



CITY OF MARSHFIELD

MEETING NOTICE

**MARSHFIELD JOINT REVIEW BOARD
FINAL MEETING ON THE
CREATION OF TAX INCREMENT DISTRICT (TID) NO. 10**

City Hall Plaza, Room 108,
630 S Central Avenue, Marshfield, Wisconsin
Wednesday, October 14, 2015, at 2:00pm

MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES FROM 9/02/15 MEETING
4. REVIEW TID NO. 10 PROJECT PLAN & COMMON COUNCIL RESOLUTION ADOPTING TID NO. 10
5. CONSIDERATION OF JOINT REVIEW BOARD RESOLUTION APPROVING COMMON COUNCIL CREATION OF TID NO. 10
6. ADJOURN

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

Notice

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

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

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

Prepared For:

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

Prepared By:

vierbicher
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September 30, 2015

Acknowledgements

Common Council

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

Plan Commission

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

City Staff

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

Joint Review Board

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

Vierbicher Associates, Inc.

Gary W. Becker, CEcD
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1 Introduction

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

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

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

Approval Process

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

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

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

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

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

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

Plan of Rehabilitation within TID #10

Inventory of Area

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

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

Table 1: TID #10 Property Summary

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

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

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

General site conditions that are present throughout the district include:

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

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

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

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

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

Rehabilitation and Redevelopment Plan

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

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

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

2 Proposed Public Works

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

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

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

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

A. Capital Improvements

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

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

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

Approximately \$295,000 is budgeted for infrastructure.

B. Site Development, Redevelopment, and Infrastructure Costs

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

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

C. Development Incentives

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

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

The City may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Community Development Authority, etc.) for the purpose of making capital available to business or developers to stimulate economic development projects within TID #10. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, land write down, or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and shall be set forth in a development agreement. The City of Marshfield prefers development financing assistance in the form of a "Developer-Financed TIF" note¹.

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

D. Administration Costs

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

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

E. TID Organizational Costs

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

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

¹ Also known as "PayGo" or "Pay-As-You-Go"

F. Inflation

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

Approximately \$188,000 of inflation has been included in the projections². Detailed numbers are included within Section 3 of this plan and Attachment 1 of Appendix B

G. Financing Costs

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

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

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

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

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

3 Detailed Project Costs

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

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

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

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

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

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

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

4 Economic Feasibility

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

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

Following is a discussion of these components.

A. Inflation and Property Appreciation Rates

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

B. Increase in Property Value

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

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate (Table #3). The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. Table 3 summarizes the historic full value tax rate in the City between 2007 and 2014⁴.

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

Table #3: Full Gross Value Tax Rate

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

⁴ Source: City of Marshfield

D. TIF Revenues

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

E. Cash Flow

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

5 Financing Methods & Timetable

A. Financing Methods

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

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

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

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

* per Moody's Investors Services report

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

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

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

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

B. Timetable

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

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

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

C. Financing Methods and Costs to be Incurred

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

6 Overlying Taxing Jurisdictions

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

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

7 "12% Test"

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

Table #5: TID Capacity

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

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

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

Table #6: Current and Proposed TID Values

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

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

8 Changes to Maps, Plans, Ordinances

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

Quality of Life

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

Community Growth and Development

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

Economic Development

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

Community Appearance

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

Public Service

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

Transportation

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

9 Relocation

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

10 Promoting Orderly Development

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

11 Base Value Redetermination

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

12 District Boundaries

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

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

City of Marshfield TID #10 Boundary Description:

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

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

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID #10 Parcel List

Map #1: District Boundary and Parcels

Map #2: Orthographic Photo

Map #3: Condition of Property

Map #4: Existing Land Uses

Map #5: Proposed Land Uses

Map #6: Proposed Improvements

Map #7: Proposed Improvements & Half Mile Radius

Map #8: Zoning

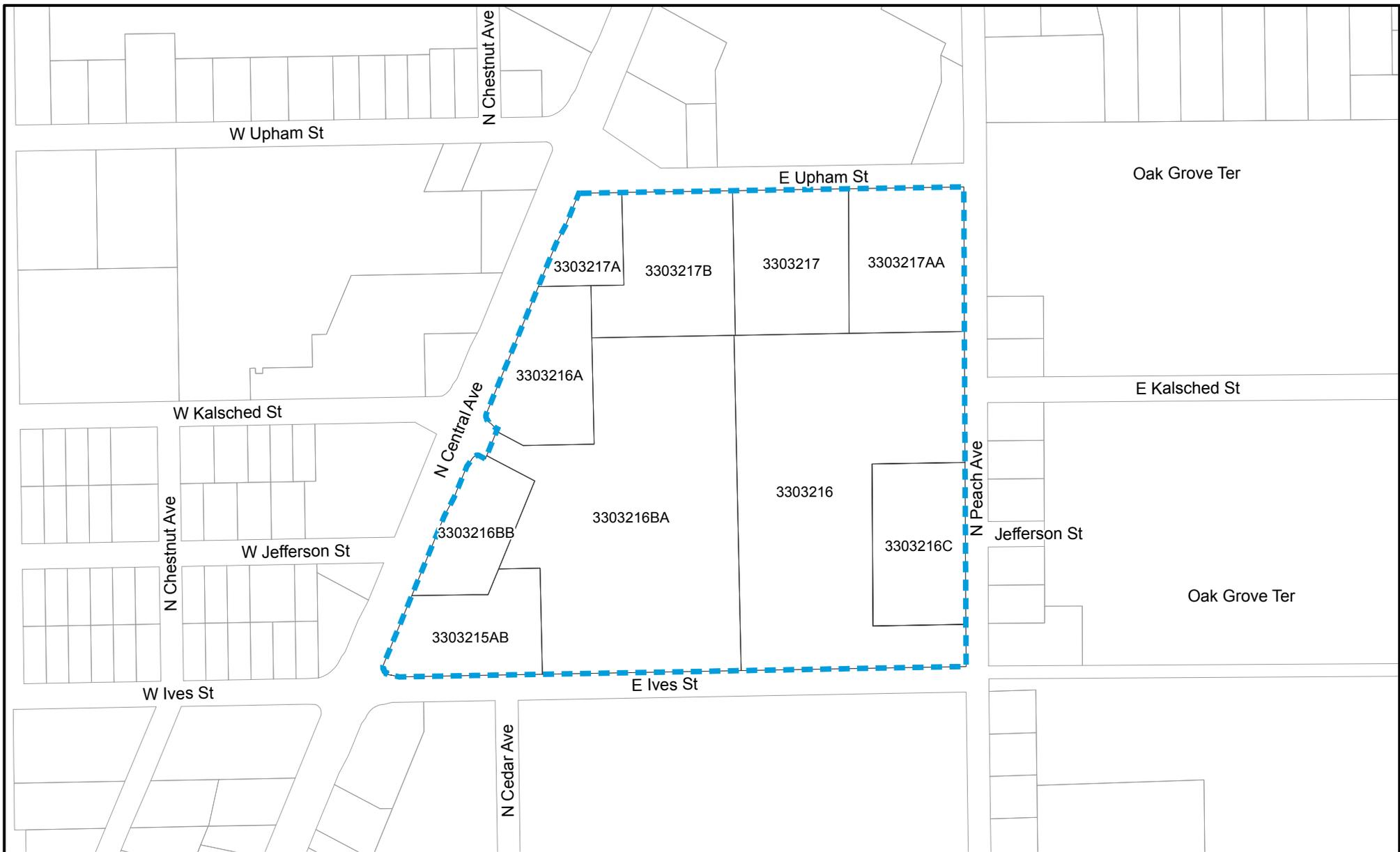
TID 10 Parcel List

Spreadsheet of Parcel Ownership, Value, and Property Conditions

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

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

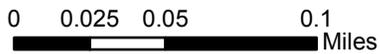
Rehab	27.92	83.12%
Other	5.67	16.88%
Total	33.59	100.00%



Map 1: Proposed TID 10 District Boundary

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



-  Proposed TID Boundary
-  Parcels (ID)

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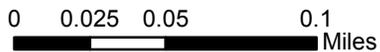


Map #3: Condition of Property

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI

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Proposed TID Boundary

Map ID

Parcels (ID)

Study Area Parcels

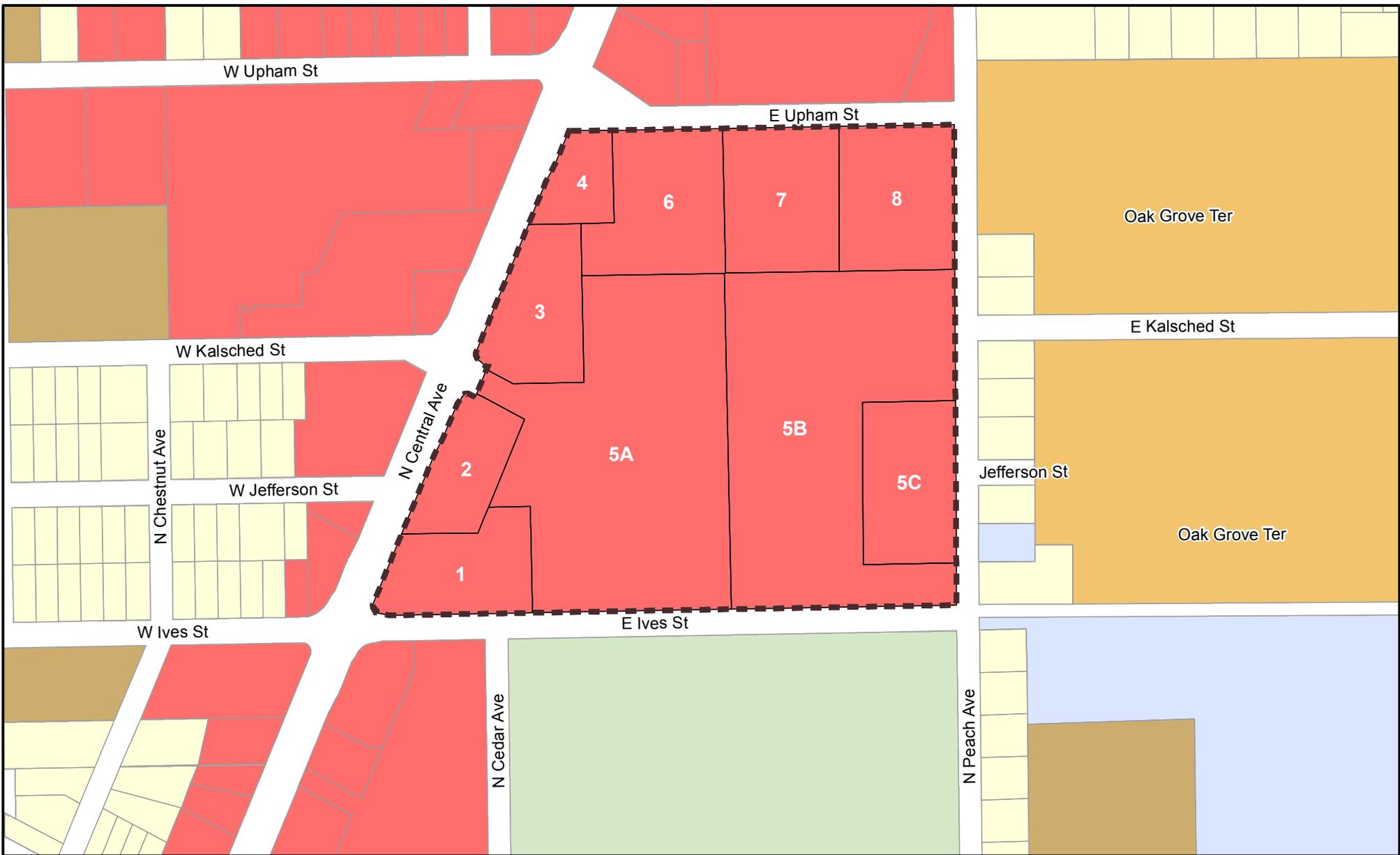
Rehab/Conversation Eligible Study Area Parcels



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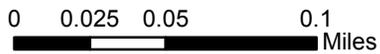




Map #4: Existing Land Uses

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



Proposed TID Boundary
 Parcels (Map ID)

