



CITY OF MARSHFIELD

MEETING NOTICE

AMENDED

**COMMON COUNCIL
CITY OF MARSHFIELD, WISCONSIN
TUESDAY, JANUARY 26, 2016
Council Chambers, Lower Level, City Hall Plaza
7:00 p.m.**

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

- A. Call to Order by Chris Meyer, Mayor
- B. Roll Call
- C. Pledge of Allegiance
- D. Reading of items added to the agenda
- E. Public Comment Period/Correspondence
At this time, the Mayor will recognize members of the public who have indicated a desire to address the Council. Upon recognition by the Mayor, persons may address the Council from the podium, first stating their name and address. The Council may take action on emergency matters introduced by members of the public.
- F. Approval of Minutes – January 12, 2016 (Regular Meeting)
January 21, 2016 (Special Meeting)
- G. Staff updates
- H. Mayor's Comments
- I. Council Comments
- J. Reports from commissions, boards, and committees
- K. Consent Agenda:
 - 1. Meeting minutes/reports
 - a. Convention & Visitor Bureau (October 27, 2015)
 - b. Economic Development Board (November 10, 2015)
 - c. University Commission Minutes (November 12, 2015)

COMMON COUNCIL AGENDA
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- d. **University Commission Minutes *Special Meeting*(November 16, 2015)**
- e. Committee on Aging (December 3, 2015)
- f. University Commission Minutes *Special Meeting* (December 9, 2015)
- g. Fairgrounds Commission (December 10, 2015)
- h. Comprehensive Plan Steering Committee (December 10, 2015)
- i. University Commission Minutes *Special Meeting* (December 14, 2015)
- j. Historic Preservation Committee (January 4, 2016)
- k. Main Street Board of Directors (January 6, 2016)
- l. Fire & Police Commission (January 7, 2016)
- m. Committee on Aging (January 7, 2016)
- n. Economic Development Board (January 7, 2016)
- o. Comprehensive Plan Steering Committee (January 14, 2016)
- p. Marshfield Utility Commission (January 18, 2016)
- q. Board of Public Works (January 18, 2016)
- r. Finance, Budget, and Personnel (January 19, 2016)
- s. Plan Commission (January 19, 2016)
 - 1. Resolution No. 2016-03, CUP for Marshfield Clinic to allow the construction of a new Large Scale Indoor Institutional Hospital building, a Central Utility Plant, and an on-site Parking Ramp
 - 2. Resolution No. 2016-04, CUP by Marshfield Clinic to allow the construction of an off-site parking area and enclosed shelter
- t. Business Improvement District Board (January 20, 2016)

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

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

M. Presentation – Downtown Community Square. Presented by representatives of the Economic Development Board

Recommended Action: Approve the Economic Development Board to move forward with this project

N. Request to approve Budget Resolution No. 01-2016 transferring \$1,635 within the General Fund Information Technology budget for the purchase of 2 GPS Receivers. Presented by Eng Ng, Technology Director

Recommended Action: Approve Budget Resolution No. 01-2016

O. Request to approve Budget Resolution No. 02-2016 transferring \$56,015 from project TIF #4 to TIF #9 for the North Central Ave. (Arnold to Harrison) project. Presented by Dan Knoeck, Director of Public Works

Recommended Action: Approve Budget Resolution No. 02-2016

P. Election of four (4) Alderpersons to serve on the Capital Improvement Program Administrative Committee. Presented by Chris Meyer, Mayor

Recommended Action: Elect four Alderpersons to the CIP Administrative Committee

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- Q. Request to approve appointment of a citizen member (yet to be determined) to the Capital Improvement Program Administrative Committee. Presented by Chris Meyer, Mayor

Recommended Action: None at this time, final action will be scheduled on the February 9, 2016 agenda

- R. Closed Session pursuant to Wisconsin Statutes, chapter 19.85 (1)(e) "Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session."

- Possible approval of development agreement for a project located north/east of Becker Road and Hume Avenue
- Possible Right of First Refusal for property located within TID #7
- Possible development within TID #10

and

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

- Litigation regarding Rear End liquor license issue

- S. Reconvene into open session
- T. Action on matters discussed in closed session, if appropriate
- U. Suggested items for future agendas
- V. Adjournment

Posted this day, January 25, 2016 at 4:50 p.m., by Deb M. Hall, City Clerk

Notice

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

JANUARY 12, 2016

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

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

EXCUSED: None

The flag was saluted and the pledge given.

No items were added to the agenda.

PUBLIC COMMENT PERIOD

William Penker of 600 S. Sycamore Avenue. He spoke about the acquisition of the armored vehicle by the Police Department. Even though the Common Council had no direct involvement with this acquisition they are often the first and only contact residents may have with city government. The Council are the ones that will hear the complaints, praises, and questions about the acquisition, not the commissioners. He asked the Council if they are prepared to answer those questions and to field the complaints that may result.

CC16-001 Motion by Cummings, second by Feirer to approve the minutes of the Common Council Strategic Planning meeting of December 8, 2015.

Motion carried

CC16-002 Motion by Feirer, second by Wagner to approve the minutes of the Common Council meeting of December 15, 2015.

Motion carried

STAFF UPDATES

City Planner Josh Miller reminded everyone about the January 16th Comprehensive Planning Session that will be held at 9:00 a.m. at the Wildwood Station.

City Administrator Steve Barg announced that the next Strategic Planning Session will be held on Tuesday, January 26th at 5:30 p.m.

MAYOR'S COMMENTS

Employee Recognitions

Steve Meek, Police Department	January 2, 1991	25 years
Steve Barg, Administration	January 17, 2011	5 years
Lance Oldham, Engineering	January 17, 2011	5 years
Shawn Miller, Engineering	January 18, 2011	5 years

Proclamations

- January is National Mentoring Month
- Adult Crossing Guard Recognition Week; January 10 - 16

COUNCIL COMMENTS

None

REPORTS FROM COMMISSIONS, BOARDS AND COMMITTEES

None

CONSENT AGENDA

CC16-003 Motion by Cummings, second by Buttke to receive and place on file, approving all recommended actions for the items listed on the consent agenda. Meeting Minutes/Reports: Library Board of November 17, 2015; Community Development Authority of November 19, 2015; Cable TV Committee of November 23, 2015; Library Personnel Committee of December 3, 2015; Fire & Police Commission of December 3, 2015; Economic Development Board of December 3, 2015; Utility Commission of December 14, 2015 (Job Order #7456, Voice Over Internet Protocol (VoIP) Phone Systems – Shortel \$43,841); Community Development Authority Finance and Strategic Planning Committees of December 15, 2015; Airport Committee of December 16, 2015; Historic Preservation Committee of January 4, 2016; and Judiciary and License Committee of January 5, 2016.

Motion carried

No items were removed from the consent agenda.

Second reading of Ordinance No. 1326, Rezoning Request by Dennis Boucher to change the zoning from “TR-6” Two Family Residential to “MR-12” Multi-Family Residential for the property located west of 1316 N Hume Avenue, Parcel No. 33-06846, legally described as: Phase 2 of the City of Marshfield Greenway Village Condominium, being part of the SE ¼ of the NW ¼ of Section 4, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin more particularly described as follows: Commencing at the North ¼ corner of Section 4, Township 25 North, Range 3 East; thence S01°05’58”W 1713.77 feet; thence S01°01’45”W 225.00 feet; thence N88°58’W 30.00 feet to the westerly line of Hume Avenue; thence continuing N88°58’W 150.32 feet; thence N01°01’45”E 65.00 feet; thence N88°58’W 350.00 feet to the point of beginning; thence N88°53’54”W 575.32 feet; thence S01°03’15”W 235.00 feet; thence S88°53’54”E 410.70 feet; thence 187.82 feet along the Arc of a curve concave to the southwest whose radius is 215.00 feet and whose chord is S63°52’28”E 181.90 feet; thence N01°01’45”E 311.95 feet to the point of beginning.

CC16-004 Motion by Hendler, second by Cummings to approve Ordinance No. 1326. Ayes - 10
Ayes – 10

Motion carried

CC16-005 Motion by Wagner, second by Hendler to authorize staff to execute a contract with MSA Professional Services and to proceed with the creation of TID #11.

Motion carried

CC16-006 Motion by Feddick, second by Jockheck to go into closed session pursuant to Wisconsin Statutes, chapter 19.85 (1)(e) “Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.”

- Offer to purchase from Gorman & Company, Inc. for City Hall Plaza
- Development agreement for property located with TID #7
- Right of First Refusal for property located within TID #7
- Possible development within TID #10

Roll call vote, all ayes. (Time: 7:18 p.m.)

Motion carried

Present in closed session: Alderpersons Feirer, Feddick, Jockheck, Earll, Wagner, Reinart, Cummings, Spiros, Buttke and Hendler, Mayor Meyer, City Administrator Barg, City Attorney

Wolfgram, Public Works Director Knoeck, Development Services Director Angell, City Engineer Turchi, Finance Director Strey and City Clerk Hall.

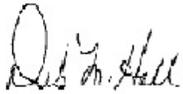
CC16-007 Motion by Hendler, second by Wagner to return to open session. Roll call vote, all ayes.
(Time: 7:40 p.m.)

Motion carried

Future Agenda Items

Options/alternatives to fund aldermanic pay increases in the future.

There being no further business the Mayor adjourned the meeting at 7:42 p.m.



Deb M. Hall
City Clerk

JANUARY 21, 2016

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

PRESENT: Michael Feirer, Alanna Feddick, Chris Jockheck (arrived at 7:05 p.m.), Gordon H. Earll, Ed Wagner, Rich Reinart, Gary Cummings, Rebecca Spiros, Tom Buttke and Peter Hendler.

EXCUSED: None

The flag was saluted and the pledge given.

No items were added to the agenda.

PUBLIC COMMENT PERIOD

None

CC16-008 Motion by Feirer, second by Reinart to go into closed session pursuant to Wisconsin Statutes, chapter 19.85 (1)(e) "Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session."

- Offer to purchase from Gorman & Company, Inc. for City Hall Plaza
- Timeline for Gorman & Company's application for WHEDA tax credits
- Parameters for negotiating purchase of the Forward Financial building

Roll call vote, all ayes. (Time: 7:02 p.m.)

Motion carried

Present in closed session: Alderpersons Feirer, Feddick, Jockheck, Earll, Wagner, Reinart, Cummings, Spiros, Buttke and Hendler, Mayor Meyer, City Administrator Barg, City Attorney Wolfgram, Public Works Director Knoeck, Development Services Director Angell, City Engineer Turchi, and Finance Director Strey.

CC16-009 Motion by Buttke, second by Spiros to return to open session. Roll call vote, all ayes. (Time: 8:12 p.m.)

Motion carried

There was no action in open session

Future Agenda Items

There being no further business the Mayor adjourned the meeting at 8:14 p.m.

Steve Barg
City Administrator

Marshfield Convention & Visitors Bureau

Board Meeting Minutes – October 27, 2015 – Hotel Marshfield

Present: Scott Berg, Alderman Gary Cummings, Sandra Hanson, Scott Koran, Todd Diedrich

Absent/Excused: Al Chaney, Scott Larson

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

Guests: Wendy Barnett & Jeanie Klinke, Holiday Inn, Nora Nelson, Hotel Marshfield

McLean called the meeting to order at 11:30.

1. Minutes from September Meeting

Motion to approve the minutes from the September 15th Board Meeting, as written, was made by Gary C., second by Scott K., and unanimously carried.

2. September Financial Reports

McLean reviewed the financial reports, and noted that our income was over budget, while our expenses were under budget. Discussion ensued regarding the feasibility of the CVB maintaining the city banner program. While it is not very profitable, at the same time it requires a lot of time on the part of Matt and Lyn. McLean will look into the possibility of finding another entity to handle this program. ***Motion to approve the September Financial Reports was made by Scott K., second by Gary C., and unanimously carried.***

3. October Activity Report/4 CVB Pillar Updates

McLean briefly went over the activity report included in the board packet. Special note was made of three events impacting our hotels over the last month, the Woodland Owners Convention, BBS Convention, and the Great Lakes Eagles Convention. The CVB provided supplies for welcome bags to our hotel partners, as needed.

4. Room Tax Discussion/CVB Formation

McLean and Scott K. met with our attorney, Steve Barg and Chris Meyer, and Hap on the 21st. Scott K. felt that the meeting was challenging. The consensus was CVB will be recognized as the 501 C6 Tourism Entity and will contract with the city to comply with state law.

5. Budget Adjustments

McLean distributed copies of the proposed budget with a 2% increase in room tax, and the amended budget without, so that we can send a copy to the city. ***Motion to approve the new budget was made by Scott K., second by Gary C., and unanimously carried.***

6. Bylaw Recommendations

It was felt that we need to get the entity contract nailed down with the city, then address our own by-laws. We will discuss this at a future meeting. No comments or suggestions at this time.

7. CVB Lease at MACCI

We are currently paying \$1,000 per month to MACCI for rent and administrative support. Considering the services that we have taken over, McLean feels that amount should stay the same; he will confirm that, and find out if the lease is an automatic renewal. ***Motion to approve extending our lease at the Chamber, barring any changes, was made by Scott B., second by Sandra H., and unanimously carried.***

8. Bear Exhibit Grand Opening Report

McLean reported that we had a very good turnout, and a very positive reaction from the community. Jeff from the Dept. of Tourism assisted with the revealing of the winning names for the bears, "Munsey & Boda," and got a round of applause.

9. "Kodiak Bear Adventure" Package Promotion Update

All four hotel packages are ready, and we have been receiving requests for reservations already, from our website, and ads placed throughout the state.

10. Welcome Sign Maintenance

McLean reported that we have been asked by the City to maintain the three (3) "Welcome to Marshfield" signs. The Rotary Club had been donating their time to clean and maintain them, but they have become very unkempt due to dwindling care. McLean received a quote that it would cost of to \$3,500 per year. After discussion, the members requested that McLean find out how this would be facilitated, and also who owns the signs, and how did they originate.

11. Maple Fall Fest Wrap-Up

Lyn briefly explained the Maple Fall Fest financial sheet included in the packet, and distributed review sheets to all members, to evaluate their experiences regarding the festival and return to Matt & Lyn for review. This year's event was a huge success, with many compliments received from both the exhibitors and the public.

12. Farm Technologies Host Farm Selected for 2018

The Heiman and Sternweis farms have been selected, which will mean a huge impact for us. Wisconsin Rapids was a little disappointed. The announcement was made at a Media Day last week. The dates will be July 10-12, 2018, with an estimated 10,000 to 15,000 people per day attending the show. The "Tent City" will contain hundreds of vendors and cover 60 acres. All kinds of events are currently being planned, including a "Taste of Marshfield." McLean is on the planning board, and will be heading either "Grounds" or the "Tent City," and looking for volunteers. We will probably need about 2,000 volunteers for those 3 days.

13. New Business

No new business was discussed at this time. *Motion to adjourn at 1:15 pm was made by Scott K., second by Sandra H., and unanimously carried.*

**The next meeting, with lunch provided, is scheduled for Tuesday, November 17, 2015
at 11:30 am at Hotel Marshfield.**

PLEASE NOTE: Stephanie Klett from Wisconsin Dept. of Tourism will be here on Thursday, November 19th, to present our grant for the Kodiak Bear Adventure marketing promotion. Board members are requested to participate on that date if they are available. More details will be forthcoming.

Economic Development Board meeting November 10, 2015

Present: Dickrell, Michalski, Staab, Trussoni, Wagner, Buttke, Meissner, Sennholz
Absent: None
Others: Randy Lueth, Jason Angell, Angie Eloranta, Karen Olson, Amy Krogman.
Mayor Meyer, Bill Penker, Erin Howard, Adam Hocking, Johnathan
Anderson arrived at 3:52 p.m.

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

Approve minutes (3 sets)

Wagner moved and Meissner seconded a motion to approve 3 sets of minutes as follows:

- September 28th “2nd Street Development” Subcommittee Meeting
- October 1st Regular EDB Meeting
- October 14th “200 Block” Subcommittee Meeting

Motion carried

Citizen comments

There were no citizen comments.

Conflicts of interest

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

3rd Quarter reports from MACCI/MACF and Main Street Marshfield

The committee had received the reports in their agenda packets and had no questions/comments on the reports. Olson made one change to the report under the heading of “Business Retention/Expansion” it should have read three retentions completed, not two.

Buttke moved and Meissner seconded to approve the reports with the change.

Motion carried

2016 Façade Improvement Program

The 2016 Façade Improvement Program was discussed. The program will stay the same as in the past. Buildings in the BID are eligible. No tax exempt properties will be eligible. Preference will be given to rear entrance or alley projects. Applications will be available from January 1st through March 31st.

Buttke moved and Dickrell seconded to approve the 2016 Façade Program.

Motion carried

Conceptual Plans for “200 Block” Redevelopment

Randy Lueth gave a presentation on the conceptions plans for the “200 Block” redevelopment.

Buttke moved and Wagner seconded to approve amending Randy Lueth's contract up to \$3,500 for calculating the cost of the project and the development of a 3D drawing.

Motion carried

2015-2016 EDB Priorities

Housing

Staab, Sennholz, and Angell met to look at a housing program with a sliding scale. Looking at the possibility of developing a program that would provide incentives to convert duplexes back to single family residences. It was noted that LaCrosse had recently developed a program similar to this.

Economic Development Corporation

Hasn't met since last EDB meeting.

2nd Street Development

On hold

Recreational Opportunities

At this point Parks, Recreation, & Forestry will drive this issue.

Economic Development Activity Updates

Angell reported there are a couple of development agreements being worked on. One is going to council on 11/2. Mall TIF has been established.

Olson reported they are working on bring a developer to Marshfield to critique our community. She recently attended the ICSC (International Council of Shopping Centers) conference. It was one of the best events that she has been too. EDB and MACCI were sponsors of the Heavy Metal Tour. EDB's name did not get on the shirts and their sponsorship monies were refunded. Centergy is working on developing a supply chain. Business would enter their products into a database and businesses would work together to buy local.

Eloranta reported on the pop-up shop for the holiday season. 3 businesses have committed to the shop. They will be located in the old Candy Girl store.

Closed Session

Wagner moved and Dickrell seconded to go into closed Session pursuant to Wisconsin Statutes, chapter 19.85 (1)(e) "Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The purchase of the closed session is to consider an offer to purchase for a property located with TIF District #7. Roll Call vote, all ayes (time 4:39 p.m.) **Motion carried**

Present in closed session: Dickrell, Michalski, Staab, Trussoni, Wagner, Buttke, Meissner, Sennholz, Krogman, Angell, Olson, and Eloranta

Wagner moved and Buttke seconded to go into open session. Roll Call vote, all ayes
(4:48 p.m.) **Motion Carried**

There was no action on matters discussed in closed session.

Next meeting will be held on Thursday, December 3rd at 3:00 p.m.

Meeting adjourned at 4:49 p.m.

Respectfully submitted

Amy Krogman
Administrative Assistant III

(APPROVED)

MINUTES OF THE UNIVERSITY COMMISSION MEETING OF
NOVEMBER 12, 2015

Chair Machon called the meeting to order at 5:04 p.m.

Present: Rozar, Breu, Earll, Feddick, Machon and Montgomery.

Excused: Meyer, Spiros.

Absent: Pliml.

Also present: Michelle Boernke, Assistant Dean for Administrative & Financial Services; Brian Panzer, Building & Grounds Superintendent; Marcie Kozickowski, Commission Bookkeeper; Theresa Lehman and Corey Brumbaugh from Miron Construction Co., Inc.; Rich Hohl from Solutionz; Bill Penker, concerned neighbor; Adam Hocking from the Hub City Times and Jonathon Anderson from the Marshfield News Herald.

Machon declared a quorum present.

Bill Penker gave a good account of the snow removal by Allar Services and hopes that the Commission will give them every consideration for the new contract period. He also encouraged an open house to keep neighbors informed regarding the S.T.E.M. building.

Motion (Breu/Earl) to approve and place on file the minutes of the August 20, 2015 regular meeting; the September 24 (with one spelling correction), September 28, October 21 and October 23 (showing the roll call was as follows: AYES – Feddick, Rozar, Machon and Spiros; NAYS – Breu and Earll) special meetings; and the September 22, 2015 taskforce meeting. Motion carried. (Minutes on file.)

Agenda item #7 was moved to this point in the meeting. The contract to Miron Construction Co., Inc. was approved at the October 23, 2015 meeting with two conditions – pending the approval of Wood County Corporate Counsel of the contract language and reference checks from former S.T.E.M. building projects. Peter Kastenholz, Wood County Corporate

Counsel, indicated he is satisfied with the project manager contract language. Panzer conducted reference checks with Marathon County, Sheboygan County and the Stratford School District, using a scale of 5 questions with a high score of 5 each. Marathon County's rating was 25; Stratford School District was 25, and Sheboygan County's rating was 25. All indicated they were satisfied with the final project and the initial pre-construction work. Panzer also noted that the references noted that in all cases, on all projects, change orders were generated by the owner, not Miron Construction. Commission Earll wanted copies of newspaper articles dealing with Miron Construction distributed, but they did not meet the definition of "references" as outlined in the October 23, 2015 motion. Other Commission members noted that they had some knowledge of the articles. Corey Brumbaugh from Miron Construction Co. was invited to speak to the newspaper stories, which he did. Motion (Rozar/Feddick) to approve the project manager contract as presented. The motion carried with a 3-2 vote with Breu and Earll casting the dissenting votes.

Agenda item #6 was moved to this point in the meeting. Chair Machon reported that the next step is to develop and R.F.P. and develop a list of architects. A special meeting was set for November 16 at 2:15 p.m. to deal with these steps.

Motion (Feddick/Breu) to receive and place on file the statement of accounts. Motion carried. (Statement of accounts on file.)

Motion (Feddick/Rozar) to approve and place on file the lists of bills. Motion carried. (List of bills on file.)

Motion (Breu/Feddick) to receive and place on file the Building and Grounds Superintendent's report. Motion carried. (Report on file.) Motion (Rozar/Feddick) to award the snow and ice removal services contract to Turf Tamers for one year, with an option to renew for four years. Motion carried. Motion (Rozar/Feddick) to award the lawn care services contract to Turf Tamers. The motion carried. Building and Grounds Superintendent's report and all bids on file.

Motion (Earl/Rozar) to approve a 1% increase for the Commission Bookkeeper. The motion carried.

Boernke reported that the C.I.P. request may include upgrades to cameras, keyless entry system and the greenhouse. She also reported on the Risk Assessment “Night Walk” and still needed upgrades for the theatre. Rozar congratulated Boernke for being hired as the new Associate Dean for Finance.

The Dean reported that Brittany Lueth had been hired as the new Assistant Dean for Student Services.

There was no other business.

Koziczowski was asked to send out the 2016 meeting dates. (January 21, May 19, September 15, November 17, 2016.

Chair Machon declared the meeting adjourned at 6:26 p.m.

