\$0	\$0
2037	0	\$0	\$0	\$0	\$0	\$0
2038	0	\$0	\$0	\$0	\$0	\$0
2039	0	\$0	\$0	\$0	\$0	\$0
2040	0	\$0	\$0	\$0	\$0	\$0
2041	0	\$0	\$0	\$0	\$0	\$0
2042	0	\$0	\$0	\$0	\$0	\$0
2043	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>			<b>\$70,000</b>	<b>\$15,938</b>	<b>\$85,938</b>	<b>\$0</b>

These values are the result of formulating the impact of the principal at the time of issuance.

**Attachment #4 - Tax Increment ProForma**  
**City of Marshfield**  
**TID No. 10**  
**8/31/2015**

Assumptions		
Base Value	\$ 14,040,000	Equalized
Tax Rate	0.02400	For County, Village, Technical College, and School District
Property Appreciation Rate	0.50%	For Existing Construction
Annual Change in Tax Rate	0.00%	
Construction Inflation Rate	3.00%	For New Construction After 2015

Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue
			Construction	Land				
2015	\$14,040,000	\$0	\$0	\$0	\$14,040,000	\$0	0.02400	\$0
2016	\$14,040,000	\$70,200	\$3,605,000	\$0	\$17,715,200	\$3,675,200	0.02400	\$0
2017	\$17,715,200	\$88,576	\$1,060,900	\$0	\$18,864,676	\$4,824,676	0.02400	\$0
2018	\$18,864,676	\$94,323	\$1,857,636	\$0	\$20,816,635	\$6,776,635	0.02400	\$88,205
2019	\$20,816,635	\$104,083	\$0	\$0	\$20,920,718	\$6,880,718	0.02400	\$115,792
2020	\$20,920,718	\$104,604	\$0	\$0	\$21,025,322	\$6,985,322	0.02400	\$162,639
2021	\$21,025,322	\$105,127	\$2,388,105	\$0	\$23,518,553	\$9,478,553	0.02400	\$165,137
2022	\$23,518,553	\$117,593	\$0	\$0	\$23,636,146	\$9,596,146	0.02400	\$167,648
2023	\$23,636,146	\$118,181	\$1,900,155	\$0	\$25,654,482	\$11,614,482	0.02400	\$227,485
2024	\$25,654,482	\$128,272	\$0	\$0	\$25,782,754	\$11,742,754	0.02400	\$230,308
2025	\$25,782,754	\$128,914	\$0	\$0	\$25,911,668	\$11,871,668	0.02400	\$278,748
2026	\$25,911,668	\$129,558	\$692,117	\$0	\$26,733,343	\$12,693,343	0.02400	\$281,826
2027	\$26,733,343	\$133,667	\$0	\$0	\$26,867,010	\$12,827,010	0.02400	\$284,920
2028	\$26,867,010	\$134,335	\$0	\$0	\$27,001,345	\$12,961,345	0.02400	\$304,640
2029	\$27,001,345	\$135,007	\$1,512,590	\$0	\$28,648,942	\$14,608,942	0.02400	\$307,848
2030	\$28,648,942	\$143,245	\$0	\$0	\$28,792,186	\$14,752,186	0.02400	\$311,072
2031	\$28,792,186	\$143,961	\$1,604,706	\$0	\$30,540,854	\$16,500,854	0.02400	\$350,615
2032	\$30,540,854	\$152,704	\$0	\$0	\$30,693,558	\$16,653,558	0.02400	\$354,052
2033	\$30,693,558	\$153,468	\$0	\$0	\$30,847,026	\$16,807,026	0.02400	\$396,020
2034	\$30,847,026	\$154,235	\$0	\$0	\$31,001,261	\$16,961,261	0.02400	\$399,685
2035	\$31,001,261	\$155,006	\$0	\$0	\$31,156,267	\$17,116,267	0.02400	\$403,369
2036	\$31,156,267	\$155,781	\$0	\$0	\$31,312,048	\$17,272,048	0.02400	\$407,070
2037	\$31,312,048	\$156,560	\$0	\$0	\$31,468,609	\$17,428,609	0.02400	\$410,790
2038	\$31,468,609	\$157,343	\$0	\$0	\$31,625,952	\$17,585,952	0.02400	\$414,529
2039	\$31,625,952	\$158,130	\$0	\$0	\$31,784,081	\$17,744,081	0.02400	\$418,287
2040	\$31,784,081	\$158,920	\$0	\$0	\$31,943,002	\$17,903,002	0.02400	\$422,063
2041	\$31,943,002	\$159,715	\$0	\$0	\$32,102,717	\$18,062,717	0.02400	\$425,858
2042	\$32,102,717	\$160,514	\$0	\$0	\$32,263,230	\$18,223,230	0.02400	\$429,672
<b>Total</b>		<b>\$3,602,022</b>	<b>\$14,621,209</b>	<b>\$0</b>				<b>\$7,758,279</b>

These values are the result of formulating the impact of the proposed property investments listed in Attachment 7 (in 2015 dollars) with the property appreciation rates and construction inflation rates listed above at the time of valuation.

**Attachment #5 - Tax Increment Cash Flow**  
**City of Marshfield**  
**TID No. 10**  
**8/31/2015**

Year	Beginning Balance	Revenues				Expenses		Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	TIF Revenues	Interest Income	Total Revenues	Debt Service	Other Expenses		
2015	0	0	0	0	0	0	0	0	0
2016	0	51,938	0	0	51,938	51,938	21,000	(21,000)	(21,000)
2017	(21,000)	51,938	0	0	51,938	51,938	1,000	(1,000)	(22,000)
2018	(22,000)	0	88,205	0	88,205	51,938	1,000	35,267	13,267
2019	13,267	0	115,792	0	115,792	101,938	1,000	12,855	26,122
2020	26,122	0	162,639	0	162,639	125,063	1,000	36,577	62,699
2021	62,699	0	165,137	0	165,137	122,250	1,000	41,887	104,586
2022	104,586	0	167,648	0	167,648	152,125	1,000	14,523	119,109
2023	119,109	0	227,485	0	227,485	188,938	1,000	37,548	156,657
2024	156,657	0	230,308	0	230,308	184,250	1,000	45,058	201,714
2025	201,714	0	278,748	0	278,748	207,188	1,000	70,560	272,274
2026	272,274	0	281,826	0	281,826	201,563	1,000	79,264	351,538
2027	351,538	0	284,920	0	284,920	195,938	1,000	87,983	439,520
2028	439,520	0	304,640	0	304,640	190,313	1,000	113,328	552,848
2029	552,848	0	307,848	0	307,848	204,688	1,000	102,161	655,009
2030	655,009	0	311,072	0	311,072	203,313	1,000	106,760	761,768
2031	761,768	0	350,615	0	350,615	196,751	1,000	152,864	914,633
2032	914,633	0	354,052	0	354,052	165,188	1,000	187,865	1,102,498
2033	1,102,498	0	396,020	0	396,020	164,563	1,000	230,458	1,332,956
2034	1,332,956	0	399,685	0	399,685	103,750	1,000	294,935	1,627,891
2035	1,627,891	0	403,369	0	403,369	0	1,000	402,369	2,030,260
2036	2,030,260	0	407,070	0	407,070	0	1,000	406,070	2,436,330
2037	2,436,330	0	410,790	0	410,790	0	4,000	406,790	2,843,120
2038	2,843,120	0	414,529	0	414,529	0	0	414,529	3,257,649
2039	3,257,649	0	418,287	0	418,287	0	0	418,287	3,675,936
2040	3,675,936	0	422,063	0	422,063	0	0	422,063	4,097,999
2041	4,097,999	0	425,858	0	425,858	0	0	425,858	4,523,857
2042	4,523,857	0	429,672	0	429,672	0	0	429,672	4,953,529
<b>Total</b>		<b>103,875</b>	<b>7,758,279</b>	<b>0</b>	<b>7,862,154</b>	<b>2,863,626</b>	<b>45,000</b>		