Park

Residential

Mobile Homes

Multi-Family Residential

Commercial

Drainage Area

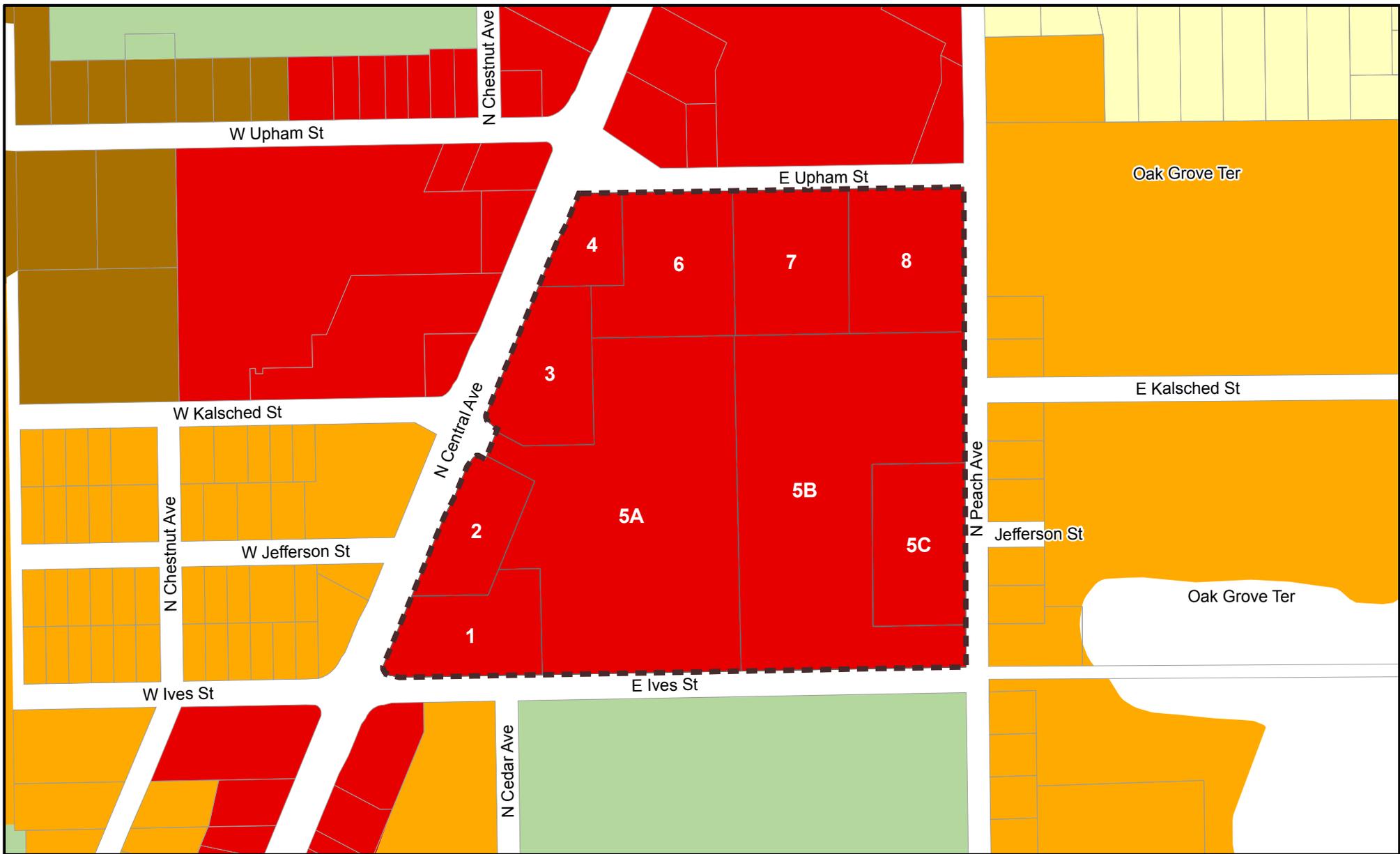


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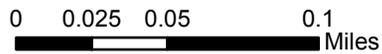
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Map #5: Future Land Use

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



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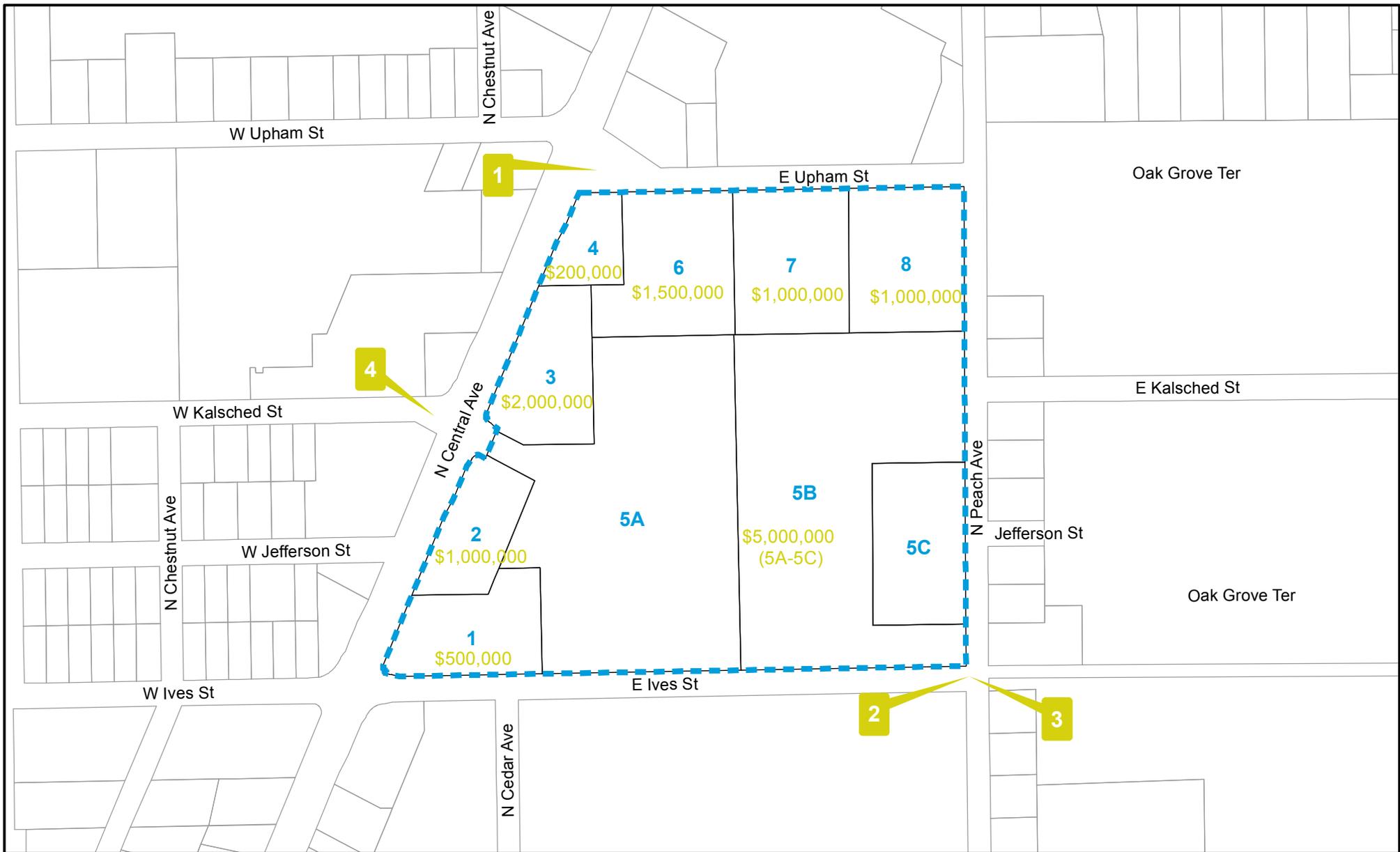
- Proposed TID Boundary
- Parkland
- Existing Suburban Residential
- Existing City Residential
- Existing High Density Residential
- General Commercial