Minutes taken for Gordon Earll, Secretary, by Marcie Koziczowski

(APPROVED)

MINUTES OF THE UNIVERSITY COMMISSION SPECIAL
MEETING OF NOVEMBER 16, 2015

Chair Machon called the meeting to order at 2:15 p.m.

Present: Breu, Earll, Machon, Rozar, Spiros and Feddick.

Excused: Meyer, Montgomery.

Absent: Pliml

Also present: Michelle Boernke, Assistant Dean for Administrative & Financial Services; Brian Panzer, Building & Grounds Superintendent and Theresa Lehman and Corey Brumbaugh from Miron Construction Co., Inc.

Machon declared a quorum present.

Machon reported that he was in receipt of a certified letter from Boson Company requesting they receive a copy of the submittal response information submitted by the other two final candidates for interview – including the complete RFP Response, the proposed contract documents and all fee information including general conditions, reimburseables, change order fees, and any additional items submitted or handed out at the interview itself. Machon noted that we would comply with that request and submit everything to which they were legally entitled.

The draft RPF was reviewed page by page. Also reviewed was the draft list of architects; Holdabird & Root & Keller was added to the list. A schedule will be sent by Ms. Lehman from Miron Construction Co., Inc. Two additional special meetings were set: December 9 at noon to create a short list of architects for interviewing and December 14 to interview architect candidates and select architect for S.T.E.M. building.

Meeting adjourned at 3:18 p.m.

Minutes taken for Gordy Earll by Michelle Boernke.

**City of Marshfield Committee on Aging
Cedar Rail Court, 601 S. Cedar, Marshfield
Meeting Minutes – December 3, 2015**

The monthly meeting of the Committee on Aging was called to order at 9:36 a.m. by Mike Feirer

MEMBERS PRESENT: Mike Feirer, Becky Huebner-Leu, Elsie Anderson, Jean Doty, and Patty Ruder

ABSENT: Kathy Dieck, and Dave Marsh

OTHERS: Judy Carlson, Celena Wanca-Netzow, Brandon Vruwink, Kelly Cassidy, Jennifer Cummings, and VickyWilson

Motion by Doty, second by Huebner-Lue to approve the minutes of the November 5, 2015 meeting, with one correction, the health fair date is September 30th.

Motion Carried

CITIZEN'S COMMENTS: A Cedar Rail resident asked about finding help to get dressed in the morning due to surgery. Jennifer Cummings was going to check into a couple options for the resident.

AGING AND DISABILITY RESOURCE CENTER OF CENTRAL WISCONSIN

UPDATE: Jennifer Cummings updated the committee.

WOOD COUNTY TRANSPORTATION UPDATE: Brandon Vruwink updated the committee. The committee toured the new bus that will be in Marshfield.

FORUM 55+: Judy Carlson updated the committee

LIBRARY & COMMUNITY CENTER PROJECT UPDATE: Construction is on schedule. Hopefully it will be enclosed before winter. Phase 2 plans are moving ahead.

TAXI UPDATE: Discussion was held regarding delays in pickups.

HEALTH FAIR UPDATE: The committee discussed how the 2015 Health Fair had gone, there were a few changes made to the food that is served. Transportation for people needs to be looked at to try and increase the number of riders. The number of attendees was 264 people which is the best attendance for the event so far. The 2016 Health Fair will be Friday, September 30th.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

FUTURE MEETING DATE: The next meeting will be held on Thursday, January 7th at City Hall.

Motion by Ruder, 2nd by Doty to adjourn at 10:52 a.m.

Respectfully submitted,
Kelly Cassidy, Parks & Recreation Department

(APPROVED)

MINUTES OF THE UNIVERSITY COMMISSION SPECIAL
MEETING OF DECEMBER 9, 2015

Chair Machon called the special meeting to order at 12:01 p.m.

Present: Breu, Earll, Spiros, Machon, Rozar, Pliml and Feddick.

Excused: Montgomery.

Absent: Meyer.

Also present: Michelle Boernke, Assistant Campus Dean for Administrative & Financial Services and Brian Panzer, Building & Grounds Superintendent and Theresa Lehman and Corey Brumbaugh from Miron Construction Co., Inc.

Machon declared a quorum present.

There were no public comments.

Motion (Rozar/Feddick) to authorize Miron Construction to make the initial contact when the architects were selected for interview and to set the interview schedule. The motion carried. Motion (Breu/Earll) to select the three lowest bids for architect services to be interviewed on Monday, December 14 (Bray Architects, Eppstein Uhen Architects and Plunkett Raysich Architects). The motion carried.

Meeting adjourned at 12:45 p.m.

Minutes taken by Marcie Koziczowski for Gordon Earll, Secretary

Fairgrounds Commission Minutes
Meeting of Dec. 10, 2015
Executive Conference Room, City Hall

Call to order at 5:30 by Mike Feirer.

Present: Commissioners Bob Aschbeck, Ken Curry, Tom Buttke, Mike Feirer, Chris Jockheck. Excused: Bill Winch. Also in attendance: Mike Martin, Keith Strey, Justin Casperson, Adam Fischer.

Minutes from June 24 meeting approved. 1st - Buttke, 2nd - Ashbeck.

Financial report approved. We have \$78,509.97 in our account. 1st - Curry, 2nd - Buttke.

Discussion on naming Fiscal Agent. Following city and county staff discussion and legal review of by-laws best solution is to have Wood County Finance Director to be our Fiscal Agent. Following discussion of logistics, motion made: Approve that Wood County Finance Department be appointed the Fiscal Agent for the Fairgrounds Commission. 1st- Curry, 2nd- Buttke. Motion carried.

Motion made that Commission Secretary/Treasurer and the Fiscal Agent (either the Director or Deputy Director) be approved for signing checks. 1st- Buttke, 2nd- Curry. Motion Carried.

Both above motions shall take affect January 1, 2016.

There were no bills to be paid.

Fair Association report: Adam Fischer, Fair Manager.

Still closing books for fair.

Official new name: Central Wisconsin State Fair, Inc.

Continuing discussion on improvements. Two suggestions brought to Commission are improvements to sheep/swine building ventilation system, and to the Hog wash station.

Motion made to request more information from city staff on feasibility and logistics of these projects. 1st-Curry, 2nd - Buttke. Motion carried.

Parks and Recreation report: Justin Casperson, Director.

Justin presented end of year report listing projects completed in 2015, future projects to be considered, and a review of events held at the fairgrounds in 2015. Discussion followed with no action taken.

Next meeting – February 4, 2016, 5:30PM

Meeting Adjourned at 7:25.

Respectfully submitted,
Chris Jockheck, Secretary.

2017 COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE MINUTES
OF THURSDAY, DECEMBER 10, 2015

Meeting called to order by Chairperson Gustafson at 3:04 P.M. in Conference Room 108 of City Hall Plaza.

PRESENT: Chairperson Joe Gustafson Mayor Chris Meyer; Justin Casperson; Alderperson Ed Wagner; Bob Trussoni; Michelle Morley; Ann-Marie Nelson Brine; Dan Knoeck; and, Sam Warp.

ABSENT: Bob Haight

ALSO

PRESENT: Josh Miller, City Planner.

Approval of Minutes – November 12th, 2015

CPSC15-05 Motion by Casperson second by Warp to approve the minutes of November 12, 2015.

Motion Carried.

Citizen Comments

No comments.

Review Facilitator Proposals

CPSC15-06 Motion by Knoeck second by Wagner to contract with SEH to facilitate the kickoff meeting.

Motion Carried.

Miller gave a brief summary of the proposals and shared the estimated costs for each.

- SEH proposal - \$2,000 - \$3,000 depending on details.
 - Review and summarize exiting goals, objectives, and policies
 - Two facilitators
 - Issues and Opportunities facilitation discussion
 - Visioning and goal setting exercises
 - Workshop write up
- Cedar Corporation – not to exceed \$4,750.
 - Pre-event meeting
 - Review planning topics
 - Identify info the City would like to collect
 - Identify strategies to engage the public
 - Assign roles
 - Provide public relations
 - Inspect facilities
 - Two facilitators
 - Provide and coordinate materials for meeting
 - Set up meeting facility

- Facilitate event with assistance from City Staff and Steering Committee
- Provide summary report

Develop Framework for the Town Hall Kickoff Meeting with the Public

Miller asked the Committee what type of exercises we should include in the workshop? Five big ideas for 2037? Headline exercise? There were no additional suggestions at this time.

The Committee discussed a lot of ideas but ultimately came to a consensus with the slogan: “Imagine Marshfield 2040”. The Committee was in favor of using the slogan for the poster, postcards, and table tents.

Meyer suggested getting a list of committees from Amy to send out postcards to. Put in MACCI Perspectives. Send to Main Street.

Table tops for restaurants. Print about 100. Daily Grind, Patio, McDonald’s, Hardees, Sunrise Restaurant, Nutz Deep II. Ask to put information in newsletter for groups like the Lions Club, Rotary, Kiwanis.

Update on Community Survey

Random sample vs paper copies available? Have a separate survey and be clear on what it will be used for. Need to provide the opportunity for those that aren’t randomly surveyed. The Committee felt that a separate paper survey should be available.

If we don’t get enough surveys returned, will we send out another one? Is it valid then? Staff will check with UW-River Falls Survey Research Center.

The Committee decided that MACCI gift card for both surveys: four to five \$100 gift certificates.

Review Existing Conditions Report Chapters – Land Use and Housing

Meyer left at 4:17 pm.

Miller asked the Committee if there are other comparisons you feel would be good to make or other conclusions that could be drawn from the data? The Committee suggested we compare Marshfield with Cities in the tables and compare the Counties in the narrative.

Miller also explained the issues we’ll have for household and population projections in that the Department of Administration shows a decline and those are numbers we have to use or have justification for using other projections.

Knoeck left at 4:29 pm.

Update to Proposed Comprehensive Plan Schedule

Miller explained the reason for the change in schedule. Wagner said we need to make the survey release a big event.

Set Meeting Date and Future Agenda Items

The next meeting will be scheduled for Thursday, January 14, 2016, in Conference Room 108 at 3:00 PM. Topics for the agenda will include: continued discussion on the survey, Kick-off meeting, and additional Existing Conditions Report chapters.

Meeting adjourn at 4:36 P.M.

Respectfully submitted,

Josh Miller
City Planner

(APPROVED)

MINUTES OF THE UNIVERSITY COMMISSION SPECIAL
MEETING OF DECEMBER 14, 2015

An informal session began at 10:00 a.m. for the purpose of hearing presentations by and conducting interviews for architect services. Candidates were: Bray Architects, Eppstein Uhen Architects and Plunkett Raysich Architects.

Chair Machon called the special meeting to order at 2:30 p.m.

Present: Breu, Earll, Machon, and Rozar.

Excused: Montgomery, Spiros and Feddick.

Absent: Meyer.

Also present: Michelle Boernke, Assistant Campus Dean for Administrative & Financial Services and Brian Panzer, Building & Grounds Superintendent. Also, representatives from Miron Construction.

Machon declared a quorum present.

There were no public comments.

Following discussion, there was a motion (Rozar/Breu) to select the low bid, Bray Architects, for architect services. The motion carried.

Meeting adjourned at 3:22 p.m.

Minutes taken by Michelle Boernke for Gordon Earll, Secretary.

HISTORIC PRESERVATION COMMITTEE MINUTES
OF JANUARY 4, 2016 MEETING

Meeting called to order by Chairperson Wood at 4:00 P.M. in Conference Room 108 of City Hall Plaza.

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

ABSENT: Ken Bargender (excuse), Keith Meacham (excused), and Kris Keogh

ALSO

PRESENT: Shirley Mook, Marshfield Historic Preservation Association; Angie Eloranta, Executive Director of Main Street; and, Josh Miller, City Planner.

Approval of the Minutes of December 7, 2015 Meeting.

HP16-01 Motion by Cummings, second by Penker to approve the minutes of the December 7, 2015 meeting.

Motion Carried.

Citizen Comments.

Shirley Mook came to discuss promoting historic resources.

Cultural Fair Registration – Fee of \$25.

HP16-02 Motion by Schnitzler second by Cummings to participate in the Cultural Fair and pay the \$25 registration fee.

Motion Carried. Penker voted no.

Wood said the booth has been a good opportunity to get exposure.

Wood will volunteer. Cummings cannot be there as he will be out of town.

Continue Discussion on Historical Tourism.

Miller asked for additional direction on historical tourism.

Shirley Mook was in attendance and stated there is opportunity for historic tourism. She handed out a list of locations where people came from when visiting the History Military Museum. Some came specifically for the museum. Word of mouth has been the biggest source. We have a historic downtown. We should have little plaques on all the buildings downtown. She also handed out an older historic brochure she thought was associated with the Convention and Visitors Bureau. The potential is there for promotion, but it would take a lot of work.

Wood said if we want to put plaques on our buildings downtown, we would have to reconsider the materials used for the plaques. Our current plaques are too heavy.

Shirley Mook said the Marshfield Historic Preservation Association has talked about having a plaque about the Marshfield fire on 2nd Street. She has also discussed reenactment opportunities with Main Street.

Angie Eloranta said it seems a lot of people seem to have an interest in historic resources. If something is done, we may want to start small in May and then see how it goes over the summer. She said that many of the visitors may have visit the area for something else, but they are looking for something related to our historic resources while in town.

Shirley Mook said people like to see people in costume on special occasions.

Penker said we've talked about signage for a long time and haven't gotten very far. A consensus needs to be reached on what needs to be promoted. We've recognized the historic assets that we have in Marshfield. The Round Barn, neighborhoods, downtown historic district. Looking at the list that Shirley provided, 60% of those are greater than 40 miles and 30% are from out of state. First we have to decide what should be promoted, how we are going to do that, and for the downtown, how we are going to get viable markers on buildings. We've been discussing it for years without a solution. Another problem is when you look at the defined goals of the Committee and how far are we treading away from those goals with promoting the resources.

Wood said we have to realize we have history north of the railroad tracks. The only time he's heard concerns north of the railroad tracks is when Kwik Trip came in. History is a perception issue that takes a considerable amount of time to change.

Mook suggested a kiosk in Columbia Park talking about the history of it.

Schnitzler said even after a significant amount of promotion, many still didn't know the Upham Mansion was there.

Angie Eloranta is happy to reach out to property owners to see if people are willing to have plaques. Miller will send her our list of buildings for possible plaques the Committee had talked about a while back. She said we could look at using Hardacre Park for reenactments when the murals are done.

Shirley Mook said the Fire Anniversary walking tour went over well.

The Committee recommended that staff follow up with Matt about the press release for the 2442.

Discuss Topics and Set Date and Location for Annual Workshop Meeting.

Over the past couple of months, the Committee has mentioned a variety of topics that should be discussed at the annual workshop meeting. Topics include:

- Historic Tourism
- Historic Information Directory
- Lighting and Improvements for the 2442
- Buildings of Historical Interest Brochures

The Committee thought those were good topics for the meeting.

HP16-03 Motion by Schnitzler second by Penker to hold the Annual Workshop meeting at 9:00 am at the Fire Station on February 6, 2016.

Motion Carried.

Staff Updates

- **Comprehensive Plan Update.** The City will be holding a kickoff meeting on Saturday, January 16th from 9am – 12 pm at the Wildwood Pavilion. This will be a great opportunity to share your vision for the community and assist with identifying issues and opportunities for planning. Miller invited everyone to attend if available.

Set Meeting Date and Future Agenda Items.

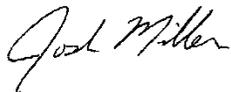
The next regular Historic Preservation Committee meeting will be held on Monday, February 1, 2016. The agenda of the next regularly scheduled meeting should include approval of the Monday, January 4, 2016 meeting minutes, and other topics that may come up.

Adjourn.

Motion by Penker, second by Schnitzler to adjourn meeting at 4:50 P.M.

Motion Carried

Respectfully submitted,



Josh Miller
City Planner

**Main Street Board of Directors Meeting
Wednesday, January 6, 2016
Main Street Office**

Present: Scott Koran, Lois TeStrake, CW Mitten, Tony Abney, Kelly Korth, Janet Heiting, Jenna Hansen, Brian Hopperdietzel, Erin Howard

Excused: Nick Arnoldy, Tom Henseler, Cindy Cole

Staff Present: Angela Eloranta, Executive Director

Other: Jason Angell, Bob Trussoni, Rich Reinart

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

1. **Mission Statement**
2. **Presentation by Anytime Fitness-** manager Dustin; 24 hrs. access, 800 members, 3000 clubs worldwide, 2 free coaching sessions, personal training available – call members monthly, group classes available. Memberships are \$38-54/mo- have discount programs for business with 20 plus employees.
3. **Approval of Board and Executive Committee minutes 11/12**
4. **Promotion Committee 11/11 & 12/7**
5. **Design Committee 12/15**
6. **Organization Committee 12/7**
7. **Economic Restructuring Committee 12/28**

1st. Lois 2nd Tony
8. **City Staff Update – Angell:** Next Saturday Wildwood Comprehensive Plan (done every 10 years) 9- noon. January 16th.
9. **MACCI Updates- Eloranta spoke for Scott Larson–** Jan. 7, 2016- Business After 5 – Carpet City-; - Jan. 13, 2016 – MAHRA Mtg. 8 am-Masonite/Marshfield Door Systems; Jan. 19, 2016, Supply chain Diversification Workshop- 8:30 am-12 pm- North Central Technical College; Jan. 21, 2016 – Leadership Marshfield Government Day; Jan. 27, 2016 – MACCI's 70th Annual Mtg. 5-9 pm Knights of Columbus Hall
10. **Financial Update – Josh Kilty –** given by Angie – up by 4,500 right now, but after a few more bills we should make budget for the year 2015
11. **Executive Director's Report:** - see Angie's notes
12. **Committee Reports-**
 - A. **Promotion Committee Updates-** Lois TeStrake
 - B. **Organization Committee Updates-** Tony
 - C. **Design Committee Updates-** Erin Howard
 - D. **ER Committee Updates-** Angie Eloranta

13. **Old Business-** Reinart gave us an Update on double fencing: Still working on ordinance submit form with application to show how you will manage rules/underage drinking

14. **New Business:**

Façade program– can do back alley, applications will be reviewed March 1

Adjourn at 8:30am - Motion 1st Tony, 2nd Brian

Next meeting is Wednesday, February 3rd at 7:30 am

MINUTES
FIRE AND POLICE COMMISSION/REGULAR MEETING
JANUARY 7, 2016

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

PRESENT: Commissioners Meyers, Gershman, and Keogh.

EXCUSED: Commissioners Frankland and Mueller.

ALSO PRESENT: Police Chief Gramza, Detective Hamill, Patrol Officers Fox and Larsen; Fire Chief Haight and Deputy Fire Chief Owen; and Council Member Earll.

FP16-001 Motion by Gershman, second by Meyers to approve the minutes of the 12/03/15 regular meeting.

Motion carried.

Patrol Officer Joshua Larsen was introduced to the commissioners.

FP16-002 Motion by Meyers, second by Gershman to approve the hiring of Patrol Officer Larsen.

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

Motion carried.

Patrol Officer Larsen leaves the meeting at 7:32 a.m.

FP16-003 Motion by Meyers, second by Gershman to approve the police department bills in the amount of \$492,354.64.

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

Motion carried.

FP16-004 Motion by Gershman, second by Meyers to approve the fire department bills in the amount of \$20,438.14.

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

Motion carried.

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

The crime reports were reviewed and placed on file.

FP16-005 Motion by Gershman, second by Meyers to acquire an armored rescue vehicle when it becomes available via the 1033 program.

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

Motion carried.

Special thanks to Detective Hamill for his work with the 1033 program and keeping the commissioners informed of the process.

Fire and Police Commission Meeting Minutes
January 7, 2016
Page Two

Chief Gramza provided a brief update of the employee assistance program.

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

FP16-006 Motion by Meyers, second by Gershman to approve the hiring of Firefighter/Paramedic Paul Tackes.

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

Motion carried.

Being there was no further business to discuss, the meeting adjourned at 8:07 a.m.

Following the meeting Chief Gramza gave the commissioners a walk-through of the Special Response Team van.

**COMMISSIONER FRANKLAND IS SCHEDULED TO ATTEND THE JANUARY 26, 2016
COMMON COUNCIL MEETING AT 7:00 P.M.**

Marshfield Fire and Police Commission
Mike Meyers, Vice President

**City of Marshfield Committee on Aging
Room 108, City Hall Plaza
Meeting Minutes – January 7, 2016**

The monthly meeting of the Committee on Aging was called to order at 9:31 a.m. by Mike Feirer

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

ABSENT: Kathy Dieck

OTHERS: Judy Carlson, Kelly Cassidy, Jennifer Cummings, and Amy Krogman

COA 16-01 Motion by Doty, second by Marsh to approve the minutes of the December 3, 2015 meeting
Motion Carried

CITIZEN'S COMMENTS: None

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

WOOD COUNTY TRANSPORATION UPDATE: No update

FORUM 55+: Judy Carlson updated the committee

LIBRARY & COMMUNITY CENTER PROJECT UPDATE: A beam signing was recently held. Project is going well.

TAXI UPDATE: Discussion was held regarding delays in pickups.

HEALTH FAIR UPDATE: No update.

UNFINISHED BUSINESS: None

NEW BUSINESS: The exercise programs that were previously coordinated by the ADRC are now being coordinated by the Parks and Recreation Department. The transition is going smoothly.

FUTURE MEETING DATE: The next meeting will be held on Thursday, February 4th at the Senior Center.

Meeting was adjourned at 10:06 a.m.

Respectfully submitted,
Amy Krogman, Administrative Assistant III

Economic Development Board meeting January 7, 2016

Present: Michalski, Trussoni, Wagner, Buttke, Sennholz, Dickrell, and Stabb
Absent: Meissner
Others: Randy Lueth, Justin Casperson, Karen Olson, Jason Angell, Angie Eloranta, Amy Krogman. Chris Jockheck, Bill Penker and Adam Hocking,

Sennholz called the meeting to order at 3:00 p.m. in Room 108 of the City Hall Plaza.

Approve minutes

EDB 16-01 Motion by Dickrell, 2nd by Staab to approve the minutes of the December 3, 2015 meeting.

Motion carried

Citizen comments

Bill Penker spoke regarding Wausau's 400 Block and comparing Main Street Marshfield's advertising to Wausau's downtown advertising.

Conflicts of interest

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

2015-2016 EDB Priorities

Housing

Angell reported the committee will be meeting soon to begin developing an incentive program for building hopefully to beginning this spring.

Economic Development Corporation

Next meet will be January 11th

200 Block

The committee discussed Downtown Community Square and the public feedback that has been received. Eloranta stated that the Main Street Board is in support of the project. The only issue she has heard is businesses are worried about parking.

Other feedback that has been heard is:

- Sun structure needed – this could be added to the dining area
- Playground equipment – probably wouldn't work because of the space needed
- Traffic in the area with kids – A barrier can be accomplished with plants/trees.

Angell asked the committee members to meet with business owners to talk about the project.