Other Expenses include: Administration Costs (\$25,000 over the life of the TID ) and Organizational Costs (\$20,000 in 2016)

0.50% = Assumed Investment Rate For Interest Income

**Attachment #6 - Analysis of Impact on Overlying Jurisdictions  
Over Maximum Life of TID  
City of Marshfield  
TID No. 10  
8/31/2015**

<b>Taxing Jurisdiction</b>	<b>% of Mill Rate by Jurisdiction</b>	<b>Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions</b>	<b>Total Taxes Captured by TID Not Distributed to Jurisdictions</b>	<b>Annual Taxes Collected After TID</b>	<b>Increase in Annual Tax Collections After TID</b>
School District	39.6%	\$133,436	\$3,093,936	\$308,163	\$174,727
Tech. College	3.4%	\$11,457	\$265,641	\$26,458	\$15,002
County	19.5%	\$65,707	\$1,523,529	\$151,747	\$86,040
Local	36.8%	\$124,001	\$2,875,173	\$286,374	\$162,372
<b>Total</b>	<b>99.3%</b>	<b>\$334,601</b>	<b>\$7,758,279</b>	<b>\$772,742</b>	<b>\$438,141</b>



**C****Resolutions, Notices, Minutes**

## **Appendix C: Resolutions, Notices, Minutes, and Other Attachments**

**(Items 7,13,14,15 to be added)**

- Attachment #1: Timetable
- Attachment #2: Opinion Letter from City Attorney Regarding Compliance with Statutes
- Attachment #3: Letter Chief Elected Official of Overlying Taxing Entities and Notice
- Attachment #4: Joint Review Board Meeting Notices
- Attachment #5: Joint Review Board Meeting Agendas
- Attachment #6: Joint Review Board Meeting Minutes
- Attachment #7: Joint Review Board Resolution Approving TID #10
- Attachment #8: Letter and Public Hearing Notice to Property Owners within the TID
- Attachment #9: Public Hearing Notice Proof of Publication
- Attachment #10: Plan Commission Meeting Agendas
- Attachment #11: Plan Commission Public Hearing & Meeting Minutes
- Attachment #12: Plan Commission Resolution Approving TID #10
- Attachment #13: Common Council Meeting Agenda
- Attachment #14: Common Council Resolution Creating TID #10
- Attachment #15: Common Council Meeting Minutes

**CITY OF MARSHFIELD**  
**TAX INCREMENT DISTRICT CREATION/AMENDMENT**

Preliminary Summary of Activities and Timetable

Updated: 9/23/2015

Action	Party Responsible	Date Range	Scheduled Date
1. <b>City Council Meeting:</b> Authorization to proceed with creation/amendment of TID.	City Council	7/14/15	
2. Staff meeting and site visit.	City Staff/ Vierbicher	7/21/15	7/21/15
3. <b>Plan Commission Meeting:</b> <ul style="list-style-type: none"> <li>• Review TID budget, boundary, blight determination and Project Plan elements</li> <li>• Schedule Plan Commission public hearing for TID (if no major further discussion needed)</li> </ul>	Vierbicher/ City Staff / Plan Commission	7/21/15	-
4. Prepare Draft TID Project Plan, resolutions, preliminary TID budget.	Vierbicher	7/15/15 – 8/05/15	Aug 2015
5. Letters to taxing jurisdictions confirming JRB appointments.	Vierbicher	8/05/15	8/5/2015
6. JRB notice to newspaper.	Vierbicher	8/20/15	8/28/2015
7. Public hearing notice to newspaper.	Vierbicher	8/20/15	8/28/2015
8. Mail out JRB packets.	Vierbicher	8/24/15	8/28/2015
9. Send hearing notices to taxing entities.	Vierbicher	8/24/15	8/31/2015
10. Publish notice for TID JRB meeting ( <i>Class I</i> ) – 5 Days min	Newspaper	8/27/15	8/28/2015
11. Publish notice for TID boundary & Project Plan public hearing ( <i>Class II</i> )	Newspaper	8/27/15 9/3/15	8/28/2015 and 09/07/2015
12. Send letter to property owners within TID boundary ( <i>at least 15 days prior to hearing</i> ).	City Staff	8/28/15	8/28/2015
13. <b>JRB – First Meeting on TID Creation/Amendment:</b> Confirm chairperson and at-large member, discuss draft TID Project Plan and boundary ( <i>at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing</i> )	Vierbicher / City Staff / JRB	9/1/15 to 9/10/15	9/2/2015
14. <b>Plan Commission Meeting:</b> <ul style="list-style-type: none"> <li>• Public hearing – TID boundary and Project Plan (<i>at least 7 days after last insertion of public notice</i>)</li> <li>• Consider adoption of TID boundary and Project Plan, refer to City Council for Approval</li> </ul>	City Staff / Plan Commission	9/15/15	9/15/2015
15. Provide information to City Attorney for attorney opinion letter.	Vierbicher	9/18/15	9/18/2015
16. <b>City Council Meeting:</b> <ul style="list-style-type: none"> <li>• Review TID boundary and Project Plan</li> <li>• Consider approval of TID boundary and Project Plan (<i>Not less than 14 days after public hearing</i>)</li> </ul>	City Staff / City Council	9/30/15 (special)	9/30/2015
17. JRB notice to newspaper	Vierbicher	TBD	9/30/2015
18. Mail out JRB packets.	Vierbicher	TBD	10/8/2015
19. Publish JRB meeting notice.	Newspaper	TBD	10/6/2015
20. <b>JRB – Final Meeting on TID Creation/Amendment:</b> Approval of TID boundary and Project Plan by JRB ( <i>At least 5 days after publication of meeting notice and within 30 days of City Council approval</i> )	City Staff / JRB	TBD	10/13/2015
21. Notify DOR of TID creation/amendment.	City Staff	Following JRB	After JRB
22. Submit TID boundary and Project Plan package to Wisconsin Department of Revenue (with \$1,000 certification fee)	City Clerk/ Assessor	By Oct 31, 2015	After JRB

The official newspaper of the City of Marshfield is the Marshfield News-Herald, published 7 days. Notices should be sent by the day prior to publication – 888-774-7744. Plan Commission meets the 3<sup>rd</sup> Tuesday of each month. City Council meets 2<sup>nd</sup> & 4<sup>th</sup> Tuesday at 7:00 p.m.

page intentionally blank

City of Marshfield  
114 West Fifth Street  
P.O. Box 1178  
Marshfield, WI 54449-7178  
Telephone: 715-387-1155  
Facsimile: 715-387-3739



Harold C. Wolfram  
City Attorney  
William C. Gamoke  
Assistant City Attorney

September 24, 2015

Chris Meyer, Mayor  
City of Marshfield  
630 South Central Avenue  
Marshfield, WI 54449

RE: Tax Increment District No. 10  
Opinion Letter Regarding Compliance with § 66.1105, Wis. Stats.

Dear Mayor Meyer:

As City Attorney for the City of Marshfield I have been asked to review the Project Plan and TID No. 10 creation process for compliance with Wisconsin Statute Section 66.1105. In accordance with the request I have reviewed the following documents:

1. Project Plan and Boundary Map of TID No. 10.
2. Notice of Public Hearing on Boundary and Project Plan for Tax Incremental District No. 10.
3. Resolution regarding creation of TID No. 10 adopted by the Plan Commission on September 15, 2015.
4. Resolution creating TID No. 10 proposed to be adopted by September 30, 2015, by the Common Council of City of Marshfield.