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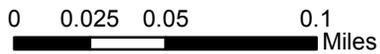




Map #6: Proposed Improvements

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



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

TID ID

Improvement Value over life of the TID

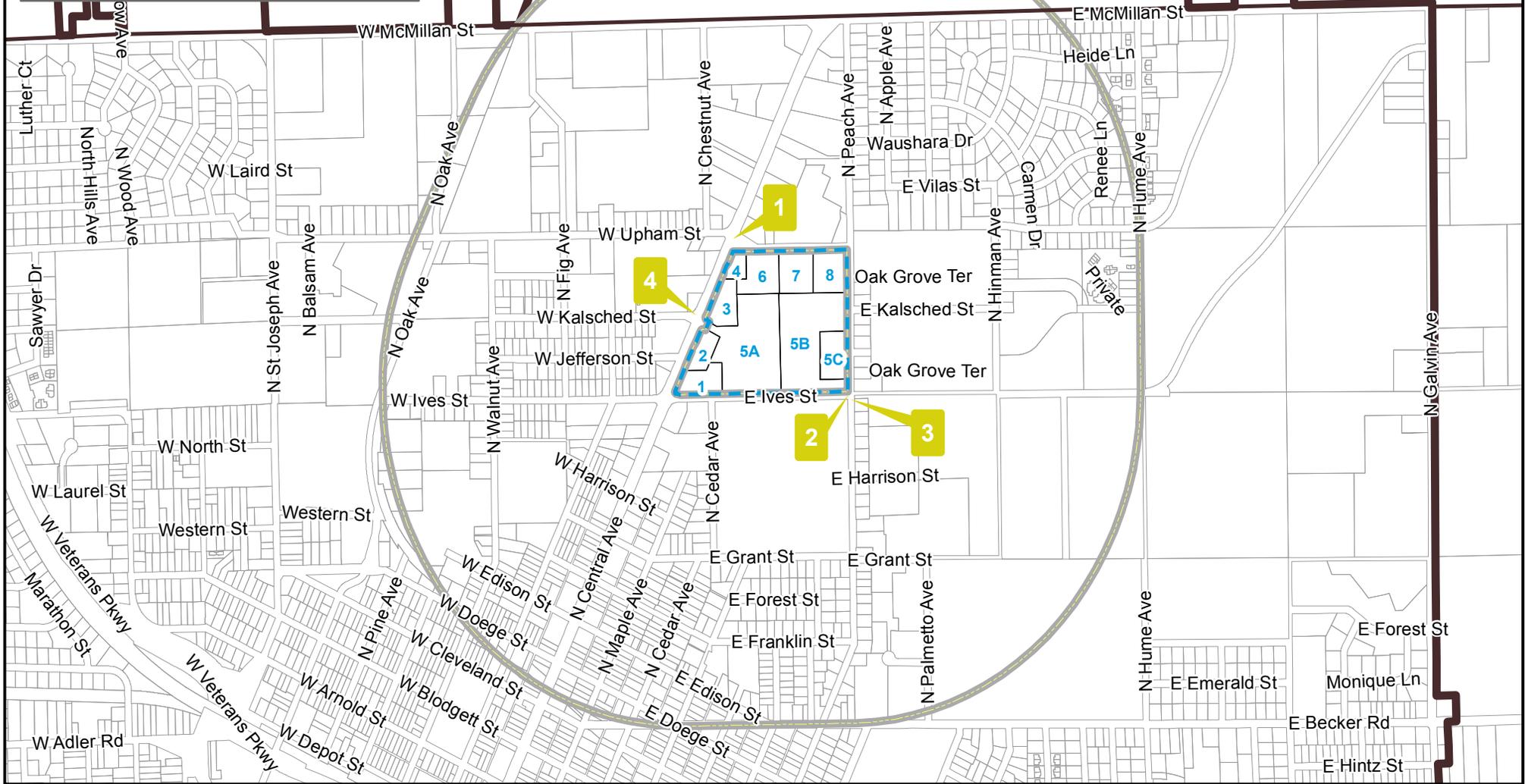


August 27, 2015

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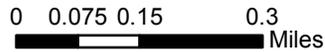
- 1) Right turn lane for westbound traffic
- 2) Right turn lane for southbound traffic
- 3) Traffic Signals at Peach & Ives
- 4) Traffic Signals at Kalsched & Central



