



CITY OF MARSHFIELD
MEETING NOTICE

PLAN COMMISSION
City of Marshfield, Wisconsin
Tuesday, March 15, 2016
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. – February 16, 2016 Meeting.
4. Citizen Comments.
5. Conditional Use Request by Security Health Plan, to allow an off-site parking addition to the south, **including exceptions to the landscape requirements, within property zoned "CD" Campus Development** zoning district prior to the adoption of a Campus Master Plan, located at 1515 North Saint Joseph Avenue (Parcels 33-03224N and 33-03224P).
Presenter: Josh Miller, City Planner
Public Hearing Required
6. Conditional Use Request by Marshfield Clinic, to allow a temporary addition for a modular medical lab **along the west side of the East Wing within property zoned "CD" Campus Development zoning district** prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel 33-03233).
Presenter: Sam Schroeder, Zoning Administrator
Public Hearing Required
7. Conditional Use Request by Malls 4 U representing the Marshfield Mall, to allow an exception to the **landscape requirements for a new building addition for property zoned "CMU" Community Mixed Use**, located at 503 East Ives Street (Parcel 33-03216).
Presenter: Sam Schroeder, Zoning Administrator
Public Hearing Required
8. Public Hearing and Presentation of Proposed Project Plan and Boundary for the creation of Tax Increment District No. 11 (TID #11).
Presenter: David Rasmussen, MSA
Public Hearing Required
9. Discussion and action on Resolution No. PC2016-01 approving the creation of Tax Increment District No. 11 (TID #11).
Presenter: David Rasmussen, MSA
10. Resolution 2016-16 vacating a portion of Draxler Drive located north of Heritage Drive and adjacent to Lot 2, Wood County Certified Survey Map No. 9992, being part of the SW ¼ of the SW ¼ of Section 22, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.
Presenter: Dan Knoeck, Director of Public Works
11. Items for Future Agendas.

**PLAN COMMISSION
(Page 2)**

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

Posted this 10th day of March, 2016 by 4:00 PM by Dan Knoeck, Secretary, City Plan Commission

For additional information regarding items on the agenda, please contact Jason Angell, Director of Development Services at 715.486.2074 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 FEBRUARY 16, 2016**

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

PRESENT: Ed Wagner, Bill Penker, Josh Witt & Laura Mazzini

EXCUSED: Ken Wood; Joe Gustafson

ABSENT: None

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

PC16-04 Motion by Penker, second by Witt to recommend approval of the minutes of the January 19, 2016 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - Conditional Use Request by Gregory Collins representing WHPC-Laurel Gardens-Marshfield LLC, to officially allow the lot combination of two 20-unit apartment complexes as one group development located at 620-622 Laurel Court (Parcel 33-02099), zoned “MR-24” Multifamily Residential.

COMMENTS: Dan O’Connell, representing Wisconsin Housing Preservation Corp. explained the goal of WHPC and explained their intent to renovate the property and to clean up the zoning issues. He is available for questions.

PC16-05 Motion by Witt, second by Mazzini to recommend approval of the Conditional Use Request by Gregory Collins representing WHPC-Laurel Gardens-Marshfield LLC, to officially allow the lot combination of two 20-unit apartment complexes as one group development located at 620-622 Laure Court (Parcel 33-02099), zoned “MR-24” Multifamily Residential based on the information presented and the conditional use criteria being met, with the following conditions:

1. A Certified Survey Map must be officially recorded combining Lot 1 and Lot 4 of Wood County Certified Survey Map No. 197, David Land Co. Inc. First Certified Survey as parcel 33-02099.
2. The Laurel Garden apartment complexes at 620 and 622 Laurel Court shall be classified as a group development and must adhere to the regulations established under Section 18-114 of the City Zoning Code.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Peter Schau representing Verizon Wireless, to allow the installation and use of a temporary communications tower with temporary exceptions to the required setbacks, located at Grant Park, 704-706 West Doege Street, zoned “SR-6” Single Family Residential allowing Marshfield Utilities to conduct the required maintenance to the existing water tower.

COMMENTS: Peter Schau, representing Verizon is here to answer any questions.