Based on the foregoing documents and other information submitted to me, it is my opinion that the TID No. 10 creation process and documents comply with Section 66.1105, Wis. Stats.

A copy of this letter should be attached to the Project Plan. Any questions regarding this opinion should be directed to me.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be "H. Wolfram".

City Attorney

page intentionally blank



999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
www.vierbicher.com

August 5, 2015

Chris Meyer, Mayor  
City of Marshfield  
630 S Central Ave # 501  
Marshfield, WI

Re: City of Marshfield – Creation of TID #10

Dear Mayor Meyer:

As you know, the City is considering the creation of a rehabilitation/conservation tax increment district southeast of the Intersection of N Central Avenue and Upham Street in the City of Marshfield.

A Joint Review Board, which is composed of representatives of the overlying property taxing jurisdictions, must be convened to consider a TID creation or amendment. The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed TID creation. The Joint Review Board must include a member appointed by the City. Statutes require that this member be "...the mayor, or city manager, or his or her designee. If the mayor or city manager appoints a designee, he or she shall give preference to the person in charge of administering the city's economic development programs, the city treasurer, or another person with knowledge of local government finances" (ss.66.1105(4m)(ae)3).

Additionally, the City should nominate a member of the public to serve on the Joint Review Board. This at-large member will be confirmed by the other Joint Review Board members at the first meeting. It is our understanding the overlying taxing jurisdictions established a standing Joint Review Board – please confirm your jurisdictional nominee has not change.

Please let me know of your Joint Review Board nominee **on or before August 20, 2015**. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Marshfield City Hall, 630 S Central Ave. The purpose of the initial meeting will be to select a chairperson, appoint a citizen member to the Board, and review the draft TID plan and maps.

Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com).

Sincerely,

Daniel J Lindstrom, AICP

cc: Deb Hall, City Clerk  
M:\Marshfield, City of\150025\_TID\JRB Documents\JRB Notice Letter - City.doc



August 5, 2015

Marlene Stueland, Board President  
School District of Marshfield  
7610 McLean Drive  
Hewitt, WI 54441

Re: City of Marshfield – Creation of TID #10

Dear Ms Stueland:

The City of Marshfield is considering the creation of a rehabilitation/conservation tax increment district southeast of the Intersection of N Central Avenue and Upham Street in the City of Marshfield.

A Joint Review Board, composed of representatives of the overlying property taxing jurisdictions, must be convened. The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed Tax Increment District creation. The Joint Review Board shall include a member appointed by your jurisdiction. Statutes require that this member "...shall be the president of the school board, or his or her designee. If the school board president appoints a designee, he or she shall give preference to the school district's finance director or another person with knowledge of local government finances." (ss.66.1105(4m)(ae)1)

Please let me know of your Joint Review Board nominee **on or before August 20, 2015**. It is our understanding the overlying taxing jurisdictions established a standing Joint Review Board – please confirm your jurisdictional nominee has not change. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Marshfield City Hall, 630 S Central Ave. The purpose of the initial meeting will be to select a chairperson, appoint a citizen member to the Board, and review the draft TID plan and maps.

During the upcoming weeks, the City will be developing the TID plan. The Plan Commission will hold a public hearing to inform interested parties and to review the TID plans and boundary. All interested parties will be invited to attend the public hearing, which is anticipated to be held the week of September 14. An official public hearing notice will be mailed to you.

Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com). Please let me know if there is specific information that would assist in your jurisdiction's understanding of the City's proposed TID creation so that any such information can be provided in a timely manner.

Sincerely,

Daniel J Lindstrom, AICP

cc: Deb Hall, City Clerk

M:\Marshfield, City of\150025\_TID\JRB Documents\JRB Notice Letter - School Dist.doc



August 18, 2015

Dr. Susan Budjac, President  
Mid-State Technical College  
500 32<sup>nd</sup> Street North  
Wisconsin Rapids, WI 54494

Re: City of Marshfield – Creation of TID #10

Dear Dr. Budjac:

The City of Marshfield is considering the creation of a rehabilitation/conservation tax increment district southeast of the intersection of N Central Avenue and Upham Street in the City of Marshfield.

A Joint Review Board, composed of representatives of the overlying property taxing jurisdictions, must be convened. The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed Tax Increment District creation and amendment. The Joint Review Board shall include a member appointed by your jurisdiction. Statutes require that this member be "...the district's director or his or her designee. If the technical college district's director appoints a designee, he or she shall give preference to the district's chief financial officer or another person with knowledge of local government finances." (ss.66.1105(4m)(ae)4)

Please let me know of your Joint Review Board nominee **on or before August 20, 2015**. It is our understanding the overlying taxing jurisdictions established a standing Joint Review Board – please confirm your jurisdictional nominee has not change. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Marshfield City Hall, 630 S Central Ave. The purpose of the initial meeting will be to select a chairperson, appoint a citizen member to the Board, and review the draft TID plan and maps.

During the upcoming weeks, the City will be developing the TID plan. The Plan Commission will hold a public hearing to inform interested parties and to review the TID plans and boundary. All interested parties will be invited to attend the public hearing, which is anticipated to be held the week of September 14. An official public hearing notice will be mailed to you.

Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com). Please let me know if there is specific information that would assist in your jurisdiction's understanding of the City's proposed TID creation so that any such information can be provided in a timely manner.

Sincerely,

Daniel J Lindstrom, AICP

cc: Brenda Dillenburg, Campus Dean (via email: [Brenda.dillenburg@mstc.edu](mailto:Brenda.dillenburg@mstc.edu))

M:\Marshfield, City of\150025\_TID\2. Attachments&Notices\Resolutions.Notices.Letters\JRB Documents\JRB Notice Letter - Mid-State Technical College.doc



August 5, 2015

Lance A. Pliml, Chairperson Wood County Board of Supervisors  
400 Market Street  
Wisconsin Rapids, WI 54495

Re: City of Marshfield – Creation of TID #10

Dear Chairman Pliml:

The City of Marshfield is considering creation of a rehabilitation/conservation tax increment district southeast of the Intersection of N Central Avenue and Upham Street in the City of Marshfield.

A Joint Review Board, composed of representatives of the overlying property taxing jurisdictions, must be convened. The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed Tax Increment District creation. The Joint Review Board shall include a member appointed by your jurisdiction. Statutes require that this member be "...the county executive or, if the county does not have a county executive, the chairperson of the county board, or the executive's or chairperson's designee. If the county executive or county board chairperson appoints a designee, he or she shall give preference to the county treasurer or another person with knowledge of local government finances." (ss.66.1105(4m)(ae)2)

Please let me know of your Joint Review Board nominee **on or before August 20, 2015**. It is our understanding the overlying taxing jurisdictions established a standing Joint Review Board – please confirm your jurisdictional nominee has not change. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Marshfield City Hall, 630 S Central Ave. The purpose of the initial meeting will be to select a chairperson, appoint a citizen member to the Board, and review the draft TID plan and maps.

During the upcoming weeks, the City will be developing the TID plan. The Plan Commission will hold a public hearing to inform interested parties and to review the TID plans and boundary. All interested parties will be invited to attend the public hearing, which is anticipated to be held the week of September 14. An official public hearing notice will be mailed to you.

Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com). Please let me know if there is specific information that would assist in your jurisdiction's understanding of the City's proposed TID creation so that any such information can be provided in a timely manner.