2nd Street Development
Haven't met

Economic Development Activity Updates

Olson reminded the group of the regional supply chain workshop on January 29th.

Eloranta reported that the pop-up shop went well over the Christmas season. One of the businesses is interested in opening a downtown shop.

Angell reported that the façade program is moving forward. Postcards were sent to property owners. ‘

EDB16-02 Motion by Buttke, 2nd by Dickrell to go into closed session under Wisconsin Statutes 19.81(1)(e), Deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.” The purpose of the closed session is to consider the possible financial investment in two separate developments within TIF District #7. Roll call vote, all ayes (time 4:02 p.m.) **Motion carried**

Present in closed session: Wagner, Buttke, Staab, Michalski, Sennholz, Trussoni, Dickrell, Angell, Krogman, Eloranta, Jockheck, and Olson

EDB16-02 Motion by Wagner, 2nd by Buttke to go into open session. Roll call vote, all ayes. (Time 5:08 p.m.) **Motion Carried**

No action was taken in open session

Next meeting will be held on Thursday, 4th 3:00 p.m.

Meeting adjourned at 5:10 p.m.

Respectfully submitted

Amy Krogman
Administrative Assistant III

2017 COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE MINUTES
OF THURSDAY, JANUARY 14, 2016

Due to a lack of a quorum, no meeting was called to order and no action was taken on any items. The remaining members stayed around to discuss some of the items on the agenda in Conference Room 108 of City Hall Plaza at 3:10 pm.

PRESENT: Alderperson Ed Wagner; Bob Trussoni; Michelle Morley; Ann-Marie Nelson Brine; and, Sam Warp.

ABSENT: Chairperson Joe Gustafson (excused); Mayor Chris Meyer (excused); Justin Casperson (excused); Dan Knoeck (arrived at the end of the discussion); and Bob Haight.

ALSO

PRESENT: Jason Angell, Director of Development Services; Karen Olson, MACCI; and Josh Miller, City Planner.

Agenda for the Town Hall Kickoff Meeting with the Public

Miller went over the agenda and format for the Town Hall Kickoff meeting.

Update on Community Survey

Miller passed around a cover letter and survey. Morley suggested we deemphasize the prizes in the cover letter and give a deadline for when the prizes will be drawn.

Review Existing Conditions Report Chapters – Natural Resources and Economic Development

Miller went over the Natural Resources Chapters.

Miller and Karen Olson gave an overview of the Economic Development Chapter. Angell suggested adding a map that shows commute times into Marshfield if data is accessible.

Mapping Exercise

Miller explained the maps that were handed out. Committee members had some corrections to the sewer and water map.

Set Meeting Date and Future Agenda Items

The next meeting will be scheduled for Thursday, February 11, 2016, in Conference Room 108 at 3:00 PM. Topics for the agenda will include: approval of the December 10, 2015 and January 14, 2016 minutes, continued discussion on the survey, kickoff meeting results, and additional Existing Conditions Report chapters.

Discussion concluded around 4:30 P.M.

Respectfully submitted,

Josh Miller
City Planner

**MARSHFIELD UTILITIES, A MUNICIPAL UTILITY
MARSHFIELD UTILITY COMMISSION
JANUARY 18, 2016**

COMMISSION MEETING MINUTES

A regular meeting of the Marshfield Utility Commission was called to order by President Mike Eberl at 4:00 pm on January 18, 2016 in the downstairs meeting room of the utility office. Present were Commissioners Mike Eberl, John Maggitti, and George Holck. Also present were Alderperson Gordon Earll, Attorney John Adam Kruse, Ron Dickrell, Jason Angell, and Utility staff. Absent were Commissioners Harry Borgman and Alen Johnson and Alderperson Peter Hendler.

- During public comment, William Summers stated the utility provides top quality service. He also discussed recent changes in the utility website and a decrease in information and ease of use. Dan Helwig with Design Unlimited stressed that they are there as an asset to the utility and community and want to have opportunities to bid on local projects.
- Betty Ramker was presented with an award for ten years of service.
- Ron Dickrell and Jason Angell presented information on a 200 block project concept.
- The General Manager and Financial Manager walked through the operations and maintenance budget and several rate of return analysis scenarios.
- Commissioner Johnson arrived at 4:27 p.m.

UC/16-01 Motion by Maggitti, seconded by Eberl, to approve the operations and maintenance budget. All ayes, motion carried.

UC/16-02 Motion by Johnson, seconded by Maggitti, to approve payroll for December in the amount of \$347,070.13 and general bills for December in the amount of \$2,686,206.68. All ayes, motion carried.

November 2015 Financial Statement Notes

Electric Utility

- Net income was \$15 thousand for the month, with a net income of \$1.334 million year-to-date.
- Net operating income was \$147 thousand for the month, compared to budgeted net operating income of \$207 thousand. Year-to-date net operating income was \$2.435 million, compared to budgeted net operating income of \$2.148 million.
- Operating expenses for the month included \$23 thousand for stray voltage testing at two farms.
- After adjusting for the PCAC timing, net operating income for the month was \$142 thousand.
- November consumption was up 2.59% from November 2014, with year-to-date consumption down 0.48%. Year-to-date energy losses were 2.07%, compared to prior year losses of 2.47%.

Water Utility

- Net income was \$62 thousand for November, with a net income of \$569 thousand year-to-date.
- Net operating income was \$98 thousand for the month, compared to budgeted net operating income of \$101 thousand. Year-to-date net operating income was \$1 million, compared to budgeted net operating income of \$713 thousand.
- November consumption was down 1.09% from November 2014. Year-to-date consumption was up 4.22% from the prior year, with Industrial showing an increase of 17%. Year-to-date water losses were 12.91%, compared to prior year losses of 15.04%.

Communication Utility

- Net income was \$15,433 for the month, compared to budgeted net income of \$18,077. Year-to-date net income was \$161,122, compared to budgeted net income of \$189,944.

UC/16-03 Motion by Johnson, seconded by Holck, to dispense with reading the minutes of the previous meeting and accept them as submitted. All ayes, motion carried.

- The Human Resources Manager presented information on foam trailers donated to the fire department.

UC/16-04 Motion by Holck, seconded by Johnson, to go into closed session per Wisconsin State Statutes 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility for the purpose of discussing exempt wages and General Manager review.

All ayes, motion carried. Closed session at 4:57 p.m.

UC/16-05 Motion by Holck, seconded by Johnson, to resume in open session. All ayes, motion carried. Open session resumed at 6:26 p.m.

UC/16-06 Motion by Holck, seconded by Johnson, to approve consultant's recommendation for exempt percent increase; with a management recommendation to replace quintile system no later than the July meeting. All ayes, motion carried.

UC/16-07 Motion by Holck, seconded by Johnson, to adjourn. All ayes, motion carried. Meeting adjourned at 6:26 p.m.



John Maggitti, Secretary

Department: Technical Services

Manager: Cathy Lotzer

Contributing: Heather Young, Shawn Marsh, Jim Benson

Month: December 2015

- Cathy and Shawn are working with Shortel and Charter representatives to start our new phone system installation project.
- Cathy, Heather, and Shawn participated in a Grid Exercise on cyber security. This was a smaller scale exercise similar to the larger NERC exercise.
- Heather and Cathy held a NERC Standard meeting to discuss several PGPs up for review.
- Heather is working with Environmental Systems Corporation to create new reporting capabilities in StackVision.
- Heather completed the annual EOP-004-2 Event Reporting training for the Electric Department.
- Shawn and Cathy visited Wisconsin Rapids to learn more about their use of NISC Software.
- Shawn and Cathy continue to work with crews to set up their new smart phones. Several employees are testing templates from our new app for functionality before rolling out to full crews.
- Shawn completed Cyber Security training for the Electric Department.
- Jim coordinated with the City on the removal of a collapsed culvert and the restoration of the creek bank.
- Jim is working with Rotary members to establish a staging sight for the clubs Winter Wonderland lights. Doine began excavation on 01/04/2016.
- Jim participated in two webinars with Focus on Energy in preparation for the 2016 year.

Department: Electric

Manager: Nicolas Kumm

Contributing: Derrek Caflisch & Tony Nelson

Month: December 2015

- M-1 didn't run during the month of December.
- Electric AMI meters installed: 8,140 out of 13,100 (62.5%). Bruce Ackerman, Al Derge, Cole Eswein, and Dustin Oleson have completed all of the meter change-outs thus far. Ray Burrill has helped with check reads and transfers to allow others to focus on meter change outs.
- Tony, Cathy, Heather, Shawn and I participated in a Securing the Grid exercise on December 2nd. This was a table top physical and cyber exercise. The exercise allowed us to discuss how different types of attaches would affect operations and the steps we would take to rectify the situation.
- Eric Lorenzen attended the ESRI Wisconsin User Group Conference in Milwaukee December 2nd – 4th.
- Eric attended the MEUW JT&S Overhead/Underground Design Seminar in Eau Claire December 8th – 9th.
- Cole, Dustin, Ray, Tony, Nick Whipple, and I completed the annual Gas Operations and Maintenance procedures review with Tyler Enloe with USDI on December 14th.
- Lonnie Mesar with MEUW Job Training and Safety Program provided De-energized Lines and Equipment training to the electric department staff on December 16th.
- Security cameras were installed at McMillan Substation near the end of the month. The vendor is working to update the software and server to include these cameras.
- The electric department received vendor provided training on transformers with Internal Fault Detection
- The electric department completed the physical inventory audit December 15th.
- Ryan, Robert, and I worked outages related to the heavy wind and ice storm that hit Marshfield the previous night through early Christmas Eve morning.
- Circuit 432, 433, 741 inspection and repairs for 2015 were completed.
- Ryan Steffen, Robert Olwell, Mike Vanderwyst, Jeff Irish, Jeff Holbrook, Dean Bohman, and Tim Habermeyer have been rebuilding the taps heading East and West off the South Washington Avenue project.
- Jim Seefluth and Randy Ayer wrapped up the new Library Project as well as working services and street lights.

Department: Office
Manager: Kent S. Mueller
Month: December 2015

- Insurance renewals were finalized during the month. We will continue our coverage for liability, auto liability, auto physical damage, and worker's compensation s with the League of Wisconsin Municipalities Mutual Insurance (LWMMI) group. We have chosen Cincinnati Insurance as our provider of crime insurance for 2016. The total premium for these policies in 2016 is \$109,326, which is \$1,855 lower than the 2015 premium. For 2016, we have elected to have our auto coverage includes full replacement cost instead of actual cash value.
- Our property insurance in 2016 will be provided by Municipal Property Insurance Company. The premium for 2016 is \$50,418. The 2016 premium through the Local Government Property Insurance Fund, our previous insurance carrier, would have been \$86,425.
- The renewal for the boiler insurance coverage for the M-1 combustion turbine, which is provided by Johnson Insurance, was received for 2016. The premium is \$85,309 for 2016, with no increase from 2015.
- The boiler insurance, which excludes the M-1, is a group policy with the City, school district, and UW Marshfield/Wood County. The City will calculate our portion of the premium at a later date.
- On 12/15/15, the Electric, Water, and Communications physical inventory was taken. After test counts were performed, counts were entered into the inventory system and variance reports were produced. Final variances were very good with Electric having a -.92% variance (.69% in 2014), Water with a -.19% variance (-1.02% in 2014), and Communications with a 0.0% variance (0.00% in 2014). Year-end line exempt inventory counts are used to do a year-end true up, establish re-order quantities, and determine the standard exempt material allocation for next year.
- The electric, water, technical services, and office departments went to Wisconsin Rapids Water Works and Lighting, to see first-hand the NISC software that they are using for their accounting, billing, and other utility functions.
- We have begun working on year-end closing activities. Property records and general accounting functions all have annual recapping and reconciling responsibilities this time of year.
- Starting with 2015, our audited financial statements will show an asset or liability for our portion of the WRS overfunding or underfunding, and is based on 12/31/14 WRS amounts.
- As part of the agreement with the City of Marshfield on the water tower space leases for cell phone antennas, 10% of the yearly revenues are given to the City. For 2015, this amount was \$6,303.
- The 60 day cash reserve calculation has been updated on the December cash reports, and is based on 2014 and 2015 cash outflows, less capital expenditures and bond principal and interest payments.
- Starting in December, we are offering incentives for customers to sign up on PowerPay, our

automatic bill payment plan. Customers will get two LED light bulbs, plus the choice of a snowbrush or a water bottle. As of January 8th, 61 customers have signed up. This promotion will run through the end of May 2016.

- It has been mentioned that the purchase order list, which is provided monthly, has limited value. If there are no objections, we will discontinue providing this list, starting in February.
- Currently, we have 4 banks and City Hall that are pay stations for our customers. Effective February 29th, we will discontinue these pay stations, due to decreased use and processing delays. We will be working with these pay stations to notify our customer of this change, and encouraging these customers to sign up for PowerPay. The drop box on the first floor of City Hall will continue to be used for customer payments.

Department: Water
Manager: Dave Wasserburger
Month: December 2015

Sensus RNI Software shows 4568 AMI water meters installed. This represents a 55.5% completion rate for the water portion of the project.

The new Depot Street Water Tower is in total control of the Low Pressure Zone (approximately 75% of the city). All pump controls and pump matrixes are being tested to make sure they perform perfectly. The Grant Park Water Tower has been drained and will remain out of service until the reconditioning project on the Grant Park Water Tower has been completed.

Crews repaired 7 water main breaks in December. This compares to 2 main breaks in December of 2014 and to 9 water main breaks in December of 2013.

All water system operation specialists successfully completed the DATCAP required lab proficiency testing which allows us to internally test for bacteriology using the 24-hour Colilert method.

Crews are progressing with the large periodic meter testing program.

Employee Department reviews were completed in December.

John Richmond is working with S.E.H. Engineering on the design of the upcoming Upham Street CIPP project.

Erick Boon is working with John Richmond on the designs of the upcoming Locust Avenue, Hemlock Avenue and Weister Court projects.

Jeff Nikolai and Erick Boon attended a Winter Operations training seminar in Plover at the Rural Water Training Facility.

Seam Wall, MEUW Safety Coordinator, conducted a Bench Grinder Safety Training program. He also toured a few outlying facilities and made several recommendations of ideas to improve safety.

Groundwater Guardians

Remember to drop off your unused health care products and expired medications at the Marshfield Police Department.

BOARD OF PUBLIC WORKS MINUTES
OF JANUARY 18, 2016

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

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

EXCUSED: None

ALSO PRESENT: Alderman Earll; City Administrator Barg; Director of Public Works Knoeck; City Engineer Turchi; Parks & Recreation Director Casperson; Street Superintendent Winch; Assistant Street Superintendents Bornbach & Hawley; Planning & Economic Development Director Angell; Ron Dickrell, Economic Development Board; Angie Eloranta, Main Street Marshfield Director; Randy Leuth, Landscape Architect; Chris Howard, Brown's Living; the media; and others.

PW16-01 Motion by Feirer, second by Cummings to recommend approval of the minutes of the December 14, 2015 Board of Public Works meeting.

Motion Carried

Citizen Comments – None

The Planning & Economic Development Director Angell gave a presentation of the 200 Block – Community Square Project. The Board heard from the following individuals in favor of the project:

- Jay Harwood, 613 West 5th, thought this was a great idea when he first heard it because in his business he looks for arts and entertainment and venues to perform in. Other cities do this and have events going on and he sees this as a good thing for Marshfield, especially if funding is coming from private donations.
- Chris Howard, owner of Browns Living and the old Penny Court, loves the idea and supports it 100%. He loves the fact that all the old buildings in the area are so much more visible now that the News Herald building is gone. He does not have any concerns at all. He does need parking for his employees and would prefer if that was available somewhere where they would not need to cross Central, but wouldn't want that to hold up this project. He is confident that the parking can be figured out.
- Angie Eloranta, stated that the Main Street Board has gone on record supporting this project. It really fits their vision for the downtown. They realize that there are still questions on parking but that should not hold up this project.

PW16-02 Motion by Wagner, second by Feirer to recommend approval to continue moving forward with the plan to create a Community Square in the west 200 block of downtown Marshfield.

Motion Carried

PW16-03 Motion by Jockheck, second by Cummings to recommend approval of the plans for Hackman Field Storage Building and authorize advertising for bids.

Motion Carried

PW16-04 Motion by Feirer, second by Jockheck to recommend approval of the quotation submitted by Beaver of Wisconsin for a trailer mounted pressure washer for the Street Department at a cost of \$19,650 and authorize execution of a purchase agreement.

Motion Carried

Street Superintendent Winch presented information on development of an anti-icing program. This was an informational item only.

PW16-05 – Motion by Wagner, second by Cummings to recommend approval of temporary cell tower locations in Grant Mini Park as presented, for the duration of the water tower painting project and that the access be vacated within 45 days of the completion of the painting project, and that this approval be contingent upon the City Plan Commission granting the necessary conditional use permit.

Motion Carried

PW16-06 – Motion by Wagner, second by Jockheck to recommend approval of a payment to the Town of Cameron for lost road aids on Heritage Drive for 2015 and 2016 in the amount of \$638.58 per year and that staff be directed to draft an agreement with the Town of Cameron to address road aid payments in the future.

Motion Carried

City Administrator Barg presented information on downtown parking concerns. He is suggesting that a committee be formed to undertake a comprehensive evaluation of downtown parking issues and opportunities. Alderman Wagner agrees that we need a comprehensive review of downtown parking and he sees the following issues:

- Business owners parking in prime parking locations.
- Enforcement is ineffective.
- City promoting mixed use to include residential but must make parking for residents available.
- Daytime and nighttime only permits.
- May need to change the rate structure for permits.
- Need to prohibit vehicle repair in municipal parking stalls.

This was an informational item only.

PW16-07 Motion by Jockheck, second by Wagner to adjourn to closed session at 6:19 PM pursuant to Wisconsin Statute Chapter 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

- Purchase of land for downtown parking lot expansion.

Roll call vote, all ‘Ayes’ Motion Carried

Present in Closed Session: Aldermen Feirer, Cummings, Wagner, Jockheck, Buttke & Earll; City Administrator Barg; Director of Public Works Knoeck; City Engineer Turchi.

PW16-08 Motion by Wagner, second by Feirer to reconvene in open session at 6:36 PM.

Roll call vote, all ‘Ayes’ Motion Carried

There was no action taken in open session on the closed session item.

Recommended items for future agendas: None

Motion by Jockheck, second by Feirer that the meeting be adjourned at 6:37 PM.

Motion Carried

FINANCE, BUDGET AND PERSONNEL COMMITTEE
MINUTES OF JANUARY 19, 2016

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

PRESENT: Alderpersons Rich Reinart, Gordon Earll, Alanna Feddick, Rebecca Spiros and Peter Hendler.

ABSENT: None

ALSO PRESENT: City Administrator Barg and City Personnel (Keith Strey, Amy VanWyhe, Eng Ng, Dan Knoeck, Jen Rachu and Deb M. Hall)

Citizen Comments

None

FBP16-001 Motion by Spiros, second by Hendler to approve the items on the consent agenda:

1. Minutes of the December 15, 2015 meeting.
2. Payroll in the amount of \$921,483.84 and Bills in the amount of \$941,589.14 and \$8,483,138.81.
3. Monthly Position Control Report as of December 31, 2015.
4. Report of Personnel Actions of January 19, 2016.
5. December 2015 Treasury Report.

Motion carried

No items were removed from the consent agenda.

FBP16-002 Motion by Earll, second by Reinart to approve revised Policy 4.330 – Capital Improvement Program (CIP), and the 2016 meeting schedule.

Motion carried

FBP16-003 Motion by Earll, second by Hendler to recommend approval of Budget Resolution No. 01-2016 to the Common Council transferring \$1,635 within the General Fund Information Technology budget for the purchase of 2 GPS Receivers.

Motion carried

FBP16-004 Motion by Hendler, second by Spiros to recommend approval of Budget Resolution No. 02-2016 to the Common Council transferring \$56,015 from Project TIF #4 to TIF #9 for the North Central Avenue (Arnold to Harrison) project.

Motion carried

FBP16-005 Motion by Spiros, second by Reinart to go into closed session pursuant to Wisconsin Statutes, Chapter 19.85 (1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

- Possible termination of lease in City Hall

Roll call vote, all ayes. (Time: 5:41 p.m.)

Motion carried

Present in closed session: Alderpersons Feddick, Reinart, Earll, Spiros and Hendler, City Administrator Barg, Finance Director Strey, Public Works Director Knoeck and City Clerk Hall.

FBP16-006 Motion by Spiros, second by Earll to return to open session. Roll call vote, all ayes.
(Time: 5:55 p.m.)

Motion carried

FBP16-007 Motion by Earll, second by Spiros to approve the request of Dr. Funk to terminate his lease for space in City Hall Plaza. Nay - Hendler

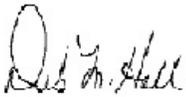
Motion carried

FUTURE AGENDA ITEMS

None

Motion by Earll, second by Hendler to adjourn at 5:57 p.m.

Motion carried



Deb M. Hall
City Clerk

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF JANUARY 19, 2016**

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

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

EXCUSED: Mayor Meyer

ABSENT: None

ALSO PRESENT: Aldermen Earll and Jockheck; City Administrator Barg; Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; City Engineer Turchi; Wastewater Superintendent Warp; the media and others.

PC16-01 Motion by Penker, second by Wood to recommend approval of the minutes of the December 14, 2015 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

Jim Lundberg, Point of Beginning, the civil engineer on the project presented on overview of the Marshfield Clinic's proposed hospital project, located to the northeast of the current East Wing building. Paul Rode, Planner for the Clinic, further defined the site improvements, including the parking ramp, ambulance entrance and site circulation. The building is approximately 600,000 square feet with one level below grade and 7 levels above grade. He also reviewed exterior renderings of the building and building floor plans. Steve Gentilini, Dunham Associates, reviewed the plans for the Central Utility Plant.

PUBLIC HEARING - Conditional Use Request by Marshfield Clinic to allow the construction of a new Large Scale Indoor Institutional Hospital building, a Central Utility Plant, and an on-site Parking Ramp all within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located to the northeast of the existing Marshfield Clinic East Wing building at 1001 North Oak Avenue (Parcel Nos. 33-03233, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, and 33-03241AA).

COMMENTS:

- Tim Feeley, an attorney representing St Joseph Hospital and Ministry Health Care, asked Zoning Administrator Schroeder how far the new hospital would be from St Joseph Hospital and Schroeder responded about 1,000 feet. On behalf of his clients, he did submit a letter to the Plan Commission laying out their objection to the project. They have focused on the Plan Commission's obligation to promote the health and general welfare of the community. Their objections tie directly to the ordinance that says you have an obligation to make sure those two things are promoted with respect to approval or denial of a project. They have focused on the aspect of public need. Although Wisconsin is not a public need state with respect to hospitals, there is legislation that states that when you consider public need, health and safety, that one of the criteria you should consider is the close proximity of businesses and how that may affect public need. They propose that the community and this area is significantly growing and this community will not be able to support two hospitals in that close proximity with all of the services that a hospital has to provide to be a hospital. In addition, the issue of where are the employees going to come from? The hospital is already under capacity and has voluntarily lost a number of employees that have sought to relocate due to the uncertainty of what is going to happen. In light of the fact that this will be a

duplication of services that the community will not be able to support, that is an important consideration that this commission should consider with respect to the public need analysis. The only other issue he would speak to is the reference in the Clinic's application to expiring leases at the hospital as justification for this project. He stated that there are very few leases in place between St Joseph Hospital and the Clinic and none are in jeopardy of going away.