PC16-06 Motion by Penker, second by Witt to recommend approval of the Conditional Use Request by Peter Schau representing Verizon Wireless, to allow the installation and use of a temporary communications tower with temporary exceptions to the required setbacks, located at Grant Park, 704-706 West Doege Street, zoned “SR-6” Single Family Residential allowing Marshfield Utilities to conduct the required maintenance to the existing water tower based on the information presented and the conditional use criteria being met, with the following conditions/exceptions:

1. The temporary mobile service support structure may be installed as present allowing minor site changes to be administratively approved.
2. The site must return to the previous approved state within 3 months of completion of the Marshfield Utilities maintenance project to the existing water tower including the following:
 - a. All temporary equipment including the Tower on Wheels, guy wires, and chain link fencing must be removed from the property.
 - b. The existing vinyl fence and landscaping surrounding the existing equipment building must be reinstalled.
 - c. Any disturbed portion of the site must be graded and seeded to its original state including but not limited to any ruts, holes, and grass that may be killed.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-37, 18-54, and 18-58, allowing “Outdoor Commercial Entertainment” uses as a permitted use in the Downtown Mixed Use (DMU) district and amending the land use regulations for the “Outdoor Commercial Entertainment” use.

COMMENTS: None

PC16-07 Motion by Wagner, second by Witt to recommend approval of the Municipal Code Amendment to amend Chapter 18, General Zoning Ordinance, Sections 18-37, 18-54, and 18-58, allowing Outdoor Commercial Entertainment uses as permitted uses in the Downtown Mixed Use District, increase the bufferyard when abutting residentially zoned property, require the approval of the Board of Public Works for activities on city-owned property (including right-of-way), and reduce the parking requirement as presented and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

Miller presented information and considerations related to bicycle routes for transportation purposes. Penker stated that he would like to see routes developed here. He is aware of routes being developed in Wausau and would like to have the gentlemen who developed those routes come here to tell us about the process they went through. Wagner stated that he likes the distinction between trails and routes, with routes possibly being an element of the transportation plan in the Comp. Plan update. This was a discussion item only.

Schroeder reviewed 2015 development related activity and a summary of Plan Commission actions.

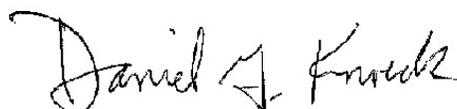
Barg and Schroeder discussed the zoning code provisions related to crops planted in residentially zoned areas. This agricultural use is considered to be legal non-conforming since the ag use was in place before being rezoned to something else. Also, planting of trees and crops is an exempt activity under the zoning code. Jockheck has a constituent that is concerned about corn being planted adjacent to their home and he would like to see this addressed somehow.

Items for Future Agendas: Continued discussion on bicycle route planning.

Staff Updates:

- Miller gave an update on the Comp Plan process. The Transportation Chapter has been reviewed with the steering committee. His working on additional public outreach opportunities and will begin work on the Utilities and Public Facilities Chapter next. The random sample survey has been mailed out.

There being no objections, the Mayor adjourned the meeting at 8:12 PM

A handwritten signature in black ink that reads "Daniel G. Knoeck". The signature is written in a cursive style with a large initial 'D' and a stylized 'K'.

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



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: March 15, 2016

RE: Conditional Use Request by Security Health Plan, to allow an off-site parking addition to the south, including exceptions to the landscape island requirements, within property zoned "CD" Campus Development zoning district prior to the adoption of a Campus Master Plan, located at 1515 North St. Joseph Avenue (Parcels 33-03224N and 33-03224P).

Background

Security Health Plan is requesting approval for the construction of an off-site parking lot expansion south of their existing facility, located at 1515 North St. Joseph Avenue, zoned "CD" Campus District. The proposed parking addition will be attached to their existing parking area south of the principal building and will include 193 stalls. No additional access will be needed along St. Joseph Avenue. The parking lot will be crossing the south property line which is the reason it is considered off-site parking. Campus Districts generally require a 5 Year Master Plan, but in situations where a plan has not yet been adopted, new development may be approved through the Conditional Use Permit process.