Sincerely,

Daniel J Lindstrom, AICP

**CITY OF MARSHFIELD  
NOTICE OF PUBLIC HEARING ON  
BOUNDARY AND PROJECT PLAN FOR TAX INCREMENT DISTRICT (TID) NO. 10**

NOTICE IS HEREBY GIVEN that on Tuesday, September 15 at 7:00p.m. the City of Marshfield Plan Commission, pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes, will hold a Public Hearing in the Council Chambers, Lower Level, City Hall Plaza, 630 S Central Avenue, Marshfield, Wisconsin. At that time a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District No. 10 boundary and Project Plan and the creation of said Tax Increment District (TID). The City is establishing TID No. 10 for the purpose of "rehabilitation and conservation." As part of the Project Plan, the City is able to make development available to owners, lessees, or developers of property within TID No. 10.

The proposed TID No. 10 is bounded by N. Central Avenue on the west, E. Upham Street to the north, E. Ives Street to the south, and N. Peach Avenue to the west for a total area encompassing 33.58 acres. A copy of the TID No. 10 Project Plan and boundary map are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of either Project Plan may be made by contacting Deb Hall, City Clerk, at 630 S. Central Avenue, Marshfield, WI 54449 or at (715) 387-6597. The TID No. 10 Plan and boundary are also available on the City's website at: <http://ci.marshfield.wi.us/>

Publication Dates: August 31, 2015 and September 7, 2015

page intentionally blank

# News-Herald media

A GANNETT COMPANY

STATE OF WISCONSIN  
BROWN COUNTY

CITY OF MARSHFIELD

630 S CENTRAL AVE STE 502  
MARSHFIELD WI 54449

Being duly sworn, doth depose and say that she/he is an authorized representative of the Marshfield News Herald, public newspaper published in the city of Marshfield, in Portage and/or Wood counties; that a notice of which the annexed is a copy, taken from said paper, has been published in such newspaper.

Account Number: GWM-WR9879  
Order Number: 0000687857  
No. of Affidavits: 1  
Total Ad Cost: \$20.63  
Published Dates: 08/28/15

(Signed) *Patricia A. Hill* (Date) 8/31/15  
Legal Clerk



Signed and sworn before me

*Alexandra Zakowski*

My commission expires

3/3/19

NOTICE OF  
JOINT REVIEW BOARD MEETING  
CONCERNING THE REVIEW OF A  
PROJECT PLAN AND BOUNDARY  
FOR THE PROPOSED  
TAX INCREMENT DISTRICT NO. 10  
IN THE CITY OF MARSHFIELD  
Please take note that on Wednesday,  
September 2, 2015, at 11:00am, the  
Marshfield Joint Review Board will hold  
the first meeting concerning the City of  
Marshfield's request to create a new Tax  
Increment District (TID) No. 10. The  
meeting will be held in the City Hall Pla-  
za, Room 108, 630 S Central Avenue,  
Marshfield, Wisconsin. The intent of the  
TID creation is to improve infrastructure  
and encourage redevelopment and revital-  
ization along the N Central Avenue  
(State Highway 97) corridor. The pur-  
pose of the initial meeting is for the  
Board to appoint an at-large representa-  
tive, elect a chairperson, and review and  
comment on the initial draft of the TID  
No. 10 Project Plan and boundary.  
Vierbicher is assisting the City with the  
TID creation - if you have any questions  
concerning the proposed TID, please  
contact Daniel Lindstrom at Vierbicher  
Associates at (608) 821-3967. All inter-  
ested parties are invited to attend the  
meeting  
RUN: Aug 28, 2015 WNAXLP

CITY OF MARSHFIELD  
Re: JRB mtg-TID 10

page intentionally blank



# CITY OF MARSHFIELD

# MEETING NOTICE

---

## JOINT REVIEW BOARD FIRST MEETING ON THE CREATION OF TAX INCREMENT DISTRICT (TID) NO. 10

City Hall Plaza, Room 108,  
630 S Central Avenue, Marshfield, Wisconsin  
Wednesday, September 2, 2015, at 11:00am

### MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. REVIEW OF TID NO. 10 PROJECT PLAN AND BOUNDARY
4. SET NEXT MEETING DATE FOR CONSIDERATION OF TID NO. 10
5. ADJOURN

The purpose of this meeting is to convene the Joint Review Board and to review the draft project plan and boundary for Tax Increment District (TID) No. 10, pursuant to Section 66.1105 of the Wisconsin Statutes. The City of Marshfield has contracted with Vierbicher Associates, Inc. to assist in the TID creation. If you have any questions about the duties of the Joint Review Board or wish to discuss the TID amendments before the meeting you may contact Daniel Lindstrom at Vierbicher Associates at (608) 821-3967.

### **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 Michael Brehm, City Administrator, at 630 S. Central Avenue, or by calling (715) 387-6597.*

page intentionally blank

**CITY OF MARSHFIELD JOINT REVIEW BOARD**  
**MEETING ON PROPOSED TID NO. 10 PROJECT PLAN**

The meeting was called to order by Chairperson Strey on September 2, 2015 at 11:00 a.m. in Room 108, City Hall Plaza. Roll call was taken.

**PRESENT:** Brenda Dillenburg, MSTC; Mike Martin, Wood County; Pat Saucerman, School District of Marshfield; Mike Kobs, Member-at-large & Keith Strey, City of Marshfield

**EXCUSED:** None

**ALSO PRESENT:** Dan Lindstrom, Vierbicher, Jason Angell, Director of Planning & Economic Development and Deb M. Hall, City Clerk

The members of the committee introduced themselves.

Angell explained the reason for the creation of TID No. 10. Initially they thought about expanding TID No. 9 but after Vierbicher did their evaluation it no longer met the blight criteria so a new district needed to be created.

Review draft TID No. 10 Project Plan and Boundary

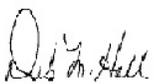
Lindstrom reviewed the proposed project plan for new TID No. 10. TID No. 10 includes mainly retail and service businesses along N. Central Avenue and E. Upham Street. The area is bounded by N. Central Avenue (State Highway 97) on the west, E. Upham to the north, N. Peach Avenue to the east, and E. Ives Street to the south for a total area encompassing 33.58 acres. The maximum life of the TID is 27 years; a three-year extension may be requested. The City has a maximum of 22 years, until 2037 to incur TIF expenses for the projects as outlined in the plan.

Lindstrom also reviewed the expected timeline for the review and approval process for the proposed new TID No. 10.

The next meeting of the JRB will be held on October 13, 2015 at 11:00 a.m.

Motion by Saucerman, second by Warren to adjourn at 11:59 a.m.  
Motion Carried.

Respectfully submitted:

  
Deb M. Hall, WCPC  
City Clerk

page intentionally blank

City of Marshfield  
City Hall Plaza  
630 S. Central Avenue  
P.O. Box 727  
Marshfield, Wisconsin 54449-0727



Chris Meyer  
Mayor  
(715) 384-2919  
Fax (715) 384-9310  
mayor@ci.marshfield.wi.us

August 26, 2015

To: Property Owners Within Proposed Tax Increment District #10

Re: Notice of Public Hearing

Dear Property Owner:

The City of Marshfield is interested in promoting rehabilitation, conservation, and reinvestment in the City's N Central Avenue area. To that end, the Plan Commission and City Council intend to use Tax Increment Financing to fund public improvements and provide incentives for private investment in the area. Improvements to a Tax Increment District (TID) are funded by growth in property tax revenues due to private development or redevelopment within a TID boundary. A draft Plan for TID #10 in the City of Marshfield is being prepared. A map of the area proposed to be included in the TID is attached.

The purpose of the draft TID #10 Plan is to promote the rehabilitation and conservation of the N Central Avenue area within the City of Marshfield. A copy of the Project Plan will be made available for review at Marshfield City Hall. As part of the Project Plan, the City is able to make development available to owners, lessees, or developers of property within TID #10.