- Dan Kirschnik, attorney with Marshfield Clinic, wanted to mention that recent newspaper articles have indicated that Ministry's strategic initiatives have evolved to transitioning tertiary care from Marshfield to Weston. So to him when we talk about general welfare, we are talking about service being diminished here in Marshfield and the Clinic is stepping up with this plan. They are enhancing services and job creation to create a state of the art hospital providing exceptional care.

PC16-02 Motion by Gustafson, second by Witt to recommend approval of the Conditional Use Request by Marshfield Clinic to allow the construction of a new Large Scale Indoor Institutional Hospital building, a Central Utility Plant, and an on-site Parking Ramp all within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located to the northeast of the existing Marshfield Clinic East Wing building at 1001 North Oak Avenue (Parcel Nos. 33-03233, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, and 33-03241AA), subject to the following conditions:

1. The proposed developments may be constructed as presented. Minor site changes may be administratively approved provided the following are met:
 - a. All structures shall be setback a minimum of 35' from the northern property boundaries, 70' from North Walnut Avenue ROW, 50' from any southern property line, and 50' from North Oak Avenue ROW.
 - b. No pavement may be any closer than 10' to any property line excluding access points.
2. The proposed Hospital and any appurtenance to the Hospital may not exceed the maximum height elevation of 1,399' AMSL excluding a Mobile Aeronautical Vehicle temporarily parked on the Helipad.
3. All 9 properties including parcels 33-03233, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, and 33-03241AA, must be combined prior to any building permits being issued.
4. All six residential homes along North Walnut Avenue must be removed within one year of a resolution being approved by the Common Council.
5. A draft of a Campus Master Plan for the Marshfield Clinic Medical Campus following Section 18-166 must be submitted to the City for review within one year of a resolution being approved by the Common Council. A final Campus Master Plan must be adopted prior to the City issuing a certificate of occupancy for the Hospital.
6. A complete Landscape and Lighting plan must be reviewed by the City within one year of a resolution being approved by the Common Council. Lighting and Landscaping must meet the minimum requirements of "CMU" Community Mixed Use district as stated in Article VIII and Section 18-104.
7. The Parking Ramp Structure is exempt from meeting the requirements for landscape islands under Section 18-33(3)(d).
8. The east entrance into the Parking Ramp Structure must be marked for Staff and emergency use only.
9. The Ambulance entry off of North Walnut Avenue must be marked for Ambulance, emergency and service use only.
10. The Service entry off of North Walnut Avenue must be marked for emergency and service use only.

11. The proposed future Hyperbaric Expansion may be approved administratively provided the footprint does not increase from what is shown on the site plan.
12. The conditional use permit is valid until June of 2019, one year after expected completion. At which time if the project is not complete the applicant must return to the Plan Commission for review of the project.

Wagner, Penker, Gustafson, Witt & Mazzini voted ‘Aye’, Wood voted ‘No’ Motion Carried

PUBLIC HEARING - Conditional Use Request by Marshfield Clinic to allow the construction of an off-site parking area and enclosed shelter, including exceptions to the landscape and proximity requirements, to accommodate the proposed expansions by the Marshfield Clinic within property zoned “CD” Campus Development prior to the adoption of a Campus Master Plan, located off of West McMillan Street to the East of Security Health (Parcel No. 33-03224).

COMMENTS: Attorney Feeley noted same objections as the previous public hearing.

PC16-02 Motion by Mazzini, second by Gustafson to recommend approval of the Conditional Use Request by Marshfield Clinic to allow the construction of an off-site parking area and enclosed shelter, including exceptions to the landscape and proximity requirements, to accommodate the proposed expansions by the Marshfield Clinic within property zoned “CD” Campus Development prior to the adoption of a Campus Master Plan, located off of West McMillan Street to the East of Security Health (Parcel No. 33-03224), subject to the following conditions:

1. The proposed off-site parking lot and shelter structures, including landscaping and lighting, may be constructed as presented, subject to the conditions listed, with minor modifications to the setbacks, shelter location and size, lighting plan, and landscape plan that may be approved administratively.
2. A separate left and right-turn lane shall be constructed for the northbound traffic leaving the parking lot.
3. A left-turn lane for McMillan’s west bound traffic with 150-feet of storage (not including taper) shall be reviewed and implemented if the City Engineer determines it to be feasible.
4. The southernmost row of parking may not contain more than 12 parking stalls in a row without a landscape peninsula.
5. Exterior landscaped peninsulas shall include landscaping.
6. Any minimum required street frontage landscaping that is not allowed along McMillan Street due to an easement, must be dispersed along the perimeter of the parking area.
7. Any signage proposed for the site must match the Marshfield Clinic Master Sign Plan.
8. The project, including landscaping and traffic improvements, must be complete within two years of the approved resolution by the Common Council.

Motion Carried

Commissioners Wood and Penker both volunteered to serve on the CIP Administrative Committee. The chair called for a vote by written ballot and Wood was elected.

Items for Future Agendas: None

Staff Updates:

- Miller gave an update on the Comprehensive Plan Update process and the success recent kickoff meeting.

Motion by Wood, second Witt that the meeting be adjourned at 8:27 PM.

Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION



City of Marshfield Memorandum

TO: Mayor Meyer & Common Council
FROM: Sam Schroeder, Zoning Administrator
DATE: January 26, 2016

RE: Resolutions 2016-03 and 2016-04 – January 2016 Conditional Use Permits.

Background

On January 19, the Plan Commission reviewed two Conditional Use Permit requests. The requests were both to allow expansions within property zoned “CD” Campus Development prior to the adoption of a campus master plan. For more details on the projects below, please review the application materials in the packet from the January 19, 2016 Plan Commission meeting. The packet is available on the City’s website.

Analysis

Resolution 2016-03

Conditional Use Request by Marshfield Clinic to allow the construction of a new Large Scale Indoor Institutional Hospital building, a Central Utility Plant, and an on-site Parking Ramp all within property zoned “CD” Campus Development prior to the adoption of a Campus Master Plan, located to the northeast of the existing Marshfield Clinic East Wing building at 1001 North Oak Avenue (Parcel Nos. 33-03233, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, and 33-03241AA).

A public hearing was held on Tuesday, January 19, 2016 where a public comment was made by Tim Feeley, representing Ministry Saint Joseph’s Hospital. Tim made reference to his formal written objection letter directed to the City Plan Commission. The two primary points commented at the meeting and described in the objection letter were, one, there is no need for a second hospital in the City of Marshfield, and two, the Wisconsin Statutes and the Marshfield City Ordinance grants the City the power to promote the general health and welfare, prevent overcrowding and weigh public benefit of a development with the burden on the community.

The Plan Commission recommended the following action:

APPROVE a Conditional Use Request by Marshfield Clinic to allow the construction of a new Large Scale Indoor Institutional Hospital building, a Central Utility Plant, and an on-site Parking Ramp all within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located to the northeast of the existing Marshfield Clinic East Wing building at 1001 North Oak Avenue (Parcel Nos. 33-03233, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, and 33-03241AA) with the following condition:

1. The proposed developments may be constructed as presented. Minor site changes may be administratively approved provided the following are met:
 - a. All structures shall be setback a minimum of 35' from the northern property boundaries, 70' from North Walnut Avenue ROW, 50' from any southern property line, and 50' from North Oak Avenue ROW.
 - b. No pavement may be any closer than 10' to any property line excluding access points.
2. The proposed Hospital and any appurtenance to the Hospital may not exceed the maximum height elevation of 1,399' AMSL excluding a Mobile Aeronautical Vehicle temporarily parked on the Helipad.
3. All 9 properties including parcels 33-03233, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, and 33-03241AA, must be combined prior to any building permits being issued.
4. All six residential homes along North Walnut Avenue must be removed within one year of a resolution being approved by the Common Council.
5. A draft of a Campus Master Plan for the Marshfield Clinic Medical Campus following Section 18-166 must be submitted to the City for review within one year of a resolution being approved by the Common Council. A final Campus Master Plan must be adopted prior to the City issuing a certificate of occupancy for the Hospital.
6. A complete Landscape and Lighting plan must be reviewed by the City within one year of a resolution being approved by the Common Council. Lighting and Landscaping must meet the minimum requirements of "CMU" Community Mixed Use district as stated in Article VIII and Section 18-104.
7. The Parking Ramp Structure is exempt from meeting the requirements for landscape islands under Section 18-33(3)(d).
8. The east entrance into the Parking Ramp Structure must be marked for Staff and emergency use only.
9. The Ambulance entry off of North Walnut Avenue must be marked for Ambulance, emergency and service use only.

10. The Service entry off of North Walnut Avenue must be marked for emergency and service use only.
11. The proposed future Hyperbaric Expansion may be approved administratively provided the footprint does not increase from what is shown on the site plan.
12. The conditional use permit is valid until June of 2019, one year after expected completion. At which time if the project is not complete the applicant must return to the Plan Commission for review of the project.

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

Resolution 2016-04

Conditional Use Request by Marshfield Clinic to allow the construction of an off-site parking area and enclosed shelter, including exceptions to the landscape and proximity requirements, to accommodate the proposed expansions by the Marshfield Clinic within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located off of West McMillan Street to the East of Security Health (Parcel No. 33-03224).

A public hearing was held on Tuesday, January 19, 2016 where no public comment was made at the podium, however, Tim Feeley representing Ministry Saint Joseph's Hospital wanted to put on record that he, representing Saint Joseph's Hospital, has the same objection to the off-site parking area as the previous conditional use permit for the proposed Hospital, Utility Plant, and Parking Ramp by Marshfield Clinic.

The Plan Commission recommended the following action:

Based on findings that the Conditional Use Review criteria is being met, APPROVE a Conditional Use Request by Marshfield Clinic to allow the construction of an off-site parking area and enclosed shelter, including exceptions to the landscape and proximity requirements, to accommodate the proposed expansions by the Marshfield Clinic within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located off of West McMillan Street to the East of Security Health (Parcel No. 33-03224) with the following conditions:

1. The proposed off-site parking lot and shelter structures, including landscaping (meeting the minimum number of points) and lighting, may be constructed as presented, subject to the conditions listed, with minor modifications to the setbacks, shelter location and size, lighting plan, and landscape plan that may be approved administratively.

2. A separate left and right-turn lane shall be constructed for the northbound traffic leaving the parking lot.
3. A left-turn lane for McMillan's west bound traffic with 150-feet of storage (not including taper) shall be reviewed and implemented if the City Engineer determines it to be feasible.
4. The southernmost row of parking may not contain more than 12 parking stalls in a row without a landscape peninsula.
5. Exterior landscaped peninsulas shall include landscaping.
6. Any minimum required street frontage landscaping that is not allowed along McMillan Street due to an easement, must be dispersed along the perimeter of the parking area.
7. Any signage proposed for the site must match the Marshfield Clinic Master Sign Plan.
8. The project, including landscaping and traffic improvements, must be complete within two years of the approved resolution by the Common Council.

The Clerk will submit the resolutions 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 Resolution 2016-03 and Resolution 2016-04

Attachments

1. Resolution 2016-03
2. Resolution 2016-04

Concurrence:



Jason Angell
Director of Development Services



Steve Barg
City Administrator

RESOLUTION NO. 2016-03

Document Title

Document Number

A Resolution approving a Conditional Use Request by Marshfield Clinic to allow the construction of a new large scale indoor institutional hospital building, a central utility plant, and an on-site parking ramp all within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located to the northeast of the existing Marshfield Clinic East Wing facility at 1001 North Oak Avenue, City of Marshfield, Wood County, Wisconsin.

WHEREAS, it is determined by the Plan Commission that the proposed conditional use and amendment 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 19th day of January, 2016 at 7:00 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 property, subject to the conditions listed below:

See Attachment A – Legal Description

SECTION 2. The above described property, is allowed to construct a new large scale indoor institutional hospital building, a central utility plant, and an on-site parking ramp all within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located to the northeast of the existing Marshfield Clinic East Wing building at 1001 North Oak Avenue.

SECTION 3. The conditional use permit is subject to the following conditions:
See Attachment B – Conditions/Exceptions for CUP Request

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
Development Services Department
630 South Central Avenue
6th 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, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, & 33-03241AA

Parcel Identification Number (PIN)

CITY OF MARSHFIELD, WI

RESOLUTION NO. 2016-03

ATTACHMENT A

LEGAL DESCRIPTION

Being part of the Southwest ¼ of the Northwest ¼ and part of the Southeast ¼ of the Northwest ¼ of Section 5, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 5, Township 25 North, Range 3 East; thence S 89°50'10"E along the South line of the Southwest ¼ of the Northwest ¼ of said Section 5, 1314.57 feet to the Southeast corner of said Southwest ¼ of the Northwest ¼; thence N 00°35'34"E along the East line of said Southwest ¼ of the Northwest ¼, 30.00 feet to the North line of Ives Street and the point of beginning (POB) of the parcel to be described; thence N 88°28'24"W along said North line of Ives Street, 343.82 feet to the East line of Oak Avenue; thence N 24°40'37"E along said East line of Oak Avenue, 677.52 feet; thence N 24°28'29"E along said East line of Oak Avenue, 466.57 feet; thence N 24°48'56"E along said East line of Oak Avenue, 199.25 feet to the South line of Upham Street; thence S 89°31'58"E along said South line of Upham Street, 82.10 feet; thence S 24°48'56"W, 199.25 feet; thence S 89°31'58"E, 252.31 feet; thence S 87°30'39"E, 170.07 feet to the West line of North Walnut Street; thence S 00°50'26"W along said West line of North Walnut Street, 427.45 feet; thence S 00°48'07"W along said West line of North Walnut Avenue, 627.57 feet to the North line of Ives Street; thence N 88°33'55"W along said North line of Ives Street, 173.01 feet; thence N 00°52'58"E, 165.22 feet; thence N 88°59'15"W, 112.00 feet; thence S 00°47'48"W, 164.40 feet to the North line of Ives Street; thence N 88°33'55"W along said North line of Ives Street, 111.76 feet; thence N 00°41'30"E, 162.89 feet; thence N 88°52'23"W, 111.92 feet; thence S 00°43'06"W, 162.28 feet to the North line of Ives Street; thence N 88°33'55"W along said North line of Ives Street, 113.39 feet to the point of beginning.

CITY OF MARSHFIELD, WI

RESOLUTION NO. 2016-03

ATTACHMENT B

CONDITIONS AND EXCEPTIONS

1. The proposed developments may be constructed as presented. Minor site changes may be administratively approved provided the following are met:
 - a. All structures shall be setback a minimum of 35' from the northern property boundaries, 70' from North Walnut Avenue ROW, 50' from any southern property line, and 50' from North Oak Avenue ROW.
 - b. No pavement may be any closer than 10' to any property line excluding access points.
2. The proposed Hospital and any appurtenance to the Hospital may not exceed the maximum height elevation of 1,399' AMSL excluding a Mobile Aeronautical Vehicle temporarily parked on the Helipad.
3. All 9 properties including parcels 33-03233, 33-03237, 33-03231C, 33-03239D, 33-03239A, 33-03239B, 33-03239C, 33-03241, and 33-03241AA, must be combined prior to any building permits being issued.
4. All six residential homes along North Walnut Avenue must be removed within one year of a resolution being approved by the Common Council.
5. A draft of a Campus Master Plan for the Marshfield Clinic Medical Campus following Section 18-166 must be submitted to the City for review within one year of a resolution being approved by the Common Council. A final Campus Master Plan must be adopted prior to the City issuing a certificate of occupancy for the Hospital.
6. A complete Landscape and Lighting plan must be reviewed by the City within one year of a resolution being approved by the Common Council. Lighting and Landscaping must meet the minimum requirements of "CMU" Community Mixed Use district as stated in Article VIII and Section 18-104.
7. The Parking Ramp Structure is exempt from meeting the requirements for landscape islands under Section 18-33(3)(d).
8. The east entrance into the Parking Ramp Structure must be marked for Staff and emergency use only.
9. The Ambulance entry off of North Walnut Avenue must be marked for Ambulance, emergency and service use only.
10. The Service entry off of North Walnut Avenue must be marked for emergency and service use only.
11. The proposed future Hyperbaric Expansion may be approved administratively provided the footprint does not increase from what is shown on the site plan.
12. The conditional use permit is valid until June of 2019, one year after expected completion. At which time if the project is not complete the applicant must return to the Plan Commission for review of the project.

RESOLUTION NO. 2016-04

Document Title

Document Number

A Resolution approving a Conditional Use Request by Marshfield Clinic to allow the construction of an off-site parking area and enclosed shelters, including exceptions to the landscape and proximity requirements, to accommodate the proposed expansions by the Marshfield Clinic within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located off of West McMillan Street to the East of Security Health, City of Marshfield, Wood County, Wisconsin.

WHEREAS, it is determined by the Plan Commission that the proposed conditional use and amendment 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 19th day of January, 2016 at 7:00 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 property, subject to the conditions listed below:

Lot 1 of Wood County Certified Survey Map No. 9104, recorded in Volume 32, Page 4, excluding Lot 1 of Wood County Certified Survey Map No. 9257, recorded in Volume 32, Page 157, and being part of the NW ¼ of the NW ¼ in Section 5, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.

SECTION 2. The above described property, is allowed to construct an off-site parking area and enclosed shelters, located off of West McMillan Street to the East of Security Health.

SECTION 3. The conditional use permit is subject to the following conditions:
See Attachment A – Conditions/Exceptions for CUP Request

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
Development Services Department
630 South Central Avenue
6th 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.

Recording Area

Name and Return Address

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

33-03224

Parcel Identification Number (PIN)

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

CITY OF MARSHFIELD, WI

RESOLUTION NO. 2016-04

ATTACHMENT A

CONDITIONS AND EXCEPTIONS

1. The proposed off-site parking lot and shelter structures, including landscaping (meeting the minimum number of points) and lighting, may be constructed as presented, subject to the conditions listed, with minor modifications to the setbacks, shelter location and size, lighting plan, and landscape plan that may be approved administratively.
2. A separate left and right-turn lane shall be constructed for the northbound traffic leaving the parking lot.
3. A left-turn lane for McMillan's west bound traffic with 150-feet of storage (not including taper) shall be reviewed and implemented if the City Engineer determines it to be feasible.
4. The southernmost row of parking may not contain more than 12 parking stalls in a row without a landscape peninsula.
5. Exterior landscaped peninsulas shall include landscaping.
6. Any minimum required street frontage landscaping that is not allowed along McMillan Street due to an easement, must be dispersed along the perimeter of the parking area.
7. Any signage proposed for the site must match the Marshfield Clinic Master Sign Plan.
8. The project, including landscaping and traffic improvements, must be complete within two years of the approved resolution by the Common Council.



Hall, Render, Killian, Heath & Lyman, P.C.
111 East Kilbourn Avenue
Suite 1300
Milwaukee, Wisconsin 53202
www.hallrender.com

Timothy W. Feeley
(414) 721-0461
TFeeley@hallrender.com

January 15, 2016

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

Re: Marshfield Application for CUP for New Hospital

Dear Plan Commission Members:

We represent Ministry Health Care, Inc., and Ministry Saint Joseph's Hospital (collectively "Saint Joseph's Hospital"). This letter serves as Saint Joseph's Hospital's objections to the Marshfield Clinic's ("MC") December 22, 2015, application for approval to construct a 615,000 square foot, 202 bed hospital northeast of its East Wing building.

Saint Joseph's Hospital objects to MC's proposed development on the grounds that the Marshfield community cannot support two hospitals, and the proposed construction is inconsistent with the public need of the area. As the Plan Commission already understands, health care is a serious matter. Saint Joseph's Hospital is the most significant neighbor to this proposed project, and is the only other party in the community with knowledge of the current state of healthcare in the area and on the campus on which the construction is proposed by MC. As such, it has a responsibility to bring these issues to the Plan Commission so that it can perform a meaningful review at its meeting on January 19.

At the outset, we would like to point out to the members of the Plan Commission that certain statements in MC's application are incorrect. In its Executive Summary attached to its application, MC represents as follows:

Executive Summary:

Marshfield Clinic has embarked on an effort to create a new "Hospital of the Future" to serve and support the healthcare needs of the City of Marshfield, Marshfield Clinic's service area and Central Wisconsin. Marshfield Clinic physicians are nearing the end of their lease agreements for use of space within the existing Ministry Saint Joseph's Hospital. Since space within the Saint Joseph's Hospital facility is no longer available to Marshfield Clinic physicians, the need to create dedicated, physician owned space has been created. The following is a description of the site, building and program response to creating a new Marshfield Clinic Hospital.

Contrary to the above statements, no public need exists to construct a second hospital in Marshfield on the grounds that existing lease agreements between MC and Saint Joseph's Hospital are "nearing the end." In fact, very few space leases exist between MC and Saint Joseph's Hospital, and none are in jeopardy of ending. For 30 years, MC physicians have comprised almost 100% of the medical staff at Saint Joseph's Hospital. Any representation by MC that MC physicians will no longer have the ability to treat patients in the Hospital, or that lease agreements for space are nearing their term, is incorrect. The Plan Commission should therefore disregard this basis as support for any argument by MC that a public need exists to build a second hospital in the Marshfield community.

Applicable Law

The property on which the new MC hospital is proposed is directly adjacent to Saint Joseph's Hospital, and is located with the city's Campus Development District. Marshfield Ordinance § 18-42 defines the purpose of this district as follows:

- (1) Intent. This district is intended to recognize the presence and importance of large-scale governmental, office, educational, medical, and research and development facilities in the City; to facilitate their development; and to coordinate their futures with those of their neighbors and the community as a whole. This district is also intended to:
 - (a) Permit appropriate campus growth, while minimizing adverse impacts associated with modifications, infill development, and/or expansion;
 - (b) Recognize the sharing of parking, green space, and other efficiencies that come with integrated campus planning and development;
 - (c) Balance the ability of a campus to evolve and the public benefits associated with such development, with the need to protect the livability and vitality of nearby properties and neighborhoods; and,
 - (d) Encourage the preparation of campus master plans that establish full conforming zoning status, facilitate predictable campus development, and enable nearby property owners, residents and the community to understand short-term development proposals, impacts and mitigation strategies within the context of long-term development possibilities.