Analysis

The current parking lot contains 349 stalls. According to the Assessor's data, the building contains approximately 68,443 square feet of gross floor area. The minimum parking requirement for this office building would be 196 stalls (1 stall per 350 square feet of gross floor area). Therefore, even the existing parking lot configuration exceeds the minimum parking requirement. The parking lot addition, adding 193 stalls, is needed to address the parking demand for Security Health Plan as well as off-site overflow parking for other buildings on the medical campus. The surface for the proposed parking lot addition will occupy approximately 58,380 square feet.

Under the proposed configuration, the current parking lot would lose 10 stalls, removing 1 standard stall to allow more handicapped stalls near the entrance of the building and removing 9 other stalls to allow the access drive aisles and a

walking pathway connecting the south parking lot addition. All the required handicapped accessible parking stalls (11) will be located near the entrance of the building. These proposed changes would reduce the number of parking stalls in the existing parking lot to 339 stalls.

In addition to the parking surface, a wet detention pond for stormwater will be constructed between the existing parking lot and the parking addition to the south.

The new parking lot addition would likely increase the traffic volume on St. Joseph Avenue, and although it would not likely be a constant flow of traffic, it would probably add to the volume at peak times. Because St. Joseph Avenue is a primary arterial, it will be able to handle the additional traffic volume.

Landscaping

The site plan included in the application for the Conditional Use Permit shows 193 stalls in the new parking lot addition, for a total of 532 stalls. However, the landscape plan for the parking area addition does not include the required landscaped islands/peninsulas as the Applicant is requesting an exception to this standard. If the Applicant were to install landscape islands at the required increments, an estimated 10 parking stalls would have to be removed leaving a total of 522 stalls if the boundary of the parking area remains the same. Staff is recommending that the proposed parking area addition meet the required landscape/peninsula rate of one landscape island/peninsula for every 12 parking spaces (or 24 for a double row configuration).

In the "CD" Campus District, the zoning code requires 40 points of landscaping for every 100 linear feet of development. The street frontage of the proposed parking addition has 235 feet, which will require a minimum of 94 landscape points. The Applicant is proposing 160 points and exceeding this requirement.

Street Frontage Landscaping

Name	Quantity	Points/Plant	Total Points
Ginkgo Biloba "Autumn Gold"	4	40	160
Required Points	94	Proposed	160

Although the landscape plan does not have the all of the required landscaped islands/peninsulas, the Applicant is proposing to include some landscaped islands and peninsulas. These areas will provide space for most of the required landscaping for the parking area. The parking lot addition consists of 193 stalls. Based on the requirement of 60 landscape points for every 20 stalls, the parking lot addition will require 579 landscaping points. The Applicant is proposing 665 points for the parking area, again, exceeding the minimum requirements.

Parking Area Landscaping

Name	Quantity	Points/Plant	Total Points
Autumn Gold Ginkgo	1	40	40
State Street Maple	8	40	320
Little Trudy Catmint	252	1	252
Black Beauty Sedum	53	1	53
Required Points	579	Proposed	665

Off-Site Parking

The entire parking lot addition falls within 500 feet of the entrance to Security Health Plan, meeting the proximity requirements for an off-site parking lot (farthest portion of the parking lot is supposed to be within 1,000 feet of the entrance of the building).

Lighting

The proposed plan will include four freestanding lights, two installed along the perimeter and two within the landscape islands. The fixtures are full cutoff and will be mounted approximately 30-33 feet above the ground. The lighting standards in the zoning code prohibit light poles that exceed 25 feet when located within 100 feet of residentially zoned properties. All other light fixtures may extend up to 40 feet above the ground. The site plan shows the westernmost light pole is approximately 90 feet east of the residentially zoned property across St. Joseph's Avenue. Staff has informed the Applicant's engineer of this issue and they will make sure the standards are met. Whether that means relocated the light pole beyond 100 feet from residentially zoned property or lowering it to 25 feet, they are confident they will be able to meet the standards.

According to the photometric plan, the footcandles will not exceed 2.0 and will meet the requirements at the property and right-of-way lines.

Conditional Use Decision Criteria of 18-161(6)(c):

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

1. Is in harmony with the recommendations of the Comprehensive Plan.

Staff does not find any conflict with the proposed use and the Comprehensive Plan.

2. Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or

general welfare, either as they now exist or as they may in the future.