Pursuant to Wisconsin Statutes 66.1105(4), this is a notification that a Public Hearing will be held on the proposed TID Project Plan and boundary at **7:00 p.m. on September 15, 2015, at Marshfield City Hall, 630 S Central Avenue (Lower Level – Council Chambers).**

The purpose of the Public Hearing is to provide an opportunity for members of the public to express their opinion regarding the proposed Plan and boundary for TID #10. You are invited to attend this hearing.

The City is establishing TID #10 for the purpose of "rehabilitation and conservation;" therefore, State law requires the City to make a finding that not less than 50% of the real property within the proposed boundary is in need of rehabilitation or conservation work, meaning the need to construct public works, utilities, and infrastructure, repair and rehabilitate buildings and other improvements, or prevent of the spread of blighted, deteriorated, or deteriorating areas. The attached map shows property condition within the TID #10 boundary.

Properties within TIDs, whether in need of rehabilitation or conservation work or not, are treated in the same manner as all other properties within the City for property tax purposes, assessment purposes, building inspection purposes, and other municipal activities. Property values for properties within a TID are not negatively impacted. In fact, statewide data show that property value for parcels within TIDs grow at a faster rate than properties outside of TIDs.

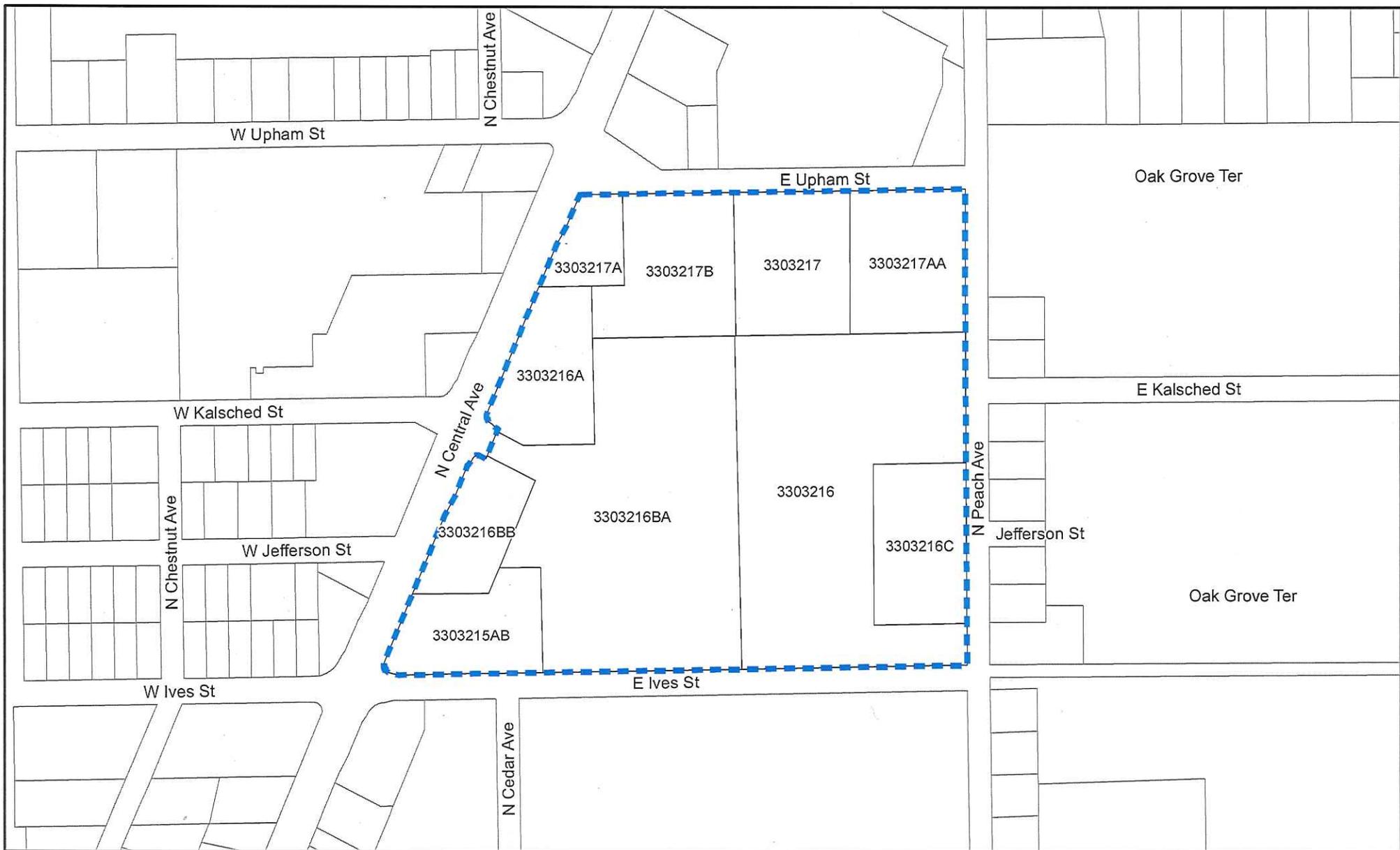
If you have any questions regarding the Plan and boundary please contact Daniel Lindstrom, Project Planner at (608) 821-3967.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Meyer".

Chris Meyer, Mayor  
City of Marshfield

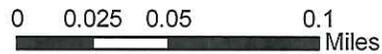
Enclosure: TID #10 Boundary and Condition



# Map 1: Proposed TID 10 District Boundary

City of Marshfield - TID 10 Creation

Data Sources:  
 City of Marshfield  
 Wood County  
 US Census  
 ESRI



-  Proposed TID Boundary
-  Parcels (ID)

M:\Marshfield, City of\150025\_TID\2. Attachments&Notices\Mapping



August 18, 2015

Parcel Numbers

Frontier Wisconsin Holdings LC  
Pizza Hut  
2120 Pewaukee Rd Ste 200  
Waukesha, WI 53188  
~~33-03217A~~

Maruti Hospitality LLC  
Quality Inn  
4608 Royal Drive  
Eau Claire, WI 54449  
~~33-03217B~~

Central City Plaza LLC  
19840 Jefferson Rd  
Sparta, WI 54656  
33-03217

Central City Credit Union  
PO Box 790  
Marshfield, WI 54449  
33-03217AA

Tri-County State Bank  
BMO Harris Bank  
PO Box 650  
Marshfield, WI 54449  
~~33-03216A~~

Malls4u LLC  
Marshfield Mall – Younkers  
2917 Business Park Dr  
Stevens Point, WI 54482  
~~33-03216BA~~

M & I Regional Properties LLC  
Marshfield Mall (Land Lease)  
2917 Business Park Dr  
Stevens Point, WI 54482  
~~33-03216~~

M & I Regional Properties LLC  
Marshfield Mall – Ashley Furniture  
2917 Business Park Dr  
Stevens Point, WI 54482  
~~33-03216C~~