Map #7: Proposed Improvements & Half Mile Radius

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



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

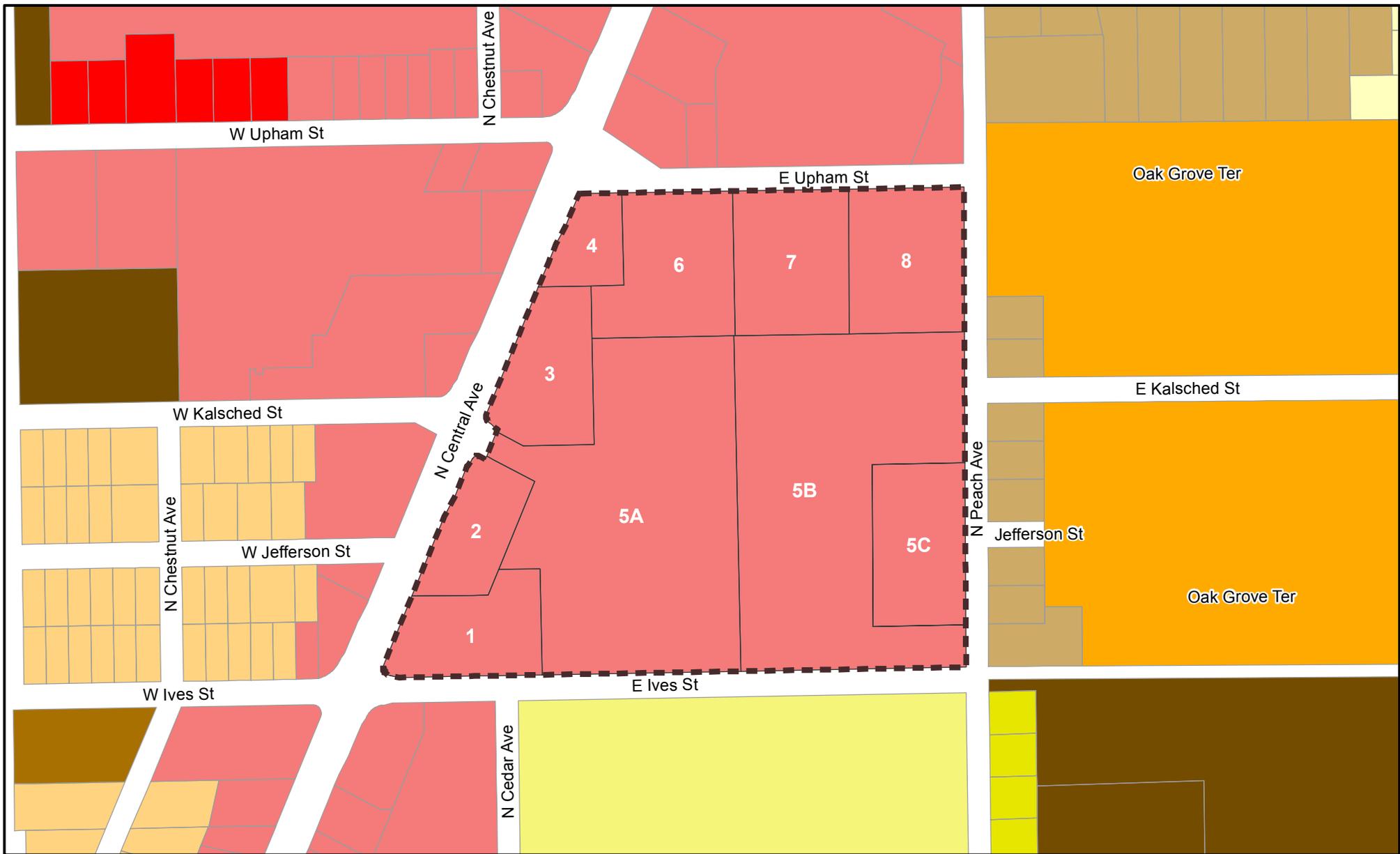
 Improvement ID



August 27, 2015

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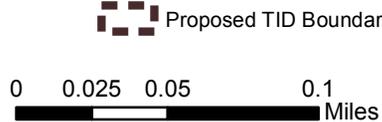
Map #8: Zoning

City of Marshfield - TID 10 Creation

August 18, 2015



Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI
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Proposed TID Boundary

- | | | |
|--|--|---------------------------|
| SR-2: Single Family Residential | TR-6: Single Family & Two Family Residential | CMU: Commercial Mixed Use |
| SR-3: Single Family Residential | MR-12: Multi-Family Residential | UMU: Urban Mixed Use |
| SR-4: Single Family & Two Family Residential | MR-24: Multi-Family Residential | |
| SR-6: Single Family & Two Family Residential | MH-8: Mobile Home Residential | |



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

0.50% = Assumed Investment Rate For Interest Income

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

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

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

(Item 7 to be added)

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

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CITY OF MARSHFIELD
TAX INCREMENT DISTRICT CREATION/AMENDMENT

Preliminary Summary of Activities and Timetable

Updated: 9/23/2015

Action	Party Responsible	Date Range	Scheduled Date
1. City Council Meeting: Authorization to proceed with creation/amendment of TID.	City Council	7/14/15	
2. Staff meeting and site visit.	City Staff/ Vierbicher	7/21/15	7/21/15
3. Plan Commission Meeting: • Review TID budget, boundary, blight determination and Project Plan elements • Schedule Plan Commission public hearing for TID (if no major further discussion needed)	Vierbicher/ City Staff / Plan Commission	7/21/15	-
4. Prepare Draft TID Project Plan, resolutions, preliminary TID budget.	Vierbicher	7/15/15 – 8/05/15	Aug 2015
5. Letters to taxing jurisdictions confirming JRB appointments.	Vierbicher	8/05/15	8/5/2015
6. JRB notice to newspaper.	Vierbicher	8/20/15	8/28/2015
7. Public hearing notice to newspaper.	Vierbicher	8/20/15	8/28/2015
8. Mail out JRB packets.	Vierbicher	8/24/15	8/28/2015
9. Send hearing notices to taxing entities.	Vierbicher	8/24/15	8/31/2015
10. Publish notice for TID JRB meeting (<i>Class I</i>) – 5 Days min	Newspaper	8/27/15	8/28/2015
11. Publish notice for TID boundary & Project Plan public hearing (<i>Class II</i>)	Newspaper	8/27/15 9/3/15	8/28/2015 and 09/07/2015
12. Send letter to property owners within TID boundary (<i>at least 15 days prior to hearing</i>).	City Staff	8/28/15	8/28/2015
13. JRB – First Meeting on TID Creation/Amendment: Confirm chairperson and at-large member, discuss draft TID Project Plan and boundary (<i>at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing</i>)	Vierbicher / City Staff / JRB	9/1/15 to 9/10/15	9/2/2015
14. Plan Commission Meeting: • Public hearing – TID boundary and Project Plan (<i>at least 7 days after last insertion of public notice</i>) • Consider adoption of TID boundary and Project Plan, refer to City Council for Approval	City Staff / Plan Commission	9/15/15	9/15/2015
15. Provide information to City Attorney for attorney opinion letter.	Vierbicher	9/18/15	9/18/2015
16. City Council Meeting: • Review TID boundary and Project Plan • Consider approval of TID boundary and Project Plan (<i>Not less than 14 days after public hearing</i>)	City Staff / City Council	9/30/15 (special)	9/30/2015
17. JRB notice to newspaper	Vierbicher	TBD	9/30/2015
18. Mail out JRB packets.	Vierbicher	TBD	10/8/2015
19. Publish JRB meeting notice.	Newspaper	TBD	10/6/2015
20. JRB – Final Meeting on TID Creation/Amendment: Approval of TID boundary and Project Plan by JRB (<i>At least 5 days after publication of meeting notice and within 30 days of City Council approval</i>)	City Staff / JRB	TBD	10/13/2015
21. Notify DOR of TID creation/amendment.	City Staff	Following JRB	After JRB
22. Submit TID boundary and Project Plan package to Wisconsin Department of Revenue (with \$1,000 certification fee)	City Clerk/ Assessor	By Oct 31, 2015	After JRB