Because MC does not have an approved Campus Master Plan in place covering its property, the construction must be approved pursuant to the Conditional Use Permit process identified in Marshfield Ord. § 18-161(6)(c), and Wisconsin Statute § 62.23(7)(am) & (c), which state, respectively, as follows:

Marshfield Ordinance § 18-161: Conditional Use Permit Procedures

- (c) The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:

1. Is in harmony with the recommendations of the Comprehensive Plan.
2. Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.
3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Wisconsin Statute § 62.23(7) Zoning

(am) *Grant of power.* For the purpose of promoting health, safety, morals or the general welfare of the community, the council may regulate and restrict by ordinance, subject to par. (hm), the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, mining, residence or other purposes if there is no discrimination against temporary structures. This subsection and any ordinance, resolution or regulation enacted or adopted under this section, shall be liberally construed in favor of the city and as minimum requirements adopted for the purposes stated. This subsection may not be deemed a limitation of any power granted elsewhere.

...

(c) *Purposes in view.* Such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems; to encourage the protection of groundwater resources; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and to preserve burial sites, as defined in s. 157.70 (1) (b). Such regulations shall be made with reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value

of buildings and encouraging the most appropriate use of land throughout such city.

Under the above Wisconsin statute and Marshfield ordinances, the power granted to cities to promote the general health and welfare, prevent overcrowding and weigh the public benefit of a development with the burden on the community and its resources is broad, and is not tied solely to regulating the physical characteristics of property. To the contrary, the Plan Commission's evaluation of MC's application should include the effect and public need of a second hospital in Marshfield as a significant component of its review.

In Delta Biological Resources, Inc. v. Board of Zoning Appeals of the City of Milwaukee, 150 Wis. 2d 905, 914, 467 N.W.2d 164 (Ct. App. 1991), the Wisconsin Court of Appeals recognized that the concentration of business services in a limited area and their concomitant effects on the community are appropriate for consideration. *See id.* at 914 (rejecting the argument that consideration of the concentration of services impairs competition and is outside ambit of zoning review). In other words, review of the impact of an applicant's business on the community (unrelated to its physical characteristics) is an integral component of ensuring the health, safety and general welfare of a community, and any argument that doing so unfairly restricts or otherwise affects competition is erroneous. *See also Lucky Stores, Inc. v. Board of Appeals*, 312 A.2d 758, 768 (Md. Ct. App. Md. 1973)(cited with approval by the court of appeals in Delta). As the Maryland appellate court observed "every denial of a conditional use permit results to some degree in the prevention of competition," but that consideration does not render it unlawful. Id.

With respect to MC's application, the proposed construction is detrimental to the health, general welfare and safety of the community because the community already has an existing hospital that has more than adequate capacity. MC has not submitted any data with its application that demonstrates the area is underserved, and/or that the population can support two hospitals. The new MC hospital design replicates the existing Saint Joseph's facility in layout, services and approximate size. Saint Joseph's Hospital already has more than adequate capacity to serve the community, yet MC seeks to add an additional 200 plus beds. In addition, its plans call for a second helicopter, and other services, to be added to the current campus. This duplication of services cannot possibly be justified for a community that is already served and that is not experiencing significant growth, and is not expected to experience significant growth, in the future.

The Plan Commission should also consider the impact on the community with regard to MC's timeline for completion. Since announcing its plans one year ago, Saint Joseph's Hospital has experienced significant work force losses. Many staff already have chosen to relocate outside of the community because of perceived uncertainties about future employment by the Hospital and MC. Reductions in staff have a direct influence on the number of patients that any hospital can accept, and Saint Joseph's already has had to turn away patients and to direct them to seek care

elsewhere. These issues will intensify over the course of the next two and one-half years while MC is constructing its new facility.

Saint Joseph's Hospital requests that the Plan Commission consider these important issues, and specifically address whether the Marshfield community can support a second hospital and all of the additional healthcare services, like a helicopter, that go along with such a development. MC cannot establish that its new facility will lower the cost of health care for the community, and/or that its new facility will increase the high quality of care already received by patients at Saint Joseph's Hospital where MC physicians have comprised almost 100% of the medical staff for 30 years. For all these reasons, Saint Joseph's Hospital requests that the Plan Commission deny the current application or, at a minimum, require MC to submit data which establishes that a public need for a second such facility exists in this community.

Very truly yours,

HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C.

A handwritten signature in black ink that reads "Timothy W. Feeley". The signature is written in a cursive style with a large, looping initial 'T' and 'F'.

Timothy W. Feeley

cc: City Attorney Harold Wolgram

BUSINESS IMPROVEMENT DISTRICT BOARD
Minutes of Wednesday, January 20, 2016 meeting

Members Present: Pete Hendler, Pat Schreiner, Brian Hopperdietzel, Scott Koran, Al Nystrom, and Carol Knauf

Members Present: Dewey Schutz

Others Present: Amy Krogman, Angie Eloranta, Lois TeStrake, Jason Angell, Al Michalski (left at 8:30 a.m.), Steve Barg, Chris Jockheck, and Ron Dickrell (left at 8:30 a.m.)

Meeting called to order at 8:00 a.m. by Chairman Al Nystrom

Brian Hopperdietzel was introduced as a new member.

BID16-01 Motion by Koran, 2nd by Knauf to approve the August 19th minutes. **Motion carried**

No citizen's comments

Ron Dickrell, Al Michalski, and Jason Angell gave a presentation on the Community Square in the 200 block of downtown. Discussion was held regarding funding, how this project fits into the Downtown Master Plan, and how this is going to affect the parking downtown

BID16-02 Motion by Knauf, 2nd by Koran to have Al Nystrom write a letter of support to the Common Council. **Motion Carried**

Committee discussed 2015 financials.

BID16-03 Motion by Schreiner, 2nd by Hopperdietzel to approve the financials as presented. **Motion Carried**

Main Street Marshfield Update:

Angie Eloranta reported on business calls for the last quarter. She has been meeting with the new businesses. Retail businesses have been talking about working together to market their businesses and coordinating hours of operation.

Past events:

- Trick or Treating went over really well. Rogers Cinema had over 1,000 people. Next year they will look at getting crossing guards during trick or treating.
- Holiday Parade had 40 floats. Raised \$4,000 for sponsorship.
- Wagon rides didn't have as many people. This will be looked at for 2016.
- Reindeer Day was great, had 250 kids.
- Destination downtown for retail businesses. For every \$5 that was spent they got their name in a drawing if they turned in their receipts. 50 people turned in receipts.
- Main Street State annual meeting will be held in Marshfield in April.

- Façade program is up and running. Applications are coming in.
- Popup shops went over well. One business is interested in opening a business downtown.
- Design guidelines have been updated.
- Thursday is coffee on Main Street. This month it's "Coffee with a cop" at 8:30 a.m. at the Daily Grind.

City of Marshfield Update

Jason Angell updated the committee on the following:

- Public input on comp plan was on Saturday. It was well attended and there was some good discussion
- The sale of City Hall is being worked on. Council did interviews and decided to go with Gorman Company. Council will be looking at offer of purchase at a special council meeting on Thursday, January 21st.

Next meeting date will be April 20th at 8:00 a.m.

Items for future agenda:

Downtown Master Plan
Operating Plan

Motion by Hopperdietzel, 2nd by Pat to adjourn at 8:58 a.m. **Motion carried**

Respectfully submitted,

Amy Krogman
Administrative Assistant III



City of Marshfield Memorandum

TO: Mayor Meyer and Common Council Members
FROM: Jason Angell, Director of Development Services
DATE: January 26, 2016

RE: Community Square – downtown redevelopment proposal

At tonight's meeting members of the Economic Development Board (EDB) will be on hand to present and discuss a proposal they have been working on for the past couple months. The idea to construct a "Community Square" in the west 200 block of our downtown. As part of the presentation you will hear about the time and careful consideration that has been taken in preparing this proposal.

To assist the EDB in shaping this plan they looked to the existing and previously adopted Downtown Master Plan. Previous requests by Main Street Marshfield, Marshfield Business Improvement District and general statements regarding downtown gathering space were also recalled. To further define the plan, and more importantly to assess the community support levels, the EDB developed and administered numerous avenues to gather public feedback. It should be noted that although the majority of direct business owner meetings have been completed, members of the EDB are still working to meet with some of the owners. It is the Boards goal to complete these meetings by January 26th.

At their January 7, 2016 regular meeting, the EDB reviewed the feedback that had been received to date. After discussing the feedback and considering any suggested changes, the EDB unanimously approved moving the plan forward in the process with consideration being given to add a "shade structure in one or both dining areas" and to "consider adding WIFI to the Square". The Board felt that the level of support for the proposal clearly outweighs those that do not (total estimated support is 65-70% of all parties submitting feedback through the various avenues provided).

For your consideration a copy of all public feedback that was received via the online survey, storyboard comment boxes (6 locations) and notes from direct business owner meetings completed to date, are attached. Also included are letters of support from MACCI Board of Directors, Main Street Marshfield and the Business Improvement District Board. The Downtown Vision Statement and FAQ's that accompanied the storyboards are also included for your review. Unfortunately the file size of the actual plan is too large for us to include in this packet. However the plan will be available at the meeting and members of the EDB will take the time to clearly go over the plan and explain what it all entails.

Committee Recommendation

The following Boards' and Committees' were presented the conceptual plan and are recommending the Common Council approve the concept to allow the Economic Development Board to continue working toward the development of the Community Square:

- Economic Development Board (unanimous vote)
- Main Street Marshfield (unanimous vote)
- Marshfield Area Chamber of Commerce & Industry (unanimous vote)
- Parks, Recreation and Forestry Committee (unanimous vote)
- Board of Public Works (unanimous vote)
- Business Improvement District (unanimous vote)

Council Options

The Common Council may 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.

Staff Recommendation

The Economic Development Board respectfully requests that the Common Council approve the conceptual plan. They further request that the Council directs the Economic Development Board to continue to work with their partners to begin fundraising and develop a final plan for the Community Square.

Concurrence:



Steve Barg, City Administrator

Attachments:

1. Letters of support
2. Online survey summary results
3. Direct business owner meeting notes
4. Downtown Vision Statement
5. Frequently Asked Questions



January 14, 2016
City of Marshfield
Attn: Common Council Representatives

Main Street Marshfield is writing to express support for the Economic Development Board's 200 Block Community Square proposal. The proposal aligns with our vision for downtown in the way that it will bring more pedestrian traffic to the area, supports economic growth for the downtown businesses, and further beautifies our downtown. We see this area as an opportunity for events such as the Farmers Market, Hub City Days, the Holiday Parade, etc. to be elevated and draw even more attendance for the benefit of our downtown. Our Board recognizes the current, and very real parking issues that our downtown faces. We are determined to work with the City of Marshfield on the parking with the goal in mind that the businesses in this area will not be hindered, but furthered by the development of this community square.

Sincerely,

Main Street Marshfield Board of Directors

A handwritten signature in black ink, appearing to be "C. [unclear]", written over a horizontal line.

Main Street Marshfield
Board President

Date 1-15-16

A handwritten signature in blue ink, appearing to be "A. Gorantta", written over a horizontal line.

Main Street Marshfield
Executive Director

Date 1.15.16

Marshfield Area
Chamber of Commerce & Industry
700 S. Central Avenue
Marshfield, WI 54449



Scott Larson
Executive Director
715/384-3454
FAX: 715-387-8925
E-mail: scottlarson@marshfieldchamber.com
Web: www.marshfieldchamber.com

January 14, 2016

On behalf of the Marshfield Area Chamber of Commerce and Industry (MACCI), we would like to add our support to the concept of the 200 Block Community Square project to further enhance, improve and stimulate economic and community development for the city of Marshfield and its downtown.

MACCI has been a leader and supporter of the economic and community advancement of the greater Marshfield area for 70 years. As a catalyst for developing programs and services that benefit the business community, MACCI supports the concept of this project due to its opportunity to enhance economic development by providing a significant attraction to our downtown as well as helping to enhance our ability to recruit and retain valuable workforce for our area businesses.

As Marshfield works to develop economic and community strategies, services and facilities; the ability to offer a complex such as the likes of the Imagine Marshfield Phase II will help the community to foster the growth of our youth, enrich the lives of our mature citizens and beckons newcomers as an amenity that marks Marshfield as a special place to live.

In summary, MACCI supports the continued consideration for the 200 Block Community Square project. A vibrant and welcoming downtown will enhance the economic vitality and quality of life and in Marshfield.

Sincerely,

A handwritten signature in black ink that reads "Scott Larson". The signature is written in a cursive, flowing style.

Scott Larson
Executive Director
Marshfield Area Chamber of Commerce & Industry

January 20, 2016

City of Marshfield
Common Council
City Hall Plaza
Marshfield, WI 54449

Dear Council Members;

This letter is to express our Board's support for the proposed 200 Block Community Square. The Business Improvement District (BID) Board believes the project would stimulate economic and community activity downtown. We believe this will enhance downtown's image as a destination for shopping, services, and cultural events. Our Board respectfully requests your support of the 200 Block project.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan", with a long horizontal flourish extending to the right.

Alan D. Nystrom
Chairman
Downtown Marshfield
Business Improvement District Board

This letter is in support of the 200 block community Square.

I think the idea for this new renovation and park/multi use space is a wonderful idea. The design is beautiful and I think a lot of people will enjoy it and it will bring a lot of people to the downtown to hang out, talk, have coffee, etc. With all the beautiful greenspace, gardens it will be a beautiful addition to the downtown.

Beaux Garbisch

Owner of Mystic Hollow

111 W. 2nd Street

Beaux Garbisch

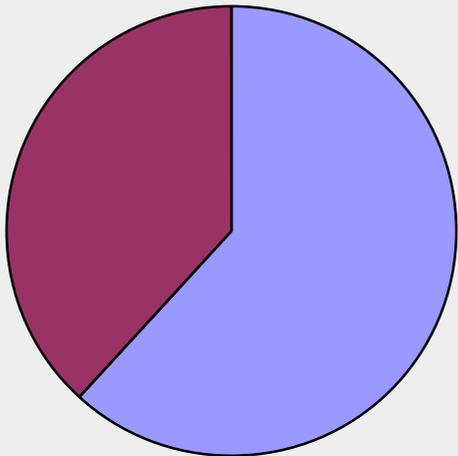
Date 1-15-16

City of Marshfield Community Square (200 Block) Survey

Do you support the idea of constructing a Community Square in our downtown?

Answer Options	Response Percent	Response Count
Yes	61.8%	183
No	38.2%	113
<i>answered question</i>		296
<i>skipped question</i>		3

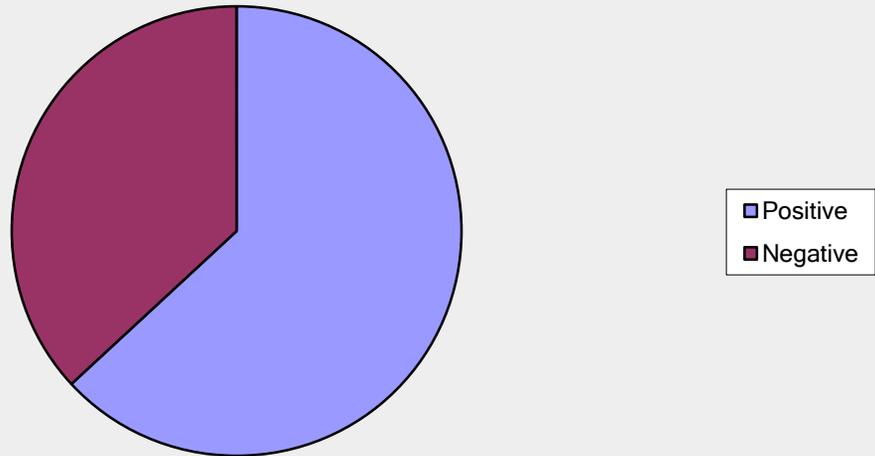
Do you support the idea of constructing a Community Square in our downtown?



What impact do you feel the proposed Community Square will have on the local economy?

Answer Options	Response Percent	Response Count
Positive	63.1%	181
Negative	36.9%	106
<i>answered question</i>		287
<i>skipped question</i>		12

What impact do you feel the proposed Community Square will have on the local economy?



City of Marshfield Community Square (200 Block) Survey

Comments

Answer Options		Response Count
		217
<i>answered question</i>		217
<i>skipped question</i>		82
Number	Response Date	Response Text
1	Jan 4, 2016 3:55 PM	we have a outdoor stage 2 blocks away in front of st. johns. we have an ice rink at pickle pond. we have farmer markets at festival and pick n save (notice the parking situation at those places during shopping). we have a park on 4th street about 4 blocks away. I have tenants that live on the same block as the Thomas house that can't find parking on certain nights because of the traffic from 2 restaurants and several bars. I also have tenants that their back door is facing this project. they will have the same problem, not being able to park on certain nights, during events or during the day because you are reducing the no# of parking spaces. its nice and pretty but we have a big area on 4th street that is a unused space. perfect place for this project. it already has parking available. downtown should be a place to support the people who live there and businesses that are trying to survive. since I'm a building owner (2 of them) and I pay the extra taxes for having them in the tif area my opinion should weigh more than someone who lives somewhere else. if you are willing to spend 1.2 million and pay whatever per year for the upkeep. then you should spend that money on a 2 or 3 story covered parking lot on half of that space and make money for the city by charging for parking permits and hourly parking. you have a major office building that has 20+ people working every day and other businesses that have patrons that come and go all day. do the math. build something that will make money and not pull more money out of Marshfield's budget.
2	Jan 2, 2016 10:15 PM	The costs exceed the benefits of the park. It would be more advantageous to have taxable buildings on site to generate revenue for the city.
3	Jan 2, 2016 7:01 PM	Need to maintain streets better before adding additional parks. Streets bring people to the center of the city. First impression is the maintenance of streets.
4	Jan 1, 2016 8:05 PM	Put this issue on a referendum and let the taxpayers choose. Also put the 2ND street project on the same referendum.

5	Jan 1, 2016 6:16 PM	Please add sun-shelter. I would more likely eat lunch, watch kids in the splash pad, sit and rest from biking, or listen to a noon-day concert if a shelter (open-sided is fine) were provided. Sitting in the direct sun is uncomfortable and not good for one's skin.
6	Jan 1, 2016 4:17 PM	the same money should be looked at for better developements and parking for the exiting parks.
7	Jan 1, 2016 4:02 AM	This is an exceptionally suburb idea! I am thrilled with the proposed "200 Block" park design. It will be in an ideal location that will be easy for residents and visitors to find downtown, and will draw local residents and visitors to downtown Marshfield. I would not change anything with the proposed plans. The splash pad will be popular. My sister lives in Atlanta and they have at least 3 splash pads there, which are used frequently by the residents there. The starburst pattern of sidewalks, just like the 400 Block in Wausau, will be conducive to Art Festivals or weekly Farmer's Markets in this 200 Block Park, where art vendors or produce/food vendors can line each side of the multiple sidewalks. The stage will be an excellent place for the Vox Concert series/other music concerts in the Summer, esp since the Park will likely have bathrooms (I don't believe Columbia Park has restrooms, which limits its usefulness for longer concerts). The creation of an ice rink every Winter, similar to what exists in downtown Milwaukee, will draw people to this Park in the Winter, which will really help out the local businesses with the increased pediastrian traffic in downtown during the Winter months. Also, this park will be located along the future greenway of the 2nd Street corridor, which makes it an ideal spot. I like the fact that in the design above, there will be ample parking by the Park in the alleyway, and that the mail dropboxes have been moved there (instead of eliminating the mailboxes). I would support this Park with a private donation. I am confident others will too. This Park should be created sooner than later.
8	Jan 1, 2016 12:02 AM	It is not needed. There is a park on each end of the downtown on chestnut ave. one park even has a bandshell. The parking lot across from the post office is full every day. Where do you plan to have parking for the post office. As a business owner downtown lets get the traffic on central to stop and allow pedestrians to cross central ave. let's get some of those pedestrian crossing signs at every uncontrolled intersection from ninth street to Becker rd. Also lets get the logging trucks off central.
9	Dec 31, 2015 1:58 PM	I think the ice rink idea is not necessary - judging by the number of people that use Pickle Pond every year, flooding 2 area outdoor rinks for skating would be wasteful. Unless Pickle Pond will no longer be used for this purpose, then an new ice rink would be fine. It would also need a small heated shelter.

10	Dec 30, 2015 11:26 PM	I'm not sure who conducted your study on vehicles parked in the current lot. I only know my personal experience- Sometimes it's easy to find a parking place. However, on numerous occasions I have had a tough time finding a parking place. I use this lot OFTEN! I am really wondering why this location is better than Columbia Park. It seems hidden and smaller than where Columbia Park is located. This whole plan to me would be exciting if located in Columbia Park. I am totally opposed to the proposed location - it will hurt the Daily Grind and my hair stylist (Victoria's) more than it will help their businesses in my opinion. If I can't find a parking place I will not continue going to their businesses (and I love them both!). Good Plan - absolutely horrible location!!
11	Dec 30, 2015 9:52 PM	bringing more people to uptown area for events--which means more money spent in the uptown area
12	Dec 30, 2015 9:15 PM	I truly believe we need to make improvements to our community that will draw persons from other communities to visit. Additionally, our children deserve a special place like this. It would also be fantastic to have an updated pool in Marshfield.
13	Dec 30, 2015 8:37 PM	Downtown Marshfield is NOT a strolling downtown. It is destination shopping and businesses. Why would there only be 1 block of one-way streets going opposite directions nonetheless. How confusing? The whole fiasco between the cc and the business owners was ridiculous. Shaming prominent business owners in public should NEVER happen. How embarrassing. My main concern is who is going to maintain it and who is going to clean the tables and monitor it. We are not Wausau. Looks like we are copying them.
14	Dec 30, 2015 8:24 PM	Hopefully this will encourage more stores to open in the area. Specialty shops or restaurants.
15	Dec 30, 2015 8:05 PM	Parking around the Post Office is already limited, especially in winter. For senior citizens, even trying to cross the street from the current lot is a challenge due to piles of snow frequently left by the plows at the crosswalk. Also, we currently have an excellent park with the tennis courts and ball fields just two blocks away. If you want a green space, make just the former News-Herald lot into a park and leave the parking lot where it currently is.
16	Dec 30, 2015 7:48 PM	It will draw people to Marshfield and downtown. Will the back of the alley buildings be renovated? Consider having a small playground for children and a public bathroom in the park.
17	Dec 30, 2015 6:10 PM	More effort should be put into providing downtown housing, new stores, restaurants,etc. and utilizing empty buildings rather than continuing to eliminate parking (i.e. Burlington) and removing commercial property from the tax roll.
18	Dec 30, 2015 4:48 PM	I would rather see this amount of money being used for the poor and homeless in our town. More community care for those in need.