United FCS FLCA  
PO Box 1080  
Marshfield, WI 54449  
33-03216BB

McDonald's Real Estate Co  
McDonalds Restaurant  
120 Erdman St  
Schofield, WI 54476  
33-03215AB

page intentionally blank

STATE OF WISCONSIN  
BROWN COUNTY

CITY OF MARSHFIELD  
630 CENTRAL AVE  
MARSHFIELD, WI 54449-4138

CITY OF MARSHFIELD  
 NOTICE OF PUBLIC HEARING ON  
 BOUNDARY AND PROJECT PLAN  
 FOR TAX INCREMENT DISTRICT (TID)  
 NO. 10  
 NOTICE IS HEREBY GIVEN that on  
 Tuesday, September 15 at 7:00p.m. the  
 City of Marshfield Plan Commission, pur-  
 suant to sections 66.1105(4)(a) and  
 66.1105(4)(e) of Wisconsin State Stat-  
 utes, will hold a Public Hearing in the  
 Council Chambers, Lower Level, City  
 Hall Plaza, 630 S Central Avenue,  
 Marshfield, Wisconsin. At that time a  
 reasonable opportunity will be afforded  
 to all interested parties to express their  
 view on the proposed Tax Increment  
 District No. 10 boundary and Project  
 Plan and the creation of said Tax Incre-  
 ment District (TID). The City is estab-  
 lishing TID No. 10 for the purpose of "re-  
 habilitation and conservation." As part  
 of the Project Plan, the City is able to make  
 development available to owners,  
 lessees, or developers of property within  
 TID No. 10.  
 The proposed TID No. 10 is bounded by  
 N. Central Avenue on the west, E. Up-  
 ham Street to the north, E. Ives Street to  
 the south, and N. Peach Avenue to the  
 east for a total area encompassing 33.56  
 acres. A copy of the TID No. 10 Project  
 Plan and boundary map are available for  
 inspection and will be provided upon re-  
 quest. Arrangements for either inspec-  
 tion or receipt of a copy of either Project  
 Plan may be made by contacting Deb  
 Hall, City Clerk, at 630 S. Central Ave-  
 nue, Marshfield, WI 54449 or at (715)  
 387-6597. The TID No. 10 Plan and  
 boundary are also available on the City's  
 website at: [http://ci.marshfield.wi.us/departments/planning\\_and\\_economic\\_development/tax\\_incremental\\_districts.php](http://ci.marshfield.wi.us/departments/planning_and_economic_development/tax_incremental_districts.php)  
 RUN: Aug 31; Sept 7 2015 WNAXLP

Being duly sworn, doth depose and say that they are an authorized representative of the News Herald, public newspaper published in the city of Marshfield, in Portage and/or W that a notice of which the annexed is a copy, taken from said paper, has been published newspaper.

Account Number: GWM-WR9879

Ad Number: 687932

Published Date: August 31, 2015

Published Date: September 7, 2015

(Signed): Bradley Zittel Date: 9-17-15  
Legal Clerk

Signed and sworn to before me  
Sara Rogers  
Notary Public,  
Brown County, Wisconsin

My commission expires 12/25/16



page intentionally blank



CITY OF MARSHFIELD

# MEETING NOTICE

---

**PLAN COMMISSION**

**City of Marshfield, Wisconsin**

**Tuesday, September 15, 2015**

**Council Chambers Lower Level, City Hall Plaza**

**7:00 p.m.**

1. Call to Order. – Chairman Meyer.
2. Roll Call. – Secretary Knoeck.
3. Approval of Minutes. – August 18, 2015 Meeting.
4. Citizen Comments.
5. Annexation request by Draxler Enterprises, LLC., including a request for 'LI' Light Industrial and "CMU" Community Mixed Use zoning, related to a Petition for Direct Annexation for lands consisting of 69.129 acres to be detached from the Town of Marshfield and annexed to the City of Marshfield; located east of State Highway "13" and north of Heritage Drive, generally described as: located in part of Certified Survey Map Number's 164, 165, 2098, 7603, 7631 and all of Certified Survey Map Number 9661 and part of the NW ¼ of the SW ¼ and SW ¼ of the SW ¼ Section 22, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.  
Presenter: Josh Miller, City Planner  
**Public Hearing Required**
6. Conditional Use Request by Hannah Shiltz, on behalf of Ashley Petersen, for a 4-Bed Adult Family Home with an exception to the City population limitation, zoned "TR-6" Two Family Residential District, located at 1301 East Doege Street (Parcel No. 33-07025).  
Presenter: Josh Miller, City Planner  
**Public Hearing Required**
7. Conditional Use Request by Tanya Esser for an exception to allow a detached accessory structure to exceed the height of the principal building by approximately 3 feet in the "SR-6" Single-Family Residential district, located at 406 West Leonhard Street (Parcel No. 33-04103). An exception is also being requested to allow a zero foot setback for a driveway addition, along the west property line, south of an existing shared driveway.  
Presenter: Josh Miller, City Planner  
**Public Hearing Required**
8. Conditional Use Request by Marshfield Clinic to allow building additions to the East Wing facility, expanding a "Large Scale Indoor Institutional" use within property zoned "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel No. 33-03233). The project includes an addition to the southeast corner of the East Wing, a 2nd floor mechanical space expansion to the northwest corner of the East Wing, and the construction of an on grade air cooled chiller adjacent to the existing loading dock.  
Presenter: Sam Schroeder, Zoning Administrator  
**Public Hearing Required**

**PLAN COMMISSION  
(Page 2)**

- 9. Conditional Use Request by Marshfield Clinic to allow the use of a temporary contractors project office for longer than 365 days on property currently zoned "SR-4" Single Family Residential, in the process of being rezoned to "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 1100 North Walnut Avenue (Parcel No. 33-03239B).  
Presenter: Sam Schroeder, Zoning Administrator  
**Public Hearing Required**
  
- 10. Proposed Project Plan and Boundary for the creation of Tax Increment District No. 10 (TID #10).  
Presenter: Daniel J Lindstrom, Vierbicher Associates Inc  
**Public Hearing Required**
  
- 11. Discussion and action on Resolution No. PC2015-02 approving the creation of Tax Increment District No. 10.  
Presenter: Daniel J Lindstrom, Vierbicher Associates Inc
  
- 12. Staff Updates.
  - a. Comprehensive Plan Update.
  
- 13. Items for Future Agendas.
  
- 14. Adjourn.

**Posted this 10<sup>th</sup> day of September, 2015 at 4:00 PM by Dan Knoeck, Secretary, City Plan Commission**

*For additional information regarding items on the agenda, please contact Jason Angell, Director of Planning & Economic Development at 715.486.9139 or Josh Miller, City Planner at 715.486.2075.*

*NOTE*

\*\*\*\*\*  
*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 Mary Anderson, Public Works Department at 630 South Central Avenue or by calling (715) 387-8424.*  
\*\*\*\*\*

**CITY PLAN COMMISSION  
MARSHFIELD, WISCONSIN  
MINUTES OF SEPTEMBER 15, 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:** Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; and others.

**PC15-56** Motion by Wood, second by Penker to recommend approval of the minutes of the August 18, 2015 City Plan Commission meeting.

**Motion Carried**

**PC15-57** Motion Wood, second Gustafson to postpone the following agenda items to a special meeting to be held on Monday, September 28, 2015 at 5:30 PM:

**Agenda Item 6. PUBLIC HEARING** - Conditional Use Request by Hannah Shiltz, on behalf of Ashley Petersen, for a 4-Bed Adult Family Home with an exception to the City population limitation, zoned “TR-6” Two Family Residential District, located at 1301 East Doege Street (Parcel No. 33-07025).

**Agenda Item 7. PUBLIC HEARING** - Conditional Use Request by Tanya Esser for an exception to allow a detached accessory structure to exceed the height of the principal building by approximately 3 feet in the “SR-6” Single-Family Residential district, located at 406 West Leonhard Street (Parcel No. 33-04103). An exception is also being requested to allow a zero foot setback for a driveway addition, along the west property line, south of an existing shared driveway.

**Agenda Item 8. PUBLIC HEARING** - Conditional Use Request by Marshfield Clinic to allow building additions to the East Wing facility, expanding a “Large Scale Indoor Institutional” use within property zoned “CD” Campus Development, prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel No. 33-03233). The project includes an addition to the southeast corner of the East Wing, a 2nd floor mechanical space expansion to the northwest corner of the East Wing, and the construction of an on grade air cooled chiller adjacent to the existing loading dock.