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

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



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

September 24, 2015

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

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

Dear Mayor Meyer:

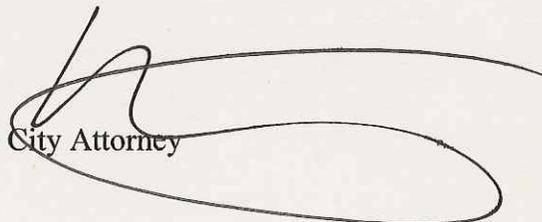
As City Attorney for the City of Marshfield I have been asked to review the Project Plan and TID No. 10 creation process for compliance with Wisconsin Statute Section 66.1105. In accordance with the request I have reviewed the following documents:

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

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

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

Sincerely,



City Attorney

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

August 5, 2015

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

Re: City of Marshfield – Creation of TID #10

Dear Mayor Meyer:

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

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

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

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

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

Sincerely,

Daniel J Lindstrom, AICP

cc: Deb Hall, City Clerk
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August 5, 2015

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

Re: City of Marshfield – Creation of TID #10

Dear Ms Stueland:

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

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

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

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

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

Sincerely,

Daniel J Lindstrom, AICP

cc: Deb Hall, City Clerk

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August 18, 2015

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

Re: City of Marshfield – Creation of TID #10

Dear Dr. Budjac:

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

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

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

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

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

Sincerely,

Daniel J Lindstrom, AICP

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

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



August 5, 2015

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

Re: City of Marshfield – Creation of TID #10

Dear Chairman Pliml:

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

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

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

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

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

Sincerely,

Daniel J Lindstrom, AICP

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

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

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

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

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News-Herald media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

CITY OF MARSHFIELD

630 S CENTRAL AVE STE 502
MARSHFIELD WI 54449

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

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

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



Signed and sworn before me

Alexandra Zakowski

My commission expires

3/3/19

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

CITY OF MARSHFIELD
Re: JRB mtg-TID 10

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CITY OF MARSHFIELD

MEETING NOTICE

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

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

MEETING AGENDA

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

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

NOTICE

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

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Michael Brehm, City Administrator, at 630 S. Central Avenue, or by calling (715) 387-6597.



CITY OF MARSHFIELD

MEETING NOTICE

**MARSHFIELD JOINT REVIEW BOARD
FINAL MEETING ON THE
CREATION OF TAX INCREMENT DISTRICT (TID) NO. 10**

City Hall Plaza, Room 108,
630 S Central Avenue, Marshfield, Wisconsin
Wednesday, October 14, 2015, at 2:00pm

MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES FROM 9/02/15 MEETING
4. REVIEW TID NO. 10 PROJECT PLAN & COMMON COUNCIL RESOLUTION ADOPTING TID NO. 10
5. CONSIDERATION OF JOINT REVIEW BOARD RESOLUTION APPROVING COMMON COUNCIL CREATION OF TID NO. 10
6. ADJOURN

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

Notice

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

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

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

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

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

EXCUSED: None

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

The members of the committee introduced themselves.

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

Review draft TID No. 10 Project Plan and Boundary

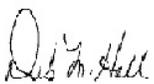
Lindstrom reviewed the proposed project plan for new TID No. 10. TID No. 10 includes mainly retail and service businesses along N. Central Avenue and E. Upham Street. The area is bounded by N. Central Avenue (State Highway 97) on the west, E. Upham to the north, N. Peach Avenue to the east, and E. Ives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

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

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

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

Respectfully submitted:


Deb M. Hall, WCPC
City Clerk

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



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

August 26, 2015

To: Property Owners Within Proposed Tax Increment District #10

Re: Notice of Public Hearing

Dear Property Owner:

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

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

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

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

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

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

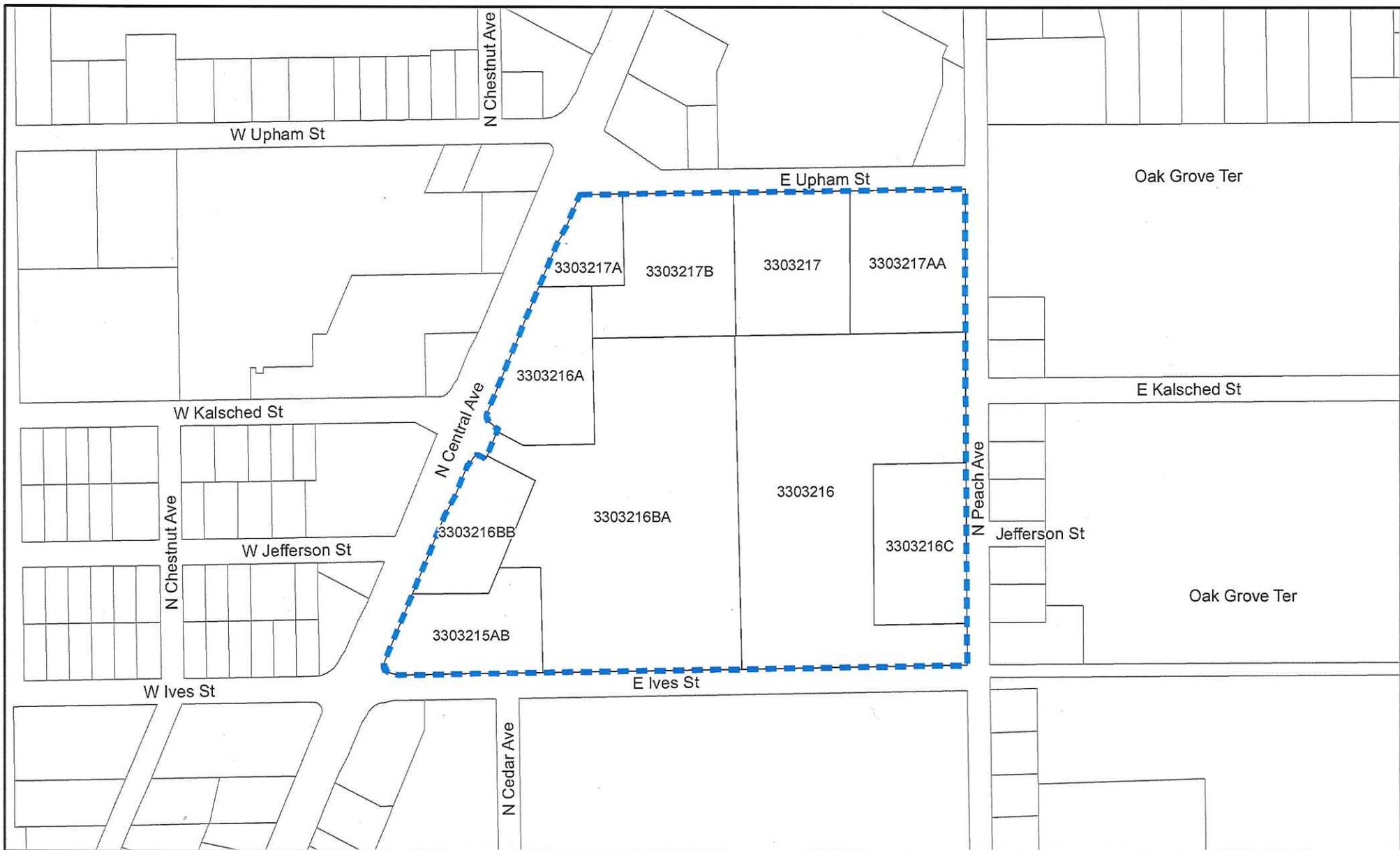
If you have any questions regarding the Plan and boundary please contact Daniel Lindstrom, Project Planner at (608) 821-3967.