19	Dec 30, 2015 3:56 PM	<p>We believe that the proposed downtown community square will not have a positive effect in promoting the downtown area. Features of the proposed park are not needed because they are duplicates of similar features located in other parts of the city (most of them in the downtown area except the swimming pool, which would probably be smaller than Hefko Pool and may distract from the latter's use). Also, additional funds would probably be needed in the budget for park maintenance, requiring a higher property tax rate.¶</p> <p>A one way street (W 2nd), which would be the only one in the city, would be confusing and undesirable because it would discourage visitors, and residents, not knowing that the one way is only one block long. If the park is built, it should definitely not create a one way street. That street should still have two way traffic, and should still have street parking, which could be parallel or angle. There should be street parking on W 3rd on that end of the proposed park, so that the number of parking spaces would not be reduced substantially.¶</p> <p>David and Connie Sochan, 310 W 28th Cir¶ Gloria R., 606 S Walnut Ave</p>
20	Dec 30, 2015 3:43 PM	Waste of taxpayer money.
21	Dec 30, 2015 2:58 PM	Our streets need attention first
22	Dec 30, 2015 1:47 PM	There will be poor parking for the post office. We already have a location for concerts and it is rarely used.
23	Dec 30, 2015 1:43 PM	You say we will only lose 8 or 10 parking places with the park. BS. We aren't stupid we are just heading for the poor house trying to pay for everything you think you need.
24	Dec 30, 2015 1:14 PM	It can help make the downtown (and Marshfield in general) "The Place" to be. Make it beautiful and functional as per the original plan, and people will come.
25	Dec 30, 2015 4:43 AM	This is written as a downtown businessperson. The primary beneficiaries of these downtown revitalization ideas are the consultants who recommend them. I asked someone involved in the planning of the Second Street redevelopment project what the criteria are that will be used to determine if it is a success...his response led me to believe there are not any, other than " we need to try something."
26	Dec 30, 2015 3:42 AM	I think having the park would be a wonderful addition to our town. However, I think the name of the project needs to change. I think Hub City Park would be more appropriate. The location is perfect, especially to bring more people to Upham Mansion. It would be swell to have a Roaring 20s Gala utilizing the park, Upham Mansion, and the Chestnut Center! With the road and parking spaces surrounding the park, a fence of some kind would add a safety measure for little children. Also, make sure there are garbages available!

27	Dec 30, 2015 3:26 AM	I like the idea of the new park in general ... but ... not sure it will be enough land to hold events with enough space for seating. And parking is already scare in that specific area of town with the popular business ... people already have those parking spaces filled. The idea of the park might work if it was a full block long. (And yes I know the cost would at least be double.) Also one thought would be to fence in 2 sides of park just to be a safer zone for parents with small children who like to roam and if it would be a park that was dog friendly. ☐ ☐ ☐ .
28	Dec 30, 2015 3:25 AM	Although this is a great idea, I recommend simplifying the plan and put the money towards renovating Hefko pool.
29	Dec 30, 2015 1:43 AM	I have no opinion regarding question 2. I don't feel we need another "park" in the downtown area. Even if funds are raised through contributions, how will the ongoing needs and maintenance costs be met? With tax payer dollars? And who will be taking responsibility for policing the area from homeless individuals and loitering? I doubt if our police department would have the manpower to take on this responsibility when they obviously don't even have the manpower to control traffic from driving through red lights and stop signs. Perhaps the City should consider cameras at intersections and the resulting fine monies can then be used for upkeep, etc. of the Community Square. I have no doubt that the Community Square will become a reality.....I, for one, will not be using it.
30	Dec 30, 2015 1:34 AM	it would add endless possibilities and opportunities for the down town area
31	Dec 30, 2015 1:27 AM	I had total knee replacement surgery in April. There were many numerous appointments associated with it, which meant riding in a car. I would dread the thought of it because the city streets are in such disrepair, I was constantly being jostled in pain!! (and I am not an elderly person) Our alderman said years ago, the street we live on isn't even in the 10 year plan. All the streets to get to the many appointments were horrid!! I suggest street maintenance and repair are more important than a park. Also, the stores downtown are "destination" stores, not browsing, as it has been suggested.
32	Dec 30, 2015 1:03 AM	Park is a good idea....but lets not forget about the pool and need for a water park !
33	Dec 30, 2015 12:13 AM	The city should absolutely do this. It would draw more people downtown and our city needs a central gathering area. Personally, it would be much nicer to take my kids to a farmer's market at a park than a parking lot. Also, the city council needs to start investing in our town. Medicine is going to come more and more competitive and the city needs to realize that if we are going to stay viable. With Highway 10 done, Marshfield has to compete with all the towns along Interstate 39 and this would be a great way to start.
34	Dec 29, 2015 10:56 PM	Parking for the Post Office is insufficient. I recommend 10 parking spaces on the Park across from the Post Office.

35	Dec 29, 2015 10:35 PM	Stupid waste of money!!!
36	Dec 29, 2015 10:10 PM	Why not restore some of the current parks instead of creating another one, such as Columbia Park.
37	Dec 29, 2015 10:06 PM	Stop wasting money on stupid crap like that, beating the "downtown" dead horse, colored crosswalks, libraries we don't need, and whatever else and just fix the streets. We need another park like another hole in the head.
38	Dec 29, 2015 9:15 PM	lets spend money on with while roads and other maintance thing instead of spending on things that will not bring people to the downtown area. kids will have another place to hang out loiter and cause trouble. people are losing jobs and you want to keep spending our money.[] [] Find a growing "light industry" that would love access to the Post Office and the downtown which is highly rated but under- shopped. All the fine places to dine and window shop would trump our existing business park employee" lunch time" access to these great benefits. Our "Main Street" merchants would be thrilled to see a large increase in pedestrian traffic and the City would be collecting tax money instead of wasting it on projects that duplicate what we already have.
39	Dec 29, 2015 9:03 PM	We have many park areas already downtown. We do not need to spend more at this time. Spend the money to fix the streets in town instead!!
40	Dec 29, 2015 8:32 PM	Road maintenance, or lack thereof, is a primary concern in our city. What will happen to the stage area in Columbia Park? It sounds like it will be set aside and forgotten as a popular venue. Why are we looking to create new areas, when we should be maintaining and upgrading the ones we have so they do not fall into disrepair, which have been a mainstay of Marshfield.
41	Dec 29, 2015 6:31 PM	I am not opposed to a Community Square however I fear the proposed location will result in reduced parking in an area where we need all the parking spaces that are there now.
42	Dec 29, 2015 6:14 PM	What is wrong with Columbia Park. That is very, very close to downtown and is underutilized. We do not need another park.
43	Dec 29, 2015 6:00 PM	By looking at the plan, I feel other ideas could be incorporated to the overall feel of the area. [] Have another landscape company design draw a design
44	Dec 29, 2015 5:58 PM	Most citizens would benefit from walking a few extra steps to get to the post office! The designs are beautiful.
45	Dec 29, 2015 5:54 PM	The \$1.2 million would be better used for street repairs. Marshfield already has many locations that can be used for this same purpose: fairgrounds, Wildwood Park, Columbia Park (band shelter), Brehm Park, school property, Holiday Inn, etc. It's not necessary to always build new, new, new! I don't see a return on money spent for this project for the City of Marshfield.

46	Dec 29, 2015 5:47 PM	A frivolous expense for a limited use park on an unattractive street. The money could be better used for maintenance of existing infrastructure. We don't believe that if you build it they will come!
47	Dec 29, 2015 5:24 PM	I think it is a great idea and will compliment the new library and revitalize this portion of downtown. I don't see business flocking to this area and it would increase traffic and business development.
48	Dec 29, 2015 5:08 PM	It will create more parking issues in the downtown, especially in the winter. We have enough green space in the city and it could turn into a night time problem like Wausau has.
49	Dec 29, 2015 4:56 PM	Mfld needs a space like this to inhance our community. We have attended several events in Wausau's 400 block and witnessed the positive community spirit. Go for it!
50	Dec 29, 2015 4:55 PM	Attractive, yes. Needed or beneficial, NO. Parks do not generate tax revenue, they cost money to maintain and remove(valuable commercial) property from the tax rolls. The Parks and Recreation Dept. has reduced staff to the point our existing parks and zoo are not maintained and serviced as they should be.¶
51	Dec 29, 2015 4:50 PM	I think it would be nice to have somewhere to go on a nice summer night Wausau has something like this and it is used all the time it would be a great addition to marshfield
52	Dec 29, 2015 4:39 PM	Too expensive. Land would be better used for a business downtown which generates tax dollars. We already have ONE park downtown. That's enough!
53	Dec 29, 2015 4:00 PM	We already have Columbia Park with a stage just a few blocks North. We need more private buildings that pay taxes in order to ease the tax burden for the rest of the community.
54	Dec 29, 2015 3:37 PM	JUST ANOTHER WAY FOR MARSHFIELD TO WASTE MORE TAX PAYER MONEY, WHY TRY TO COPY WAUSAU'S DOWNTOWN 400 BLOCK, CANNOT BE DONE.
55	Dec 29, 2015 3:17 PM	A boost for downtown, and a great perk for the near by businesses.
56	Dec 29, 2015 3:16 PM	There will virtually be no parking for businesses nor for the Chestnut Center. There is only one restaurant in the area for possible outdoor dining. Where would the mailboxes be relocated. This block is very busy with traffic to the post office.
57	Dec 29, 2015 3:15 PM	take the 1.2 million and put towards the School Athletic fields that we need so we can compete with the other schools we have very good athletes here and when you go to other schools and see what they have for there facilities it make Marshfield look Poor Come on lets help the Kids out
58	Dec 29, 2015 2:54 PM	With a minimal loss of parking spaces, an attractive gathering place would be created. Looks lovely. The progress that is already done in other spots on Central will only be enhanced by this improvement.
59	Dec 29, 2015 2:36 PM	Waste of tax money. There are plenty of parks in the surrounding area. It is not worth the cost for the 3 events a year that will be successful.

60	Dec 29, 2015 2:06 PM	I do not think it will have any effect on economy. I question the cost of the splash pad and ice skating areas. I think you are trying to add too much to such a small space.
61	Dec 29, 2015 2:01 PM	The city currently has no focal point. This has excellent proximity to the Chestnut Center and the athletic fields and is more welcoming for community festivals than a blocked off city street. Please move forward with this plan.
62	Dec 29, 2015 1:33 PM	The concept of a downtown park is nice but I question the location with Columbia park so close.
63	Dec 29, 2015 1:22 PM	We need a new or much improved swimming pool, better roads and many other improvements more than another park. Put a splash pad by wildwood zoo where families and kids are now hanging out!
64	Dec 29, 2015 1:05 PM	Actually, there should have been another choice (neutral). I do not believe this would be either positive nor negative.
65	Dec 29, 2015 12:07 PM	This survey is very limited....I do support a proposed park in this location, but not supporting the SIZE OF THE PARK. I would like to see a much smaller park, so that a percentage of this land could still remain open for future development, and something that would appear on the tax roll for the city. I also feel that REDUCING the amount of parking, and creating more activities that would DEMAND more parking does not equate. THANK YOU
66	Dec 29, 2015 11:52 AM	This park could become a site similar to Wausau's 400 Block, an obvious asset to the Wausau area, offering another reason for residents to stay in town.
67	Dec 29, 2015 11:51 AM	Having no one way streets- always a positive for visitors to our community. I owned a business downtown for 20 years- clients always complained about lack of parking in this area. City crews are already frustrated by extra time needed to clear snow from landscaped lots & extended intersections. CUSTOMERS are needed for strong downtown businesses-CUSTOMERS need convenient parking. How many EMPTY storefronts because of lack of convenient CUSTOMER access?
68	Dec 29, 2015 11:33 AM	Use Columbia Park for concerts, etc. Why aren't we putting money into maintaining our nice main street? There are holes in the street that aren't being taken care, waiting for a pedestrian to get hurt first? You have all these grandiose ideas for the city but once they are constructed you don't take care if them and go on to another project.
69	Dec 29, 2015 8:28 AM	I am all for green space, but S. J. Miller Recreation, Strohmman Park, Columbia Park, Veteran's Park, and the newly added Hardacre Park are all in this central Marshfield area. I would rather see the city take care of what they already have and replace our municipal swimming pool. The current pool is an eyesore. The area being considered for the Community Square should be commercial property that adds to the tax base. A new aquatic center would have a greater impact on the local economy than a Community Square.
70	Dec 29, 2015 3:47 AM	Marshfield needs more community based areas for families to go to spend their free time. We'd definitely be in favor of and use the area often...especially the splash pad!

71	Dec 29, 2015 3:38 AM	We need the parking and there are much better ways to send a million of taxes dollars. Are roads are in sad shape.
72	Dec 29, 2015 3:13 AM	City streets need repairs more than we need another park for kids to hang out. How will you pay for the upkeep when you can't keep our streets in good repair? Spend the money on the streets. Fix the pot holes.
73	Dec 29, 2015 12:16 AM	We need something like this downtown.
74	Dec 28, 2015 11:12 PM	There are plenty of streets in this TIFF district that need repair. But I guess as long as the high-horses don't travel them, they aren't important, right?
75	Dec 28, 2015 10:54 PM	Utilize Columbia Park for concerts etc. Where will the post office drive up boxes be? What will the maintenance costs be? Lunch - maybe six months. Ice rink We have one that is very seldom used.
76	Dec 28, 2015 10:49 PM	We need events and that will bring people downtown
77	Dec 28, 2015 10:39 PM	LOVE the dining areas, concert area, splash pad and possible ice skating rink during winter - all brilliant! I would consider seasonal canvas sun covers somewhere in the park during the summer months, and reconsider the eastern row of pine trees as they block sight lines. So excited!!
78	Dec 28, 2015 10:15 PM	need a place for dogs to get some water, there is none while out walking with them.
79	Dec 28, 2015 9:50 PM	Leave the parking lot. We have a performance space at Columbia park already. Put the splash pad at the pool or Wildwood or work with the YMCA on the indoor pool and splash pad space that can be used year round
80	Dec 28, 2015 9:48 PM	We have plenty of parks one is two blocks away and another is just three or four blocks away. We should use the money on the local pool it could use a water slide and new large diving board to draw people in.
81	Dec 28, 2015 9:35 PM	Keep the parking across from the Post Office
82	Dec 28, 2015 9:29 PM	Instead of spending \$1.2m on a park very few would use how about spending \$1.2m on repairing pot holes on our city streets that would benefit many.
83	Dec 28, 2015 9:26 PM	I feel it is a duplication of existing equipment. Stage at Columbia Park, new Hardacre Park has funding for music. Splash pad nice but should've near playground, possibly at Wildwood Park. No one hangs out downtown and thus won't help. Looks to decrease parking for post office.

84	Dec 28, 2015 9:19 PM	Being an almost lifelong resident of Marshfield with the exception of a few winters as a snowbird and a short time living in several other cities/areas of our country, I have seen what other communities have done to enhance the quality of life for their residents as well as what some other communities have NOT done. Marshfield, in my collective 75 year opinion, has mostly been a very conservative minded, "leave it as is, don't make changes" community and more than a few "keeping up with the times" ideas have been talked down by a minority of citizens AND local business and industry. In those 75 mostly Marshfield years of observation, not much has changed in how Marshfield looked in the 1940s and 1950s from how it looks today in comparison to other cities. The population of Marshfield in 1950 was approximately 13,000. In 65 years, and having one of the leading Medical facilities in Wisconsin and the Midwest, our city has grown only 6,000 in population. There has to be a reason for that. There has to be a reason most Marshfield homegrown young people can't wait to leave, and not many older people are drawn to Marshfield in spite of the great Medical system here. Marshfield needs to move out of the mid-20th century. This is a start. We have more than enough half filled parking lots in the downtown area. Activities and interesting stores bring people in, empty stores and parking lots do nothing. Thanks for listening.
85	Dec 28, 2015 8:33 PM	Please consider using landscape plantings that are not only beautiful and easy to maintain, but also edible. Examples would be apple trees, black and red currants, raspberries, rhubarb, hazelnuts, asparagus, sun chokes, blueberry bushes, rugosa roses, and perennial herbs (aka mints) and flowers.
86	Dec 28, 2015 8:29 PM	I can't answer either question until I know where the money is coming from.
87	Dec 28, 2015 8:28 PM	A simple green space. Trees and grass. A few benches. A couple picnic tables. Serenity in the city
88	Dec 28, 2015 8:08 PM	I'm hoping this happens!! Would be great for summertime!
89	Dec 28, 2015 8:05 PM	Be sure to "pretty up" the backs of the buildings that will face the park. I drove by that area today and noticed how ugly the backs of the buildings are.
90	Dec 28, 2015 8:05 PM	It will give local families something to do that wont cost anything!
91	Dec 28, 2015 7:58 PM	Please explain why this is needed when Columbia Park is only 3 blocks away? If the stage are in Columbia Park needs improvement, then improve it!!!! I bet it could be done for a little less than this will cost.
92	Dec 28, 2015 7:58 PM	Love a green Marshfield. Beautiful gathering area.
93	Dec 28, 2015 7:48 PM	This would be a great way to start bringing back the festivities to the downtown that have over time been moved away. It would be great to see everything from Dairyfest, Hub City Days, etc. back downtown vs. at the fairgrounds. This would also make for a great way to host more events without the strain of shutting down S. Central Av. such as for the Block Parties.
94	Dec 28, 2015 7:47 PM	I think the city of marshfield would be dumb to waste that kind of money on some thing so dumb put the money to good use!!!!!! Like some street repairs!!!!!!

95	Dec 28, 2015 7:35 PM	This town already has Columbia Park, the park by city hall, Bream park and Wildwood., this is a waste of the town's money.
96	Dec 28, 2015 7:08 PM	Waste of money
97	Dec 28, 2015 6:38 PM	I have lived in Marshfield my whole life and think this would be supremely beneficial. I think it would be a ten times better venue for the Vox Music concerts as well. It would also be a great opportunity for The Daily Grind to either expand on hours and menu choices, OR for another restaurant dining company to come in on that side of Central Avenue and have outdoor back end seating.
98	Dec 28, 2015 6:25 PM	It would be great to have more places to take the kids during all the different seasons.
99	Dec 28, 2015 6:22 PM	\$1.2 million. I feel the money would be better spent on fighting the heroin problem we have. You want long term economic growth, start with that.
100	Dec 28, 2015 6:18 PM	Kids need things to do in Marshfield. I'm tired of the same old things we currently have...and I dislike having to take my kids to neighboring cities to to things-keep it local! I know this will bring people from surrounding areas to Marshfield!
101	Dec 28, 2015 6:18 PM	It is a major waste of tax payer money and makes no sense.
102	Dec 28, 2015 6:15 PM	Build this. Nothing wrong can come from it!! It could be used in so many ways with festivities, 5k runs, craft shows, endless ideas
103	Dec 28, 2015 6:01 PM	Marshfield should focus on getting our roads fixed up before building more parks. We should also finish other building projects like the library.
104	Dec 28, 2015 5:59 PM	GO 4 IT PEOPLE OF MFLD WI 54449 USA!!!
105	Dec 28, 2015 5:59 PM	I feel that it will give people more to do in the city. I wish that we had an ice rink open all year round though :(
106	Dec 28, 2015 5:52 PM	You are taking away parking for most of the businesses there. It shows parking stalls but if people are at this "park" where do the others park when no stalls are available when they have appointments in these businesses. Also feel that it could be quite dangerous for children to run out into the streets easily. And putting the side road a one way street is stupid. We are NOT step up to be like Wausau or St. Point!
107	Dec 28, 2015 5:52 PM	Marshfield will benefit from a town square where different activities can be held to draw people into the downtown area. These activities could range from small concerts to farmers markets, etc.
108	Dec 28, 2015 5:48 PM	You currently have a park a few blocks to the north and to the south. Either of these parks are currently not used very much. I do think the city could better spend our money.
109	Dec 28, 2015 5:46 PM	I think it's a great idea to have a place for community right in the middle of Downtown. Marshfield should be growing and we need big-city ideas if we want that to happen.
110	Dec 28, 2015 5:39 PM	Although I responded to the affirmative in the 2 questions above, that does not mean I support the current Community Square concept. I believe these questions could lead to incorrect conclusions because they are so limited.

111	Dec 28, 2015 5:37 PM	There are very nice parks within a few blocks north and south of the proposed Community Square. Money does not need to be spent to create another such area. Supporting and helping existing and new businesses, preserving historic buildings and landmarks, and providing adequate and business-friendly parking, in my mind, are what is needed to keep our downtown alive. At Christmastime, my sister, who lives in Atlanta, Georgia, drove through Marshfield on Central Avenue and commented on how alive our downtown section looks with thriving businesses and cute little shops. That, and good restaurants, are what draws people downtown. (I have lived and worked professionally here for over 40 years.)
112	Dec 28, 2015 5:37 PM	If we have \$1.2 million to spend on a park, maybe a tax decrease is in order.
113	Dec 28, 2015 5:31 PM	This is a great idea!
114	Dec 28, 2015 5:09 PM	I responded no and negative because I'm not sure what this space is trying to accomplish that both Veterans Park and Columbia Park can't accomplish. Also I would want more details on how much tax revenue is needed to maintain the park once it is completed.
115	Dec 28, 2015 5:03 PM	Wonderful idea
116	Dec 28, 2015 4:59 PM	Question number two should have another choice of "Very Little Positive Impact." Input from the community was not sought. Prior to asking the community the City already funded and had the drawings. Now the citizens of Marshfield will have to endure even higher taxes. The community is over taxed as it is.....
117	Dec 28, 2015 4:53 PM	St his should enAble marshfield residents to come for music and congregating; somewhat what Warsaw has done. It will certainly beautify this area.
118	Dec 28, 2015 4:50 PM	Who is responsible for maintenance? The city owned properties look terrible! City hall park, cemetery, fire department, parking lots, Columbia park, zoo, to mention a few. The weeds are higher than the shrubs! Veterans parkway is the only space that is maintained along with the Rotary spaces. You can't rely on only volunteers. Main Street does not do enough. I shutter to think what this space will look like. Also parking will be used up by the majority of the employees on central Ave. Clients will have to walk a block or two to get to the businesses (especially the elderly) . Not all have a rear entrance. Ice rink???-where is the warming house? Not a good plan!
119	Dec 28, 2015 4:44 PM	I would take out the band shell and make more parking spaces.
120	Dec 28, 2015 4:38 PM	Would promote & support downtown area especially if activities span all ages and help encourage use by younger generations.
121	Dec 28, 2015 4:38 PM	This design is HORRIBLE!! Why in the world would you remove parking across from the post office? You're decreasing parking spaces and hoping to increase the number of vehicles that need to park the area? Very disappointing. Please remember those who still utilize the post office for daily business needs. Using the parking lot by the police department is not an acceptable solution.
122	Dec 28, 2015 4:35 PM	We need more green space downtown.