**Agenda Item 9. PUBLIC HEARING** - Conditional Use Request by Marshfield Clinic to allow the use of a temporary contractor’s project office for longer than 365 days on property currently zoned “SR-4” Single Family Residential, in the process of being rezoned to “CD” Campus Development, prior to the adoption of a Campus Master Plan, located at 1100 North Walnut Avenue (Parcel No. 33-03239B).

**Citizen Comments: None**

**PUBLIC HEARING** - Annexation request by Draxler Enterprizes, LLC., including a request for ‘LI’ Light Industrial and “CMU” Community Mixed Use zoning, related to a Petition for Direct Annexation for lands consisting of 69.129 acres to be detached from the Town of Marshfield and annexed to the City of Marshfield; located east of State Highway “13” and north of Heritage Drive, generally described as: located in part of Certified Survey Map Number’s 164, 165, 2098, 7603, 7631 and all of Certified Survey Map Number 9661 and part of the NW ¼ of the SW ¼ and SW ¼ of the SW ¼ Section 22, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.

**COMMENTS:**

- Nathan Thieme, 8415 Heritage Drive, questioned how far south annexation was planned. He has a failing septic system and would like to consider hooking up to city sewer.
- Corey Foemmel, 8384 Heritage Drive, owns land east of the Draxler Enterprises property, may also be interested in city sewer and water and wants to understand the options.

**PC15-57** Motion by Wood, second by Witt to recommend approval of the annexation request by Draxler Enterprises, LLC., including a request for 'LI' Light Industrial and "CMU" Community Mixed Use zoning, related to a Petition for Direct Annexation for lands consisting of 69.129 acres to be detached from the Town of Marshfield and annexed to the City of Marshfield; located east of State Highway "13" and north of Heritage Drive, generally described as: located in part of Certified Survey Map Number's 164, 165, 2098, 7603, 7631 and all of Certified Survey Map Number 9661 and part of the NW ¼ of the SW ¼ and SW ¼ of the SW ¼ Section 22, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, and direct staff to prepare an annexation ordinance for Common Council consideration.

**Motion Carried**

**PUBLIC HEARING** - Proposed Project Plan and Boundary for the creation of Tax Increment District No. 10 (TID #10).

**COMMENTS:** Ron Fish, representing McDonald's Restaurant, 1101 North Central Avenue, questioned what is being proposed at the Mall.

**PC15-62** Motion by Wagner, second by Gustafson to recommend approval of Resolution No. PC2015-02, which approves the Proposed Project Plan and Boundary for the creation of Tax Increment District No. 10 (TID #10).

**Motion Carried**

**Staff Updates:**

- Comprehensive Plan Update – the kickoff meeting with the steering committee is planned for Thursday, September 17.

**Items for Future Agendas:**

- Special meeting on September 28, 2015 at 5:30 PM.

There being no objections, Chairman Meyer adjourned the meeting at 7:36 PM.

**Daniel G. Knoeck, Secretary**  
**CITY PLAN COMMISSION**

**CITY OF MARSHFIELD  
PLAN COMMISSION RESOLUTION NO. PC2015-02  
APPROVING TAX INCREMENT DISTRICT NO. 10  
PROJECT PLAN AND BOUNDARY**

**WHEREAS**, the City of Marshfield Plan Commission has prepared and reviewed a boundary for Tax Increment District (TID) No. 10 and a Plan to serve as the Project Plan for TID No. 10 and finds the Plan to be feasible and conforming to the requirements described in ss. 66.1105(4)(f); and

**WHEREAS**, the City of Marshfield Plan Commission has invited the public and all property owners within TID No. 10 to review the Plan and boundary and comment upon such Plan and boundary at a Public Hearing held on September 15, 2015, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(a) and (e);

**WHEREAS**, the City of Marshfield Plan Commission makes the following findings:

- 1) The name Tax Increment District No. 10 (TID 10) shall be assigned to this district; and
- 2) That the TID 10 boundary is as shown in Map 1 of Appendix A and is defined by the legal description included within the Plan; and
- 3) The creation date of TID 10 is January 1, 2015; and
- 4) Not less than 50% of the real property within the district is in need of rehabilitation and/or conservation; and
- 5) Less than 25% of the real property within the district is vacant; and
- 6) The equalized value of taxable property within TID plus the increment value of all existing TIDs does not exceed 12% of the total equalized assessed value of taxable property within the City of Marshfield; and
- 7) Finds the Plan is feasible and in conformity with the City of Marshfield Comprehensive Plan 2007-2027.

**NOW, THEREFORE, BE IT RESOLVED** after due consideration, the City of Marshfield Plan Commission hereby approves the Plan and boundary for Tax Increment District No. 10; and

**BE IT FURTHER RESOLVED** that City of Marshfield Plan Commission hereby submits the Plan and boundary for Tax Increment District No. 10 to the City of Marshfield Common Council for approval.

This Resolution is being adopted by the City of Marshfield Plan Commission at a duly scheduled meeting on September 15, 2015.

  
\_\_\_\_\_, Chair  
  
\_\_\_\_\_, Secretary

**CITY OF MARSHFIELD  
COMMON COUNCIL RESOLUTION NO. 2015-50  
RESOLUTION CREATING TAX INCREMENT DISTRICT NO. 10**

**WHEREAS**, the Common Council of the City of Marshfield requested that the Plan Commission identify a boundary and prepare a Project Plan for the creation of Tax Increment District (TID) No. 10; and

**WHEREAS**, the Plan Commission established boundaries for said TID No. 10; and

**WHEREAS**, the Plan Commission caused a Project Plan to be prepared for TID No. 10 which identified investments necessary to rehabilitate, conserve, and promote redevelopment within said area; and

**WHEREAS**, the Plan Commission conducted a public hearing on said TID No. 10 boundary and TID No. 10 Project Plan after duly notifying property owners and overlying taxing jurisdictions of said public hearing under Wisconsin Statutes §66.1105(4)(a) and §66.1105(4)(e); and

**WHEREAS**, the Plan Commission approved said boundary and Project Plan for TID No. 10 and recommended that the Common Council of the City of Marshfield create TID No. 10 as approved by the Plan Commission;

**NOW, THEREFORE, BE IT RESOLVED**, the Common Council of the City of Marshfield hereby creates a Tax Increment District which shall be known as Tax Increment District (TID) No. 10, City of Marshfield, and that said District shall be created effective January 1, 2015.

**BE IT FURTHER RESOLVED**, the boundaries for TID No. 10 shall be those attached and marked as Exhibit A (description) and Map 1 to this Resolution and contain only whole units of property as are assessed for property tax purposes; and

**BE IT FURTHER RESOLVED**, the City makes the following findings:

- A. Not less than 50 percent, by area, of the real property within the District is in need or rehabilitation or conservation; and
- B. Less than 25 percent of the real property within TID No. 10 has stood vacant for an entire seven-year period prior to the adoption of this resolution; and
- C. The improvement of TID No. 10 is likely to enhance significantly the value of substantially all of the other real property in the District; and
- D. The project costs directly serve to promote rehabilitation, redevelopment, and conservation, and are consistent with the purpose for which the Tax Increment District is created; and

- E. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed twelve percent of the total value of equalized taxable property within the City; and
- F. All lands within the District are contiguous.
- G. Declares that the district is a rehabilitation/conservation district.

**BE IT FURTHER RESOLVED**, pursuant to Wisconsin Statutes §66.1105(4)(g), the Common Council hereby approves the Project Plan for TID No. 10 as recommended by the Plan Commission, and finds that it is feasible and in conformance with the master plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on September 30, 2015.

\_\_\_\_\_  
Chris Meyer, Mayor

\_\_\_\_\_  
Deb Hall, City Clerk

**CERTIFICATION**

I, Deb Hall, Clerk of the City of Marshfield, certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held at the City Hall on September 30, 2015.