The character of the neighborhood would not change as this is already an area where clinic staff and patrons are parking.

3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The consistency of the land use will not change. The additional parking will add vehicles to this area, which will increase the intensity of use, but the road is a minor arterial, designed to handle a larger volume of traffic.

4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

The subject property is already adequately served by public services, which supports no change.

5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

The purpose of the addition is to provide enough parking for the Security Health Plan facility and provide overflow parking for other clinic facilities.

Plan Commission Options

The Plan Commission can make the following recommendations:

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

Recommendation

APPROVE the Conditional Use Request by Security Health Plan, to allow an off-site parking addition to the south of the existing parking area, within property zoned "CD" Campus Development zoning district prior to the adoption of a Campus Master Plan, located at 1515 North St. Joseph Avenue (Parcels 33-

03224N and 33-03224P).

1. The proposed use and general site plan is approved as presented.
2. Minor adjustments to the site plan such as setbacks or modification of the landscaping and lighting plans may be approved administratively.
3. The landscaping plan and lighting plan must meet the requirements in the zoning code.
4. All required landscape islands/peninsulas must be installed according to the standards in the zoning code.

Attachments

1. Application
2. Location Map
3. Site Plan
4. Landscape Plan
5. Lighting Plan

Concurrence:



Jason Angell
Director of Development Services



Development Services Department
 City of Marshfield
 630 South Central Avenue
 6th Floor, Suite 602
 Marshfield, WI 54449
 Ph: 715-486-2077 Fax: 715-384-7631
 Email: Sam.Schroeder@ci.marshfield.wi.us

**Conditional Use
 Permit Application**
Fee: \$250.00

Today's Date: February 16, 2016

OFFICE USE ONLY

Date Received: <i>2/19/16</i>	Fee Receipt Number: <i>57180</i>	Zoning District: <i>CD</i>	Parcel #: <i>33-03224P</i>
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SITE INFORMATION

Site Address: 1515 N St. Joseph Avenue	Present Land Use: Professional Office Use
Legal Description: Lot 2, Wood CO CSM #6727	

APPLICANT INFORMATION

Applicant Name: Marshfield Clinic	Phone #: 715-389-3123	Email Address: colburn.james@marshfieldclinic.org
Address, City, State, Zip: 1000 N. Oak Avenue, Marshfield, WI 54449		
The Applicant is the <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Representative/Other (Describe):		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name:	Owner Phone #:	Owner Email Address:
Owner Address, City, State, Zip:		

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: Same	Proposed # of Employees: Same	Proposed Hours of Operation: Same
<input type="checkbox"/> Residential or <input checked="" type="checkbox"/> Nonresidential	Number of Buildings: No Additional Buildings	Number of Units: N/A
		Density (units per acre): N/A
Narrative of Conditional Use Request	Marshfield Clinic is requesting the construction of 193 parking stall parking lot expansion south of the existing Security Health Plan parking lot.	
Future Plans/Modifications:	Time Needed to Finish Request:	

CODE REQUIREMENT REFERENCES (ZONING CODE - CHAPTER 18)

<input checked="" type="checkbox"/> Setback Requirements - Article II: Establishment of Zoning Districts
<input checked="" type="checkbox"/> Parking Requirements - Article III: Land Use Regulations
<input checked="" type="checkbox"/> Lighting, Storage, and Parking Standards - Article VII: Design and Performance Standards
<input checked="" type="checkbox"/> Landscape Requirements - Article VIII: Landscape Requirements

DOCUMENTATION SUBMITTED

<input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Landscape Plan <input checked="" type="checkbox"/> Lighting Plan <input checked="" type="checkbox"/> Survey <input type="checkbox"/> Photographs <input type="checkbox"/> Other:
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Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information. Fees: the required fee of \$250 shall be submitted with this application, and shall not be refunded should this application be denied.

I hereby apply for a conditional use permit, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Statutes and Building Codes; that the Plan Commission may recommend conditions not expressly stated, prior to the meeting, in documentation or by staff, or deny in part or in whole this request; that I understand this form is not in itself a conditional use permit but only an application for one and is valid only with procurement of applicable approvals. The Common Council shall be the final approval authority for the conditional use. In addition, as owner or authorized agent, my signature authorizes the City Staff or their representatives including members of the Plan Commission and Common Council to visit and inspect the property for which this application is being submitted.