123	Dec 28, 2015 2:30 PM	I'm really indifferent about the creation of this park; I think it would add a lot from an appeal perspective to this area. If the idea behind this park though is to get more people to spend money downtown, I don't think that this will serve that purpose. Yes, it would get more people into that area and may bring some additional business in the downtown but for the most part, the people who want to spend money downtown already do - we are a small town where it takes 10 minutes to drive anywhere so I don't believe people look at having to make the most of their trips like they do in a bigger city where a single trip may be 30 min to hour - I don't believe people would look at having to combine shopping and trip to the park in one, if they are going to the park, that is what they are doing; not a big deal to go to park, head home, and come right back to same area to do shopping because it really doesn't take long to get around. My biggest question is what happens to Columbia Park or what does this add that Columbia Park doesn't have - I see in the FAQ that the response is that this is downtown and Columbia Park isn't - these two parks would be 2-3 blocks apart and appear to offer essentially the same amenities; if someone isn't willing to walk downtown from Columbia Park, do you really think that being 2-3 blocks closer will make a difference; based on this proposed location, people will still need to walk to get downtown. I think a better use of these funds would be an update to Hefko pool with a gradual transition to a waterpark - I think this would have better return with higher fees that could be charged and likely higher number of visitors to the pool. Overall, I'm really not sure how I feel so I've put that I'm not in favor of this park. Additionally, I really don't think that it would have a negative impact on the economy but also don't feel that it would have significant enough impact to say it would be positive either - I really think it would be pretty comparable to how it is now.
124	Dec 27, 2015 2:16 PM	this would bring enjoyment and inspire business to cater to this area
125	Dec 25, 2015 4:01 PM	I love every bit of this idea. A multi purpose, appealing place for our community will definitely add value and draw people!
126	Dec 25, 2015 2:55 AM	Stupid waste of tax money
127	Dec 25, 2015 2:38 AM	Developments such as this are necessary for the long term vitality and viability of downtown.
128	Dec 24, 2015 8:01 PM	He have Columbia park that doesn't get used. Do something with that instead of taking parking away. I hate parking on the street
129	Dec 24, 2015 7:47 PM	I get Marshfield has a lot of older residents but we need things like this to attract new families to the area. My husband and I are always looking for places to eat that have outdoor seating. It would be great if there would be tables and we could get our food from the grind and sit outside. I would also like to see a new outdoor aquatics center when looking at future developments/parks.
130	Dec 24, 2015 5:42 PM	Incorporating a pretty gazebo on the northern edge (rather than just a planter) would be pretty.
131	Dec 24, 2015 5:03 PM	Would be awesome for our kids--splash pad and ice skating! There isn't enough for little kids to do in town besides playgrounds.

132	Dec 24, 2015 2:22 PM	Two blocks North Columbia Park, three blocks South Veterans Park, three blocks West Miller Park and sixteen other parks in the city. Most taxpayers I speak with wonder why this but believe it because you spent the tax dollars buying up the failed businesses that were paying property taxes downtown and can't a business to build in the dying downtown. Buying the News Herald Building should give you good press however. This is just another waste of taxpayer money much like the waste of time completing this survey that will never get used!
133	Dec 23, 2015 8:52 PM	Move these ideas to Columbia Park instead.
134	Dec 23, 2015 8:12 PM	When looking at the city landscape there really isn't a better location at this time. As a father of a young family always looking for spaces just like this I couldn't welcome it more!
135	Dec 23, 2015 8:04 PM	This would be a great addition to the community. It reminds me of places like San Antonio where they have a River Walk or even Kansas City's Country Club Plaza. It all takes time and money but I could see this becoming a real attraction as it is decorated for holiday events, becomes the center piece for community gatherings and a welcome refresh to the downtown area.
136	Dec 23, 2015 6:42 PM	Great idea! What a wonderful addition this would make.
137	Dec 23, 2015 6:37 PM	Look forward to ice skating here
138	Dec 23, 2015 6:20 PM	Love this design. Very beautiful. Hope it is well-lit at night!
139	Dec 23, 2015 6:10 PM	Awesome idea!
140	Dec 23, 2015 5:34 PM	The splash pad idea may not be necessary as it would be of such limited usage (Wisconsin climate).
141	Dec 23, 2015 3:58 PM	<p>I love the idea and the proximity to the Chestnut Center! ☺</p> <p>☺</p> <p>The one and only thing I do not like about the idea is the splash pad. To me it just seems out of place. I wouldn't want to take my kids downtown where there isn't a fence, high traffic area for people and cars. Just seems like a liability for the city to me. I would much prefer to take my children to Hefko or the holiday inn. I also think it is a bit out of place and wouldn't really add value to the space. It may even take away from the space in my opinion. Less standing room / spots for vendors for events. It may keep people from coming to the park because there are a bunch of wet munchkins running around. ☺</p> <p>☺</p> <p>Other than the splash pad I LOVE the idea and think it would add a great place for the people of Marshfield!</p>
142	Dec 23, 2015 12:03 PM	This design will help to enhance our community and specifically the downtown!
143	Dec 23, 2015 9:05 AM	Would love to see some kind of activity like a splash pad or park.
144	Dec 23, 2015 4:41 AM	The idea of having another space for our community to gather is great! So glad that our city is always striving to make our community a better place to call home.

145	Dec 23, 2015 4:36 AM	First of all, that area is not as large as it appears in this rendering. Second, Columbia park is a couple blocks away, with a stage. Make improvements there instead. Why not literally make this green space with sidewalks cross-crossing through it? I don't support this project.
146	Dec 23, 2015 3:57 AM	Great idea to bring more people out downtown. Downtown really needs that space. It's so cold and non-green now. People will go, just like in Wausau. Movies in the Park would be great there. You could do a chalk fest as well.
147	Dec 23, 2015 3:28 AM	Splash pad is a must!
148	Dec 23, 2015 3:00 AM	I think it makes great use of property that has been an eyesore in what is otherwise a wonderful downtown area.
149	Dec 23, 2015 2:26 AM	Love the idea. Green space is always good. Like the idea of flooding it during the winter for an ice rink.
150	Dec 23, 2015 2:21 AM	A lot of concern about downtown parking...you are removing valuable parking lot/s.
151	Dec 23, 2015 2:12 AM	Like larger cities it has the potential to also bring undesirables into the area, more crime and therefore loss of revenue as people will not want to shop in that particular area. I lived in Chicago...saw this kind of thing happen in neighborhoods before.
152	Dec 23, 2015 2:03 AM	It takes up the parking across from the post office for limited use. We have a similar park 4 blocks from there. Renovate that park and make this space more parking for downtown
153	Dec 23, 2015 2:01 AM	Green space so needed in downtown. Will help attract young people downtown.
154	Dec 23, 2015 1:56 AM	I know the parking will be questioned, but I personally have not had an issue with parking downtown to this point. I think it's a great starting point. What the downtown really needs is entertainment and more dining and I think this is a aesthetic starting point with practical use.
155	Dec 23, 2015 1:54 AM	Would make a beautiful and useful addition to Mainstreet Marshfield! I look forward to bringing my children to play on the splash pad and skate on the rink. I think the space would be well used and help revitalize the block.
156	Dec 23, 2015 1:49 AM	Why not retrofit the Columbia Park to look like this and turn the proposed area into something else? I don't have a better idea for that area though...
157	Dec 23, 2015 1:42 AM	Put the money in making the pool nicer. Add a splash pad there so it's all in one area for families and close to the park. Why recreate when you can add to what we have and make it nice. Seems like a huge waste of money to me.
158	Dec 23, 2015 1:34 AM	I feel that the splash pad area will not be large enough to accommodate the amount of people that will most likely use it!
159	Dec 23, 2015 12:57 AM	What is the purpose of the large size of the hard surface north of the splash pad?
160	Dec 22, 2015 8:47 PM	Marshfield needs a centralized gathering place. It should be modeled after Wausau's 400 Block and supported and administrated by it's own governing authority to promote and assure it's highest utilization.

161	Dec 21, 2015 11:42 PM	I would like to see an area dedicated to food trucks as this is becoming quite an option for lunch in many cities. Please make sure any furniture you have is weather proof, not wood that needs constant upkeep.
162	Dec 21, 2015 9:23 PM	Great idea to get the community together and should also hold more events throughout the year instead of the main Dairy Fest activities and Band concerts.[]
163	Dec 21, 2015 2:58 AM	The Community Square will draw people to the downtown for entertainment and exercise. It will be a great place for concerts, craft shows, and other venues. Focus on green space to enhance the environment ie trees, shrubs and flowers. A water feature sounds great, too.
164	Dec 19, 2015 10:06 PM	I routinely use this area to park when visiting downtown businesses. There are times when I have a hard time finding a parking space that is not a 15 minute limit in this lot. I would think that the best thing you could do for downtown is make parking easier for the visitor and employees of the downtown businesses....wouldn't that bring more to your downtown?[] [] I am also a volunteer Master Gardener in the city of Marshfield...there are green spaces and parks that the park and rec city employees have difficulty maintaining already and you want to add to that schedule. It is always easy and exciting to come up with a new idea but no thought goes into the long term cost of upkeep and maintenance. Check out the condition of the park next to the plaza building or the plantings around Wildwood Station. Yes, we all love a green space but tell us how and who will clean up the litter, prune the trees and shrubs, mow the lawn, rake the leaves, replace the things that die, etc. Sure a few trees and a couple picnic tables would be nice but keep the project within your budget for time and money for the next 20 years. More importantly maintain the projects the city has already invested in.
165	Dec 19, 2015 7:40 PM	Although I like the idea, I thought that the original justification of purchasing these properties was to revitalize the downtown with new businesses, and thereby add to the tax base. I understand that no businesses were interested, but now there will be no possibility of adding to the tax base, plus there will be ongoing maintenance costs, even if 100% of the construction cost was provided by donations.[] [] The city spent a good deal of money on the properties already, between the purchase and demolition. It would be interesting to go back and see if the city council would have voted to buy these two properties if they were told up front that the purpose was to build a park.
166	Dec 19, 2015 4:21 PM	You already have Columbia Park only a few blocks away. I see no reason to develop another park this close to an existing park. This would just be a waste of my tax dollars!

167	Dec 19, 2015 3:04 PM	Downtown businesses are largely specialty businesses. Most potential customers will shop for something specific and leave. The potential impact to the downtown economy at best will likely be very little. Sacrificing potential parking (which downtown businesses have indicated is needed) seems counterproductive. Turning second street into a one way street was viewed by Marshfield residents in an earlier survey as unpopular. Instead of inconveniencing motorists trying to negotiate one way downtown streets to gain a couple more parking spaces, why not turn this area into parking without having to establish one way streets, something that even some businesses are not in favor of. It's difficult not to consider both plans as being something that is being thrust upon us, regardless of the opinions of Marshfield residents and businesses.
168	Dec 19, 2015 2:07 PM	Although the concept is nice, the city currently has a band shell at Columbia Park and Hefko pool is a better water recreation area. Using the property for the other listed features and events is a good idea.

169

Dec 18, 2015 11:33 PM

I find it sad that there is a proposal to waste tax-payer money to develop something the city does not need. Having visited the Wausau splash pad in Marathon Park quite often when my children were younger, I have always felt it would be a great thing to have, but part of what makes the Wausau splash pad so nice is its location in Marathon Park (away from downtown, in a park with plenty of trees and shade). The Marshfield splash pad would be much nicer as part of Wildwood Park! ☐

☐

Regarding the "Concert Venue": Is there not an historic concert venue a few blocks away in Columbia Park? Is it used so often that a second venue is needed? Or is the long term plan to level that piece of history in the name of "progress"? ☐

☐

Dining areas: Seriously??? As I commented on a survey awhile ago regarding the "2nd street" proposal, the nearest restaurants are at least a block away, and there are nearly no close buildings conducive to opening a restaurant. ☐

☐

I see the one-way street option is still being looked into. Look back at history, please! This was proposed in the past and greatly opposed by the residents of this city. ☐

☐

It seems like all of these changes are meant to make us more like Wausau. We are not Wausau! If I wanted to live in a city like Wausau, I would move there! I like what this city has to offer that is different than Wausau. ☐

☐

If the city needs to spend money (which seems to be the driving force), take a look at the city streets, especially North Central Avenue from Arnold to Taco John's. Somehow that stretch of road has been ignored even though the entire rest of the street has been fixed. It is a shame people need to vary their position in a lane to avoid significant bumps and holes, which the city seems happy to merely patch. ☐

☐

Please get your priorities straight. The city is in more need of parking for the downtown businesses than this horrible proposal! And regarding the 2nd street changes: move your planned "library to Oak street park pedestrian connection" to Veterans Parkway, which already has the walking path, has at least 5 restaurants/food businesses within a half block, and will nicely connect to the Front of the New Library at Veterans and Maple Avenue!

170	Dec 18, 2015 10:56 PM	<p>It would be nice if your goal for community feedback allowed more...well more feedback. Only 3 questions? The park and recreation department is always doing things without talking to the public. They build the bear exhibit without getting feedback from the public, now this. ☐</p> <p>☐</p> <p>The concept of a community splash-pad is well deserving, but in reality, not practical at this location. There is not enough for families to do at this location. Families will feel uncomfortable in a high traffic and urban area. It is different when families are restricted to high traffic urban areas like Milwaukee, Twin Cities or Chicago, but Marshfield has only a small high traffic urban area. Few families will use the splash-pad because it lacks other park components. A splash-pad at SJ Miller park, which is 2 blocks away would make more sense. That park has 4 baseball diamonds, tennis courts, a playgrounds, bike trails, a community center and a large parking lot. ☐</p> <p>☐</p> <p>The large trees located on the north dissect the park and should be move to the outer perimeter. ☐</p> <p>☐</p> <p>The performance stage is not needed. Columbia Park is 3 blocks away and has a stage already. The Vox concert series doesn't even use Columbia park. They pretty much use the building at Wildwood for 95% of their shows. They probably won't even move their shows to this park. Why build 2 stages within 3 blocks of each other. I heard the fairgrounds are building a stage. Does the City need another outdoor stage? How many stages does Marshfield need? It would be better to fix the stage at Columbia park instead building another stage. ☐</p> <p>☐</p> <p>I agree with the downtown master plan and the city in the creation of more green space downtown, but not the idea of a splash-pad or performance stage at this location. I think there is too much effort in trying to replicate the 400 block in Wausau without taking into consideration Marshfield's social environment. The 400 block is surrounded by vibrant social environment with popular cultural establishments. The Marshfield park is surrounded by a police department, post office, vehicle repair shop and senior housing...that is not my idea of a vibrant night life. ☐</p> <p>☐</p> <p>What will be the impact on the other are parks if this is built? How will this impact Hardacre Park (3 blocks away), Strohman Park (4 blocks away), Sj Miller Park (2 blocks away), and Columbia Park (3 blocks away). ☐</p> <p>☐</p>
171	Dec 18, 2015 10:39 PM	<p>The downtown area definitely needs to feel more pedestrian friendly. I feel our lack of any type of downtown walking/congregating area is a detriment to the city. It is not pleasant to spend time downtown fighting four lanes of traffic. This would be off of central and help make a downtown area as opposed to a busy four lane strip solely defining downtown Marshfield.</p>

172	Dec 18, 2015 7:51 PM	There is a beautiful old performance space at the end of downtown--the band shell at Columbia park. Eliminating the parking will have a negative impact on the downtown economy.
173	Dec 18, 2015 4:33 PM	You should build your NEW city hall there. Ha, Ha. I cannot imagine that you intend to spend \$3.2M on the Forward Bank site while it is appraised for tax purposes at \$2.5M. That is what I call our tax dollars at work for us. You cannot really believe that you can create another 400 block like Wausau. There is nothing special to draw at this site, along with having parking available. You are taking up any available parking for the post office, along with doing away with the mail boxes at that site, which are used a lot. Maybe you do need to look into hiring someone at city hall that actually has some insight. This along with your thinking of all the new improvements you wish to create on the 2nd street fiasco.
174	Dec 17, 2015 10:54 PM	I think that the space is not large enough for what is being proposed here. Did you look at Columbia Park to improve that area rather than do the same thing in this location? If you are calling this a splash pad I hope it is not intended to replace Hefko Pool. Our community needs to do a splash pad feature in the Hefko Pool area and improve what is there. This looks more like a mini play fountain. I don't think people will bring their children here to use this area and then go shopping in the businesses located downtown. The parking lot in this area always has cars in it are you sure we can take this away and still provide enough places to park for people to use this. Let's take care of what we have not just build new all the time.
175	Dec 17, 2015 2:44 PM	I think this is a fantastic idea, I have one concern. The astetics of the alley side conerns me. It needs to LOOK good...
176	Dec 17, 2015 12:12 AM	This looks like a great move for Marshfield!
177	Dec 16, 2015 10:49 PM	I think it needs to provide entertainment not empty decorated space like Hardacre Park.
178	Dec 16, 2015 7:09 PM	I think this would be a wonderful addition to our downtown. Would love to see more things like this coming to Marshfield!
179	Dec 16, 2015 4:22 PM	I do not want Columbia Park to lose it's events. The bandshell has served this community well for many years. Why not work on making Wildwood Park/Zoo/Hefko Pool more of a Marshfield destination. With improvements to the pool, families would come and spend an entire day in town. The availability of foods in that vicinity makes it such a good area. I feel that the pool is well used now, but with updating it could become so much more!!
180	Dec 16, 2015 3:13 PM	I do support something that will bring people together within our community. My only concern is the location. There is nothing to really do downtown when it comes to restaurants, shopping that stays open or that majority(younger adults) would want to go into. My question would be has anyone looked into addressing already existing Columbia Park where Vox happens? We have gone to this multiple times and the area is great especially with a green space that already exists.
181	Dec 16, 2015 2:43 PM	Very exciting! Something that Marshfield needs.

182	Dec 16, 2015 12:13 PM	I would be so disappointed if this doesn't happen
183	Dec 16, 2015 4:38 AM	I travel to Wausau to use theirs. Have eaten at their restaurants that I may not every had eater at if I wasn't going to a concert. Will Alcohol be allowed? Wine coolers and wine seem to be part of a relaxing night. Will retailers stay open longer?
184	Dec 16, 2015 3:42 AM	Include a Starbucks, and WiFi.
185	Dec 16, 2015 3:37 AM	Love this idea. Farmers market and a place for concerts would be great!!
186	Dec 16, 2015 12:45 AM	As the tax base will not be increased, and tax base increase is necessary to keep taxes down, a project that will add to the tax base is necessary in this block, especially since the parking space is less.
187	Dec 16, 2015 12:22 AM	How will some of this area's proposed uses impact other city venues such as Columbia Park and Wildwood Station?
188	Dec 15, 2015 10:57 PM	Coming from Wausau, I know firsthand what a positive impact this can have as many activities arise and bring the community together (movies in the park, ice rink, marketplace and farmer's market days, etc.). It also entices people to shop / eat / drink downtown!
189	Dec 15, 2015 10:03 PM	It looks beautiful, but I think what the downtown really needs is a wider variety of stores and restaurants. Right now there are maybe 2 that I would visit on a regular basis so I don't have much of a desire to be downtown. Having something like a children's museum would also be really nice.
190	Dec 15, 2015 9:49 PM	Like Wausau, the development of our downtown will add great opportunities to provide residents with things to do in an otherwise boring community with out having to leave Marshfield.
191	Dec 15, 2015 9:33 PM	I like the idea of central place to meet up with family and friends. Large enough and open to hold crowds for larger events, but also able to be broken up to accommodate smaller private gatherings. Looks like a great place for a farmers market (better than a parking lot) or events like Maple Fall Fest. [] [] It also extends Central Ave. and the Main Street area, which makes the downtown larger and open to growing. [] [] I agree that this location is more desirable than updating Columbia Park.
192	Dec 15, 2015 9:21 PM	Impressive and visionary. If Marshfield wishes to attract young people to the area this is the kind of gathering place we need.
193	Dec 15, 2015 9:12 PM	I think the park will have very little impact on the downtown businesses-they are open very limited hours that would not likely coincide with the use of the park but would have a positive impact on businesses with better hours than the downtown businesses.

194	Dec 15, 2015 8:52 PM	I don't understand the need for a band shell that is located a couple of blocks from the current band shell? This concept looks to make it harder and farther for parking for the post office. I would revisit the proposed angle parking and one way traffic flow to help with this. If you want to make a splash pad, then make a splash pad, not a water fountain that will get my kids wet, then board in 5 minutes. I like the green space, picnic/rest area concept. Reduce the number of trees and add some shade structures. Is this a location where we could hold farmers market instead of grocery store parking lots?
195	Dec 15, 2015 8:32 PM	How will the project be funded? This would affect my response
196	Dec 15, 2015 8:27 PM	Columbia park is very close, and should be expanded if anything. I don't believe the parking survey, we need the stalls for the Chestnut center, visitors to Hub City Days, Visitors to local business.
197	Dec 15, 2015 8:20 PM	Although I think a Community Square would be good, If it does not get approved I would like to see this property back on the tax roll. We do not need anymore housing downtown.
198	Dec 15, 2015 8:17 PM	I just wish Columbia Park would have ended up in the downtown area as it seems a waste. This appears to be a great place for a farmers market as they have in madison. Huge draw but in an area where individuals can buy from vendors, people watch and enjoy entertainment all at the same time.
199	Dec 15, 2015 8:15 PM	I think it is important that various organizations in the community be brought together to brainstorm the way they can contribute to the success of the Community Square by relocating their current activities to the park or developing new activities/events.
200	Dec 15, 2015 8:10 PM	Mimic the 400 Block of Wausau - I think that it is a great idea except I question the stage. And the reason I question it is because not that far to the North is another green space with the band shelter which for all practical purposes is under utilized - will this impact it further? And with Senior housing right to the South will it be accepted??
201	Dec 15, 2015 8:08 PM	It would be nice if we could upgrade Columbia Park, which is only two blocks away. While I do feel it is important to have something like this downtown or to get more activity downtown, we need to address the parking issues before we can expand. There are several businessee/restaurants that would consider relocating or starting business in some of the numerous vacant locations but their biggest concern is lack of parking for themselves, employees and customers. If we can find a way to increase parking availability, we stand a better chance at growing out downtown businesses and in turn the desire to spend time downtown.
202	Dec 15, 2015 8:02 PM	Absolutely beautiful
203	Dec 15, 2015 7:43 PM	I think it is a beautiful idea. Just wondering the impact it will have on other parks that already exist... we have a park with a bandshell (not too far away) with Columbia Park and we have a park in need of some updating in the water feature area with Wildwood park.

204	Dec 15, 2015 6:30 PM	I would eliminate the band shell. There is one at Columbia Park. I would use that space to create more parking for those using the Community Square and the businesses surrounding the Square.
205	Dec 15, 2015 6:09 PM	The positive effects the Community Square could have on our community cannot be understated. Please follow through with this vision; it is the right direction for Marshfield!
206	Dec 15, 2015 5:37 PM	I feel that the area is too small to put everything in this area that is being proposed. Why not look at putting the money in to Columbia Park that is just two blocks away?
207	Dec 15, 2015 5:32 PM	We need to be fiscally responsible with this project; do not feel 2nd St should be reconstructed if we proceed with this project. Other projects within the city will also cost the taxpayers money including the YMCA, library, streets, senior high sports complex and electric rates are rising. Remember, our seniors are not getting an increase in SS.
208	Dec 15, 2015 4:09 PM	I think this will be a HUGE draw for Marshfield and will allow the area to offer so much more to the community!
209	Dec 15, 2015 3:08 PM	I hope this goes through! I'm very excited about the prospect of having such a venue in our area - so many great opportunities will be available once it's created.
210	Dec 15, 2015 2:47 PM	This is needed in Marshfield!
211	Dec 15, 2015 2:32 PM	We need more centrally located events to help our community feel more like a true downtown. This should benefit all businesses downtown as well.
212	Dec 15, 2015 1:01 PM	Need to bring PEOPLE downtown. This will help.
213	Dec 15, 2015 4:23 AM	Bad location
214	Dec 15, 2015 4:00 AM	How can I contribute?
215	Dec 15, 2015 3:42 AM	I think instead of spending money on a new park that it would be wiser to update Columbia park.
216	Dec 15, 2015 12:19 AM	This would be awesome.
217	Dec 14, 2015 10:32 PM	It can be a wonderful gathering for people of all ages and one of enduring value that our whole community can be proud of.