Motion by \_\_\_\_\_,

seconded by \_\_\_\_\_ to adopt the Resolution.

Vote: \_\_\_\_\_Yes \_\_\_\_\_No

Resolution Adopted. \_\_\_\_\_, City Clerk

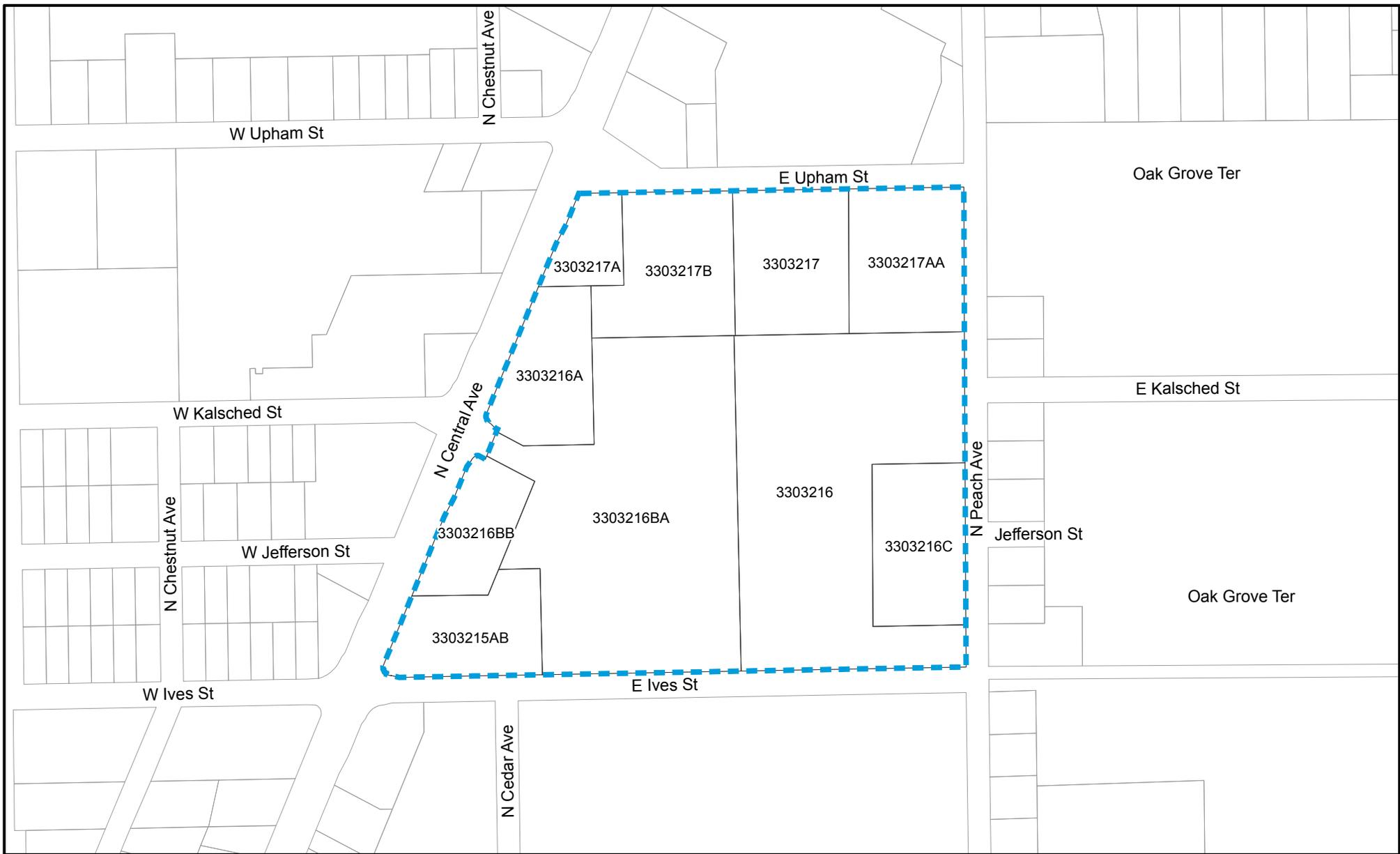
## EXHIBIT A:

### City of Marshfield TID No. 10 Boundary Description

Part of the SE 1/4 of the NE 1/4 of Section 5, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 5; thence N 01°05'32" E, 818.95 feet along the east line of said NE 1/4; thence N 89°22'25" W, 23.73 feet to the southeast corner of Lot 2, Certified Survey Map No. 7196 and the Point of Beginning; thence S 01°37'12" W, 790 feet more or less along the west right-of-way of North Peach Avenue to the intersection with the north right-of-way of East Ives Street; thence N 89°25'09" W, 1130 feet more or less along the north right-of-way of East Ives Street to the southeast corner of Lot 1, Certified Survey Map No. 9650; thence continuing N 89°25'09" W along said north right-of-way, 381.25 feet; thence N 77°08'24" W, 21.43 feet along said north right-of-way; thence Northwesterly 34.43 feet along said north right-of-way and the arc of a curve to the right, having a radius of 22.00 feet and a chord bearing N 44°40'51" W, 31.02 feet to the intersection with the easterly right-of-way of North Central Avenue; thence N 26°39'55" E, 182.28 feet along said easterly right-of-way to the southwest corner of Lot 1, Certified Survey Map No. 8898; the following five courses being along said easterly right-of-way; thence N 26°39'42" E, 207.89 feet; thence N 32°32'19" E, 50.52 feet; thence N 26°43'45" E, 82.31 feet; thence N 41°55'44" E, 17.00 feet; thence Northeasterly 24.34 feet along the arc of a curve to the right, having a radius of 22.00 feet and a chord bearing N 58°06'08" E, 23.12 feet; thence S 63°11'22" E, 20.54 feet; thence N 26°34'37" E, 71.57 feet to the intersection with a southerly line of Lot 2, Certified Survey Map No. 7227; the following four courses being along a southerly line of Lot 2, Certified Survey Map No. 7227; thence N 26°34'37" E, 6.32 feet; thence N 63°21'49" W, 7.06 feet; thence N 48°14'56" W, 15.65 feet; thence Northwesterly 24.65 feet along the arc of a curve to the right, having a radius of 22.00 feet and a chord bearing N 31°33'57" W, 23.38 feet to the intersection with the easterly right-of-way of North Central Avenue; the following three courses being along the easterly right-of-way of North Central Avenue; thence N 26°39'53" E, 446.02 feet; thence N 32°31'57" E, 50.72 feet; thence N 26°39'49" E, 83.14 feet to the northwest corner of Lot 1, Certified Survey Map No. 7227; thence S 89°22'01" E, 125.33 feet along the north line of Lot 1, Certified Survey Map No. 7227 to the northeast corner thereof; thence S 89°22'25" E, 284.41 feet along the north line of Lot 3, Certified Survey Map No. 7128 and the south right-of-way of East Upham Street to the northeast corner of said Lot 3; thence S 89°22'25" E, 616.42 feet along the south right-of-way of East Upham Street to the northeast corner of Lot 2, Certified Survey Map No. 7196; thence S 01°37'12" W, 340.55 feet along the east line of said Lot 2 and the west right-of-way of North Peach Avenue to the Point of Beginning.

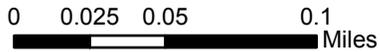
EXCLUDING all wetlands from the above described lands.



# Map 1: Proposed TID 10 District Boundary

City of Marshfield - TID 10 Creation

Data Sources:  
 City of Marshfield  
 Wood County  
 US Census  
 ESRI



-  Proposed TID Boundary
-  Parcels (ID)

M:\Marshfield, City of\150025\_TID\2. Attachments&Notices\Mapping



August 18, 2015

vierbicher  
 planners | engineers | advisors