Sincerely,

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

Chris Meyer, Mayor
City of Marshfield

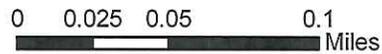
Enclosure: TID #10 Boundary and Condition



Map 1: Proposed TID 10 District Boundary

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



-  Proposed TID Boundary
-  Parcels (ID)

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



August 18, 2015

Parcel Numbers

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

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

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

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

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

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

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

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

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

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

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Marshfield News-Herald

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BROWN COUNTY

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

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

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

Account Number: GWM-WR9879

Ad Number: 687932

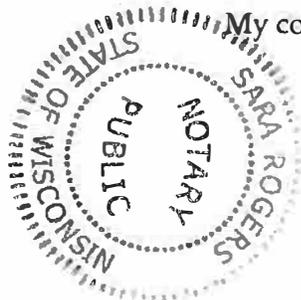
Published Date: August 31, 2015

Published Date: September 7, 2015

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

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

My commission expires 12/25/16



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CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION

City of Marshfield, Wisconsin

Tuesday, September 15, 2015

Council Chambers Lower Level, City Hall Plaza

7:00 p.m.

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

**PLAN COMMISSION
(Page 2)**

- 9. Conditional Use Request by Marshfield Clinic to allow the use of a temporary contractors project office for longer than 365 days on property currently zoned "SR-4" Single Family Residential, in the process of being rezoned to "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 1100 North Walnut Avenue (Parcel No. 33-03239B).
Presenter: Sam Schroeder, Zoning Administrator
Public Hearing Required

- 10. Proposed Project Plan and Boundary for the creation of Tax Increment District No. 10 (TID #10).
Presenter: Daniel J Lindstrom, Vierbicher Associates Inc
Public Hearing Required

- 11. Discussion and action on Resolution No. PC2015-02 approving the creation of Tax Increment District No. 10.
Presenter: Daniel J Lindstrom, Vierbicher Associates Inc

- 12. Staff Updates.
 - a. Comprehensive Plan Update.

- 13. Items for Future Agendas.

- 14. Adjourn.

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

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

NOTE

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

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Mary Anderson, Public Works Department at 630 South Central Avenue or by calling (715) 387-8424.

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF SEPTEMBER 15, 2015**

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

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

EXCUSED: None

ABSENT: None

ALSO PRESENT: Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; and others.

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

Motion Carried

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

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

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

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

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

Citizen Comments: None

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

COMMENTS:

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

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

Motion Carried

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

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

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

Motion Carried

Staff Updates:

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

Items for Future Agendas:

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

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

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION

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

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

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

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

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

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

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

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


_____, Chair

_____, Secretary

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CITY OF MARSHFIELD

MEETING NOTICE

**SPECIAL COMMON COUNCIL
CITY OF MARSHFIELD, WISCONSIN
WEDNESDAY, SEPTEMBER 30, 2015
Council Chambers, Lower Level, City Hall Plaza
5:30 p.m.**

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

- A. Call to Order by Chris Meyer, Mayor
- B. Roll Call
- C. Pledge of Allegiance
- D. Public Comment Period/Correspondence
At this time, the Mayor will recognize members of the public who have indicated a desire to address the Council. Upon recognition by the Mayor, persons may address the Council from the podium, first stating their name and address. The Council may take action on emergency matters introduced by members of the public.
- E. Consent Agenda
 - 1. Plan Commission Special Meeting (September 28, 2015)*
 - a. Resolution No. 2015-46 CUP by Hannah Shilts for a 4-bed Adult Family Home
 - b. Resolution No. 2015-47 CUP by Tanya Esser for an exception to the Accessory Height requirement
 - c. Resolution No. 2015-48 CUP by Marshfield Clinic for additions to the East Wing, expanding a "Large Scale Indoor Institutional Use"
 - d. Resolution No. 2015-49 CUP by Marshfield Clinic for use of a temporary construction trailer for more than 365 days

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

*Minutes not included in packet

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

COMMON COUNCIL AGENDA
SEPTEMBER 30, 2015

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

Recommended Action: None, for information only

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

Recommended Action: Approve Resolution No. 2015-50

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

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

- J. Items for future agendas

- K. Adjournment

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

Notice

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

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

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

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

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

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

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

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

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

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

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

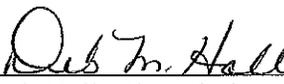
- E. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed twelve percent of the total value of equalized taxable property within the City; and
- F. All lands within the District are contiguous.
- G. Declares that the district is a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

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

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



Chris Meyer, Mayor



Deb Hall, City Clerk

CERTIFICATION

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

Motion by Feirer,

seconded by Hendler to adopt the Resolution.