Storyboard Feedback Received

FF	Jan. 5. 2015	I think the park idea is wonderful, a couple concerns; the rear facades of the buildings facing the new park should be improved, hopefully the façade program will encourage that but more may be needed. Also, has the park plan and the changes to 2nd Street been put together to see the impact of the one way and access into the new park area.
FF	Jan. 5. 2015	The nose-in parking should be across from the post office...along Chestnut. I come to the Post Office every day to get the church mail and I don't way to walk across the park to get to the Post Office.
FF	Jan. 5. 2015	Fantastic Plan. Really like the outdoor eating areas and the bandstand.
FF	Jan. 5. 2015	I like the idea of the community square. A lot of good suggestions to put in the square. Is construction scheduled to start in (2016) spring?

CC	Jan. 5. 2015	This proposal for a downtown park on Chestnut is unwarranted. It is ridiculous to believe it will bring more people to Marshfield. Our population is declining numbers and age. People move because of jobs not because of bike trail or parks. This will contribute to the tax roll.
BH	Jan. 5. 2015	With continual budget problems and increased costs things like this park don't need to be constructed and additional costs are not warranted.
BH	Jan. 5. 2015	172 parking stalls and this plan will reduce the stalls to 160. This plan will bring more people to this area of town...with the need for more parking.
BH	Jan. 5. 2015	Your taxing me out of my house.
BH	Jan. 5. 2015	Not enough parking.
PL	Jan. 5. 2015	Why are the post office boxes on the wrong side of the one way street? The way it is set up now you are dropping off your mail through your passenger window.
PL	Jan. 5. 2015	Will the paved area near the sprinkler pad be the spongy/rubberized type of playground cover? It would reduce injuries. Place a tree or two in the larger green spaces for shade. Love the concept!
PL	Jan. 5. 2015	This is the most ridiculous thing I have seen yet. 1) We already have a concert location in Columbia Park (3 blocks away) which has historical significance. 2) Dinning courts? The nearest restaurant is a block away! 3) One way street? This was presented years ago and voted down. This whole thing is a waste!
PL	Jan. 5. 2015	There should be a mailbox (drive thru) at library, maybe next to book drop-off.
DG	Jan. 5. 2015	The design looks very good. My only concern is the center paved area being useless. It looks nice but has no practical use. In the winter a nice icerink for skating would be cool. Large city Christmas treet in center. Please put money towards refurbishing the back sides of the buildings in the alley to make a better view from the back.
DG	Jan. 5. 2015	Their's a lot of stuff packed in a small space! Ice rink would be nice!
RC	Jan. 6. 2015	Yes. I am optimistic for phase II. We will rise again. We will.
RC	Jan. 6. 2015	It looks amazing.
RC	Jan. 6. 2015	I would suggest that the area for parking on the east side be switched for the west side. We are promoting the arts in Marshfield, the extra parking spaces would be GREAT for the Chestnut Center which is all about the arts.
RC	Jan. 6. 2015	Very nice!
RC	Jan. 6. 2015	It looks so good but it must have a play ground.
RC	Jan. 6. 2015	Please do this.
RC	Jan. 6. 2015	It look so good but it must have a play ground
RC	Jan. 6. 2015	More water
RC	Jan. 6. 2015	Looks great, make it bigger though. And more trees and benches. Maybe a bus stop. Bigger amphitheater. More parking.
RC	Jan. 6. 2015	Bigger splash pad!

RC	Jan. 6. 2015	The new periwinkle colored "park" that was put in is a eyesore and a waste of money. If its anything like that - put the plan in the can.
RC	Jan. 6. 2015	Fix streets rather than this project.
RC	Jan. 6. 2015	Would not be a bad idea, actually.
RC	Jan. 6. 2015	I like it a lot it looks cool.
RC	Jan. 6. 2015	Redo columbia park instead
RC	Jan. 6. 2015	Should have a play-groun
RC	Jan. 6. 2015	Should have a fence
RC	Jan. 6. 2015	Beer garden!!
RC	Jan. 6. 2015	Could work - could circle be enlarged to cover w/ ice in winter for a small ice skating rink as in the 400 block in Wausau? Kiosks to sell hot cocoa, etc.
RC	Jan. 6. 2015	One word Fence
RC	Jan. 6. 2015	How do where do we park for the post office
RC	Jan. 6. 2015	Kickass
RC	Jan. 6. 2015	Waste of our tax dollars. New football field instead.
RC	Jan. 6. 2015	This would be amazing! Definitely need this.
RC	Jan. 6. 2015	Yes! Yes! Yes!
RC	Jan. 6. 2015	Do it
RC	Jan. 6. 2015	You should add playground space. The playgrounds in Marshfield aren't very good so a nice smaller one would be great.
RC	Jan. 6. 2015	Yes
RC	Jan. 6. 2015	I'm from California; I love seeing small communities being so committed. Keep pursuing it will only end up thriving.
RC	Jan. 6. 2015	Make the fountain bigger.
RC	Jan. 6. 2015	I absolutely support a community space downtown in the Phase II manner. Wow!
RC	Jan. 6. 2015	Bitchin'
RC	Jan. 6. 2015	Waste of tax dollars
RC	Jan. 6. 2015	You have no better use of \$. We need the parking.
RC	Jan. 6. 2015	Make splash pad bigger. See Wausau's splash pad design.
RC	Jan. 6. 2015	This is a wonderful idea - think how successful the 400 block in Wausau has been! Let's do it!
RC	Jan. 6. 2015	This entire city suffers from delusions of granduer! Spend money on needed things like schools and roads.
RC	Jan. 6. 2015	This is pretty cool.
RC	Jan. 6. 2015	Waste of tax dollars
RC	Jan. 6. 2015	We need the parking more than the park. To much money and to small a park. We already have a park with a bandshell we don't use.
RC	Jan. 6. 2015	Hell no!

Brown's Living
December 9, 2015
3:30 PM
Brown's Living Office

Present:

Terry Howard
Carol Howard
Chris Howard
Erin Howard
Tammy Meissner
Angie Eloranta
Jason Angell

? What would it take in order to hook-up a computer to program the splash pad? Visit pps.org for ideas.

+ Don't call it a park. Call it a Community Square.

Would consider placing the mailboxes on their property, but also suggested that they be placed closer to the intersection at 3rd Street where people already have to stop.

+ Strongly believe this will be a huge economic benefit to the downtown and the community as a whole.

+ No concerns with parking. Employees have no problem parking and walking. They only ask that a parking lot/area be designated where they can park (if permits are still going to be required).

+ Will absolutely support this project. Chris and Terry asked that we send them the dates for future hearings/meetings and they will plan to attend to speak in support of the project.

+ This will definitely help draw new businesses to the area – Charles Hotel Bldg.

Baltus Oil Company

January 13, 2016

9:00 AM

Baltus Oil Company

Present:

John Baltus
Frank Baltus
Ron Dickrell
Bob Trussoni

They were very positive!! They only mentioned the concern that the Columbia Park bandshell would no longer be utilized especially for the City Band concerts. We informed them that the Community Square could not accommodate the City Band concerts so that Columbia still would be utilized. They were fine with that. They were not able to attend the BPW or Council meetings so I encouraged them, if they felt led, to send their position in a letter to the Mayor or an alderman. They said they felt strongly enough about it to move forward and would consider doing that. Good meeting!!

Billing's Law Office

January 11, 2016

10:30 AM

Billing's Office

Present:

Alan Billing
Ron Dickrell
Jason Angell

- + Loves the concept.
- + "You don't need to convince me. This is a fabulous idea."
- + Feels the proposal would result in a definite increase in the value of his property.
- + Would look to improve the rear of his building to complement the project.
- + May not be able to attend any of the upcoming meetings (BPW or CC), but wants to make sure his voice is heard as one that supports this project. He will write a letter to the Mayor and ask that it be shared with the entire Council.

Daily Grind

December 15, 2015

1:00 PM

Daily Grind

Present:

Bill Gratzek

Bill Sennholz

Jason Angell

+ All for it.

+ No concerns with parking.

+ If he was 20 years younger he would definitely look to expand his business to capitalize more on the traffic that will be generated.

MACCI Board of Directors

December 21, 2015

4:00 PM

Chamber Office

Present:

MACCI BOD

Ron Dickrell

Bob Trussoni (also a MACCI BOD Member)

Jason Angell

? Could this project be developed in stages/phases?

? When would the project start?

? Would all funding need to be in hand prior to the project starting?

+/- Easier sell if the City would contribute 50% of the funding.

+ Great project for the community. Don't see why anyone would be against it.

Marshfield Monument

December 10, 2015

11:30 AM

Marshfield Monument Office

Present:

Brian Hopperdietzel

Angie Eloranta

Jason Angell

- Concerns that it will take away from Columbia Park.
- ? Why have a splash pad when we haven't addressed Hefko Pool?
- Parking

After speaking with Brian about his questions/concerns he had a better understanding of the project and why it was being proposed in this location. We explained that in order to do this at Columbia Park we would have to remove most, if not all, of the mature trees, which would virtually destroy the character of the park and the surrounding neighborhood. It was explained that the Council and Parks and Recreation Dept. are currently exploring options for Hefko Pool and that the proposed splash pad is not intended to take the place of the pool.

BMO Harris Bank

December 11, 2015

1:30 PM

BMO Office

Present:

Al Nystrom

Bill Sennholz

Jason Angell

- + 100% supportive of the proposed plan.
- + Does not believe there is a parking problem downtown.
- + This would have a huge impact on the downtown.
- + Will gladly take this to the BID Board and encourage them to support it.

Victoria's, Haas Building Supply, Expressions

January 6, 2016

3:00 PM

Haas Building Supply

Present:

Jerry Haas
Mary Tishim
Vicki Handrick
Ron Dickrell
Al Michalski
Jason Angell

- Would prefer the entire half block to be all parking.
- Just because you obtain a parking permit doesn't guarantee you a spot in the lot as it currently stands. This plan wouldn't help the situation.
- Make the improvements to Columbia Park instead of here.
- Safety risk for kids playing in the park with all of the cars currently driving around the area.
- No space for employee parking.
- Love the gravel lot that currently exists because it allows contractors to pull in with a trailer that are visiting the store.

? Why can't the park be built on the east side of downtown?

? Has anyone done traffic counts for the number of people that use the existing lot for the mail drop box?

- Can't see the big picture.

? Where is the handicap parking?

+/- Demand for parking will increase with this plan.

? Could you reserve half of the space for future development? (i.e. a building)

 Couldn't we wait a little longer to see if a developer is interested in the site?

- Wouldn't benefit their businesses at all.

? Is the alley wide enough for cars to back out of a stall if a semi or delivery vehicle is parked in the alley?

Billing's Law Office

January 11, 2016

10:30 AM

Billing's Office

Present:

Alan Billing
Ron Dickrell
Jason Angell

- + Loves the concept.
- + "You don't need to convince me. This is a fabulous idea."
- + Feels the proposal would result in a definite increase in the value of his property.
- + Would look to improve the rear of his building to complement the project.
- + May not be able to attend any of the upcoming meetings (BPW or CC), but wants to make sure his voice is heard as one that supports this project. He will write a letter to the Mayor and ask that it be shared with the entire Council.

Lois TeStrake

December 14, 2015

9:00 AM

Jason's Office

Present:

Lois TeStrake

Jason Angell

- + This is exactly what we (Main Street) have been asking for for numerous years.
- + Would be a great addition to the downtown.
- + Upset that her store is no longer located in the Charles Apartment Bldg. as she would have been right next to all the activity.
- + Great programing potential for Main Street and others.
- + Does not believe there is a parking problem downtown. People just need to be willing to walk a short distance to get to their destination.
- + Can't see why anyone would be against something like this.

Main Street Executive Board (partial)

December 14, 2015

1:45 PM

Main Street Office

Present:

CW Mitten

Josh Kilty

Angie Eloranta

Jason Angell

? What is the maintenance cost for the splash pad?

? Where will everyone park when events are taking place?

+ Likes the design and thinks it would be a good addition to the downtown.

As part of our discussions, we talked about event parking. Jason explained that he felt event parking would be handled similar to how parking was recently handled for the Hot Chocolate Run or Hub City Days in the past – for both of these events we see people parking all over the downtown and walking several blocks to get to the event.

Main Street Executive Board (partial)

December 15, 2015

2:30 PM

Main Street Office

Present:

Jenna Hanson

Tony Abney

Tammy Meissner

Al Michalski

Angie Eloranta

Jason Angell

? What type of parking demand do we anticipate for the various events that would be held here?

+ See the potential for businesses to stay open later to serve the crowds of people.

+ Excited about the plan.

+ Endless potential

+ Love the splash pad. Families with young children will truly enjoy coming to the space to let their kids play.

? Could the "band shell" include a concession area?

Main Street Board

January 6, 2016

7:30 AM

Main Street Office

Present:

Main Street Board

Bob Trussoni

Jason Angell

? Will there be enough electrical power within and around the park (along Chestnut) to support the bands and other things that go with events (i.e. food vendors)?

? Will the stalls along the alley be “timed” or permitted parking?

The full consensus of the Board was that this is a great idea and something they support. They do ask that additional consideration be given to parking in the area, whether it is through overall parking changes that the BPW is considering or modifications to the plan.

Marshfield Utility Commission

January 18, 2016 @ 4:00 PM

Marshfield Utility Office

Present:

Utility Commissioners

Utility Staff

John Kruse

Dan Helwig

Ron Dickrell

Jason Angell

+ John Maggitti - Really like the plan and see how it will definitely benefit the downtown.

? John Maggitti – How will the project be funded?

? John Kruse – How will this benefit the businesses in the area?

How will you measure the economic success this may generate in the downtown?

No vote was requested or taken by the Commission.

Feddick-Goodwin Law Office

December 15, 2015

6:30 PM

Council Chambers

Present:

Alanna Feddick-Goodwin

Jason Angell

- Parking. Currently her employees and her clients are parking in the BMO parking lot.
- +/- Only statement was she thought the plan was "Interesting".

Usagnet

January 14, 2016

9:00 AM

Usagnet

Present:

Pat Sternisky

Ron Dickrell

Jason Angell

-/+ Although Pat's business doesn't depend upon a lot of parking, he can understand where there would be concerns with the loss of parking stalls in the area.

? Would the new park compete with Columbia Park?

+ Generally supportive of the plan and is very interested in seeing how things will proceed.

“Imagine Marshfield” – Community Square

The Vision for Downtown Marshfield

"Downtown is a dynamic mixed use center and heart of the community. More than any other part of the city, downtown defines Marshfield and embodies its character, history, culture, and commerce. Marshfield will continue to sustain and build upon those assets and qualities that make it a distinctive and cherished part of the community: its urban character, history, cultural resources, welcoming businesses, people, and diversity of uses. These efforts will be carried out through a partnership of city officials, Main Street Marshfield, business leaders, property owners, and others committed to strengthening the social, cultural and economic position of the downtown. Together, we will make downtown Marshfield a more welcoming, attractive and vibrant place to live, work, shop, learn and play." – 2015 Downtown Master Plan

The Vision for the Community Square

Create a centerpiece for the community in the core of Downtown Marshfield. This multi-use centerpiece will provide a year round gathering space for the community, a place for the arts, events, families, lunch hour gatherings, relaxation, and entertainment. Some of the proposed features and uses include a pavilion for outdoor concerts, a visual appealing splash pad for kids to cool off in the hot summer days, dining and seating areas, parking for the square and the surrounding downtown area, an area for a large winter ice rink, outdoor farmers markets, a large recreation area, and much more. Similar to the 400 Block of Wausau this project will continue to enhance the City of Marshfield’s Downtown.

“Wausau’s 400 Block hosts Concerts on the Square every Wednesday in the summer, drawing 2-3,000 people downtown every Wednesday night. (Many of the surrounding businesses offer take out specials for concerts, and that exposure is invaluable” Elizabeth Field, Wausau’s River District Director.

Downtown Projects – Past, Present, and Future (funding)

- Holiday Inn and Convention Center (private)
- Founders Square (private)
- Veterans Parkway (public)
- Street Upgrade – S Central Ave (TIF)
- Street Upgrade – S Chestnut Ave (TIF)
- Façade Improvement Program (public and private)
- Street Upgrade – S Maple Ave (TIF)
- Hardacre Park (private)
- Everett Roehl Marshfield Public Library (public and private)
- 2nd Street Corridor – Phase I – connectivity library to SJ Miller Park (TIF)
- 200 Block Community Square – public gathering space (public and private)
- Redevelopment of City Hall into affordable housing units
- Redevelopment 600 Block of S Maple Ave
- Redevelopment of Weinbrenner Shoes Factory Site
- Redevelopment of City Garage area
- Evolve downtown into a pedestrian friendly area

Frequently Asked Questions

Is there a need for another park and a public gathering space?

The 2015 Downtown Master Plan conducted by hired consultants through the vision and guidance of public input has indicated that there is a need for a large central public gathering space that would include outdoor dining areas, provide space for local events, entertainment, and the local arts.

What impact will this plan have on parking in the area?

Recent surveys conducted of the area found that there are a total of 172 existing parking stalls in the vicinity. At most there were 102 vehicles parked in the study area. The proposed plan would reduce the number of stalls to 160. The proposed number of stalls is still larger than the highest observed parking counts. It is our hope that parking demands in the area will increase primarily in the evenings and on weekends when business parking is reduced.

What will happen to the drop-off mailboxes?

The mailboxes will still be accessible and will be relocated within the area. The current plan shows the mailboxes located with direct access off the alley behind the Blodgett Haus. This location is subject to change based upon comments and feedback.

Who will maintain and manage the community square (schedule activities)?

These details are still to be determined. Some possible considerations include the Department of Parks and Recreation, Main Street Marshfield, and Marshfield Convention and Visitor Bureau.

What is a splash pad and would there be a charge to play in the splash pad?

A splash pad is a recreational area that typically will spray water upward from the ground, similar to a large fountain, with no standing water. This feature is aesthetically pleasing and as seen used in other communities will allow children to cool off in the hot summer days. We do not anticipate that there would be a fee to play in the splash pad.

Can I rent the entire community square for an event and would parking be included?

The board currently anticipates the park would be available to rent for special events. A policy and cost will need to be developed prior to accepting any rentals. It has not yet been determined if parking will also be included with the rental of the park.

Will restrooms be available?

Yes. At this time restrooms are proposed to be on either side of the pavilion.

What will happen to the band shell at Columbia Park?

The band shell at the Columbia Park will remain. The City Parks and Recreation Department will continue to operate and maintain Columbia Park as it has.

Why not spend the money on enhancing Columbia Park?

As identified in the 2015 Downtown Master Plan, the Columbia Park does not have the location or connectivity to the Downtown core. The proposed 200 Block site is located in the center of the core retail and dining areas in the downtown and is located directly across the street from the Post Office and the Chestnut Center for the Arts. This park location is also part of a long-term City vision of making our downtown a strong gathering (retail, dining, events, etc.) location and ultimately the redevelopment of 2nd Street.

BUDGET RESOLUTION NO. 01-2016

A resolution changing the 2016 budget of the City of Marshfield, Wisconsin.

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

1. That the sum of \$1,635 is hereby transferred within the General Fund Information Technology budget a/c #1015145007.070000 from Computer Software & Upgrades Object to the Capital Equipment Object.
2. That upon the adoption of this resolution by a two-thirds vote of the entire membership of the COMMON COUNCIL, and within ten (10) days thereafter, the CITY CLERK publish notice of this change in the official newspaper.

ADOPTED _____
Mayor

APPROVED _____
Attest – Deputy City Clerk

PUBLISHED _____

DETAIL OF BUDGET RESOLUTION NO. 01-2016 BY OBJECT NUMBER

TRANSFERRED FROM:

- 1. General Fund Information Technology Budget a/c #1015145007.070000:
 - a. 53940 - Computer Software & Upgrades \$ 1,635

TRANSFERRED TO:

- 1. General Fund Information Technology Budget a/c #1015145007.070000:
 - a. 58200 – Capital Equipment \$ 1,635

* * * *



**City of
Marshfield**
Memorandum

January 21, 2016

TO: Mayor Meyer and Common Council

FROM: Dan Knoeck, Director of Public Works

SUBJECT: Budget Resolution 02-2016, North Central Ave (Arnold to Harrison) Project

BACKGROUND

The 2016 Budget includes \$56,004 for the City's share of engineering costs on the above project, which is being designed and constructed by WisDOT. The funding source in the budget is TIF 4 – Downtown, Fund 428, however the Capital Improvement Plan identified the funding source as TIF 9 – Central Ave & Ives Street, Fund 434.

ANALYSIS

Attached is Budget Resolution 2016- which simply transfers the project from TIF 4 to TIF 9. The Project Plan for TIF 9 identified this project as TIF expenditure.

RECOMMENDATION

I recommend approval of Budget Resolution 02-2016.

Concurrence: 
Steve Barg, City Administrator


Keith Strey, Finance Director

BUDGET RESOLUTION NO. 02-2016

A resolution changing the 2016 budget of the City of Marshfield, Wisconsin.

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

1. That the sum of \$56,015 is hereby transferred from TID #4 Downtown – Fund 428, North Central Avenue (Arnold to Harrison) Project a/c #4285733131.312120 to the TID #9 Central Ave & Ives Street - Fund 434, North Central Avenue (Arnold to Harrison) Project a/c #43455733131.312120.

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

ADOPTED _____
Mayor

APPROVED _____
Attest – Deputy City Clerk

PUBLISHED _____

DETAIL OF BUDGET RESOLUTION NO. 02-2016 BY OBJECT NUMBER

TRANSFERRED FROM:

- 1. TID #4 Downtown – Fund 428, North Central Avenue (Arnold to Harrison)
Project a/c #4285733131.312120:
 - a. 51000 Objects – Wage & Benefits \$ 5,061
 - b. 52100 Professional Services \$50,954

TRANSFERRED TO:

- 1. TID #9 Central Ave & Ives Street - Fund 434, North Central Avenue
(Arnold to Harrison) Project a/c #43455733131.312120:
 - a. 51000 Objects – Wage & Benefits \$ 5,061
 - b. 52100 Professional Services \$50,954

* * * *