Vote: 8 Yes 0 No 2 Absent

Resolution Adopted. Deb M. Hall, City Clerk

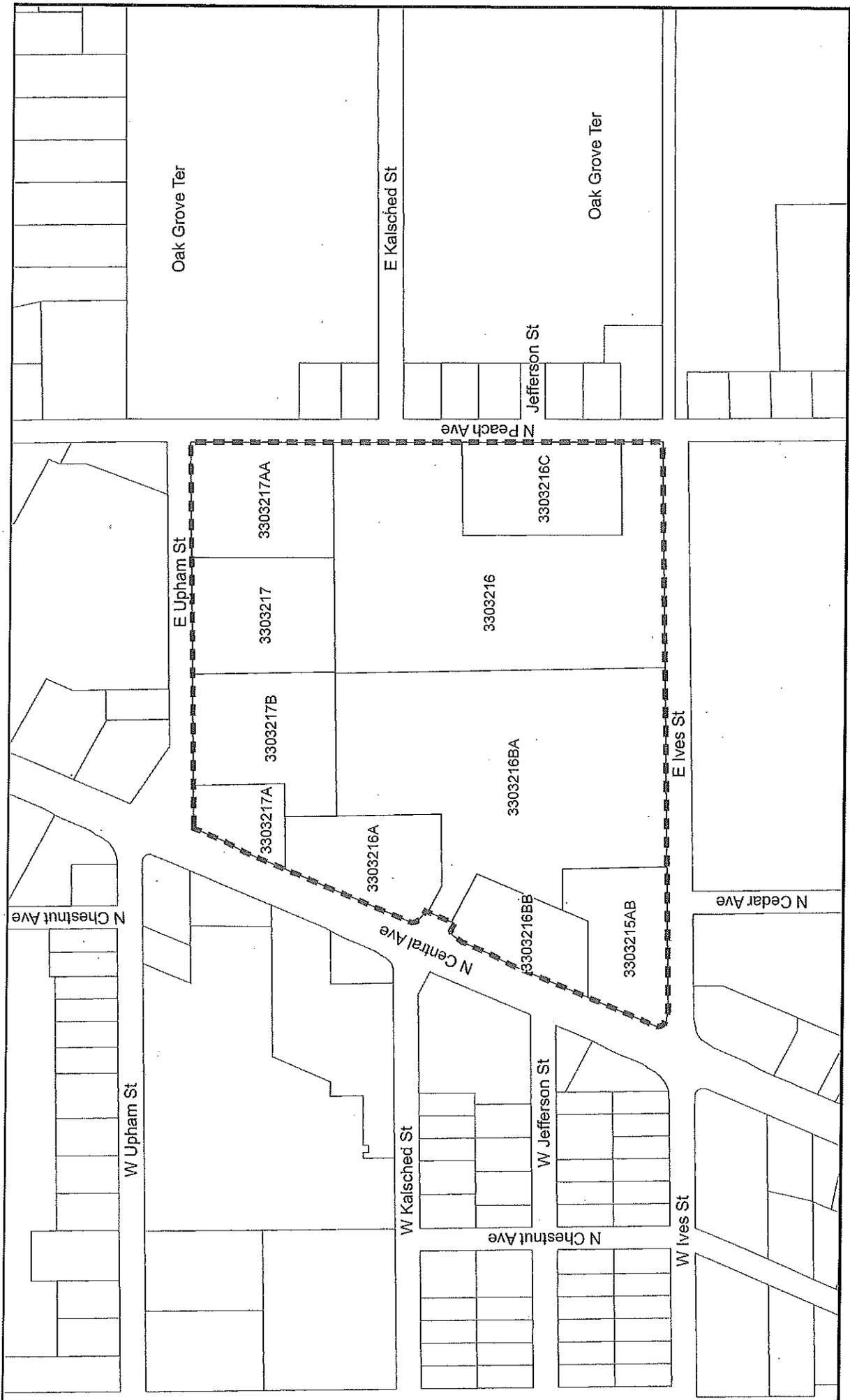
EXHIBIT A:

City of Marshfield TID No. 10 Boundary Description

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

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

EXCLUDING all wetlands from the above described lands.



Map 1: Proposed TID 10 District Boundary

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI
 M:\Marshfield, City of\150025_TID10_Attachments&Notices\Mapping



Proposed TID Boundary
 Parcels (ID)



August 18, 2015



SEPTEMBER 30, 2015

Special meeting of the Common Council was called to order by Mayor Meyer at 5:30 p.m., in the Council Chambers, City Hall Plaza.

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

EXCUSED: Alanna Feddick and Chris Jockheck

The flag was saluted and the pledge given.

PUBLIC COMMENT PERIOD

None

CONSENT AGENDA

CC15-234 Motion by Wagner, second by Cummings to receive and place on file, approving all recommended actions for the items listed on the consent agenda. Meeting Minutes/Reports: Plan Commission Special Meeting of September 28, 2015 as read by Public Works Director Knoeck (A. Resolution No. 2015-46 CUP by Hannah Shilts for a 4-bed Adult Family Home; B. Resolution No. 2015-47 CUP by Tanya Esser for an exception to the Accessory Height requirement; C. Resolution No. 2015-48 CUP by Marshfield Clinic for additions to the East Wing, expanding a “Large Scale Indoor Institutional Use”; and D. Resolution No. 2015-49 CUP by Marshfield Clinic for use of a temporary construction trailer for more than 365 days).

Motion carried

No items were removed from the consent agenda.

Daniel J. Lindstrom from Vierbicher Associates Inc. presented information on the proposed Project Plan and Boundary for the creation of Tax Increment District No 10 (TID #10).

CC15-235 Motion by Feirer, second by Hendler to approve Resolution No. 2015-50, creating TID #10.

Motion carried

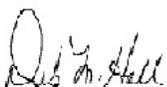
City Administrator Barg and Finance Director Strey updated the Council on the issues pertaining to preparing the proposed 2016 Budget. The intent is to draft a proposed budget meeting ERP and trying to work with the list of proposed cuts, pulling some back, but trying to meet as many guidelines and goals as they can to keep the City moving forward.

Budget meetings are scheduled for October 13th, October 19th and October 26th but there is a possibility that the meetings will have to be pushed back a week to October 19th, October 26th and November 2nd.

Future Agenda Items

Discussion on City Hall/Request for Proposals asking Developers to submit their ideas on what they would do with City Hall Plaza and what would be required from the City.

There being no further business the meeting adjourned at 6:23



Deb M. Hall
City Clerk