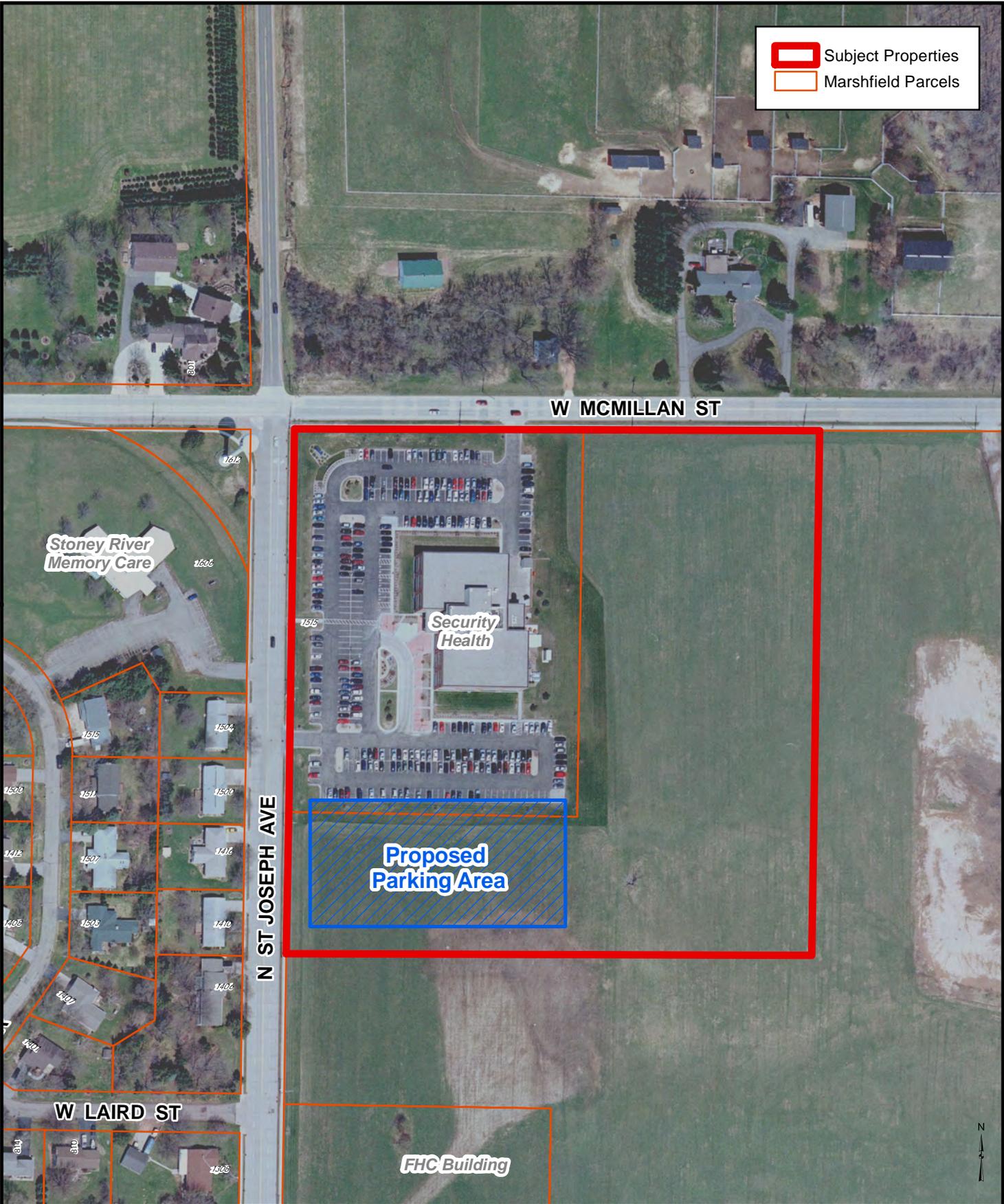
Applicant Signature:

James J. Colburn

Date:

16-FEB-2016

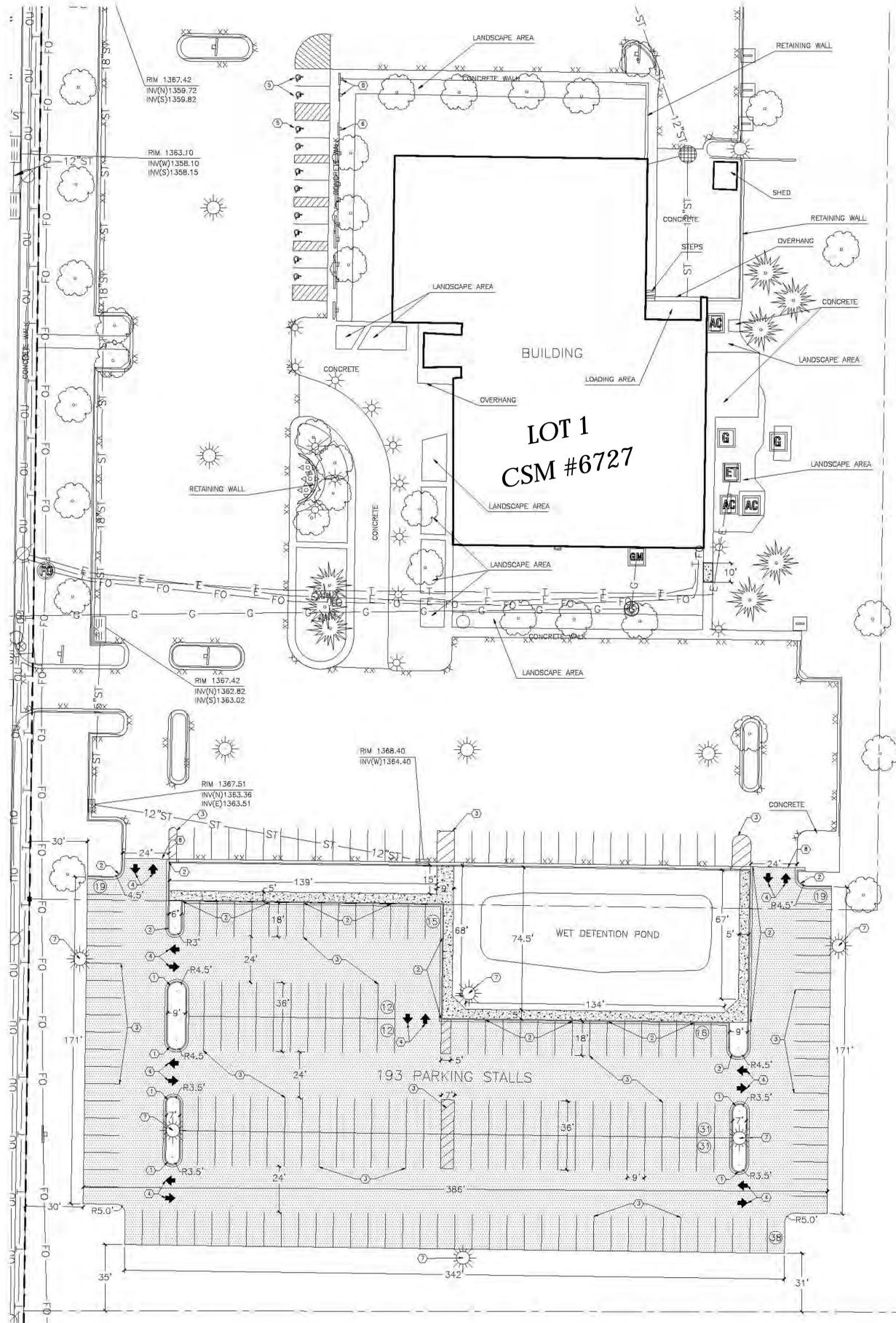
 Subject Properties
 Marshfield Parcels



CUP: Security Health - Parking Lot Addition - 1515 N St. Joseph Ave
 City of Marshfield - Plan Commission
 Meeting Date: March 15, 2016

Map Not To Scale
For Reference Only

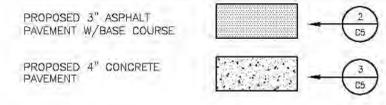
ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.



GENERAL NOTES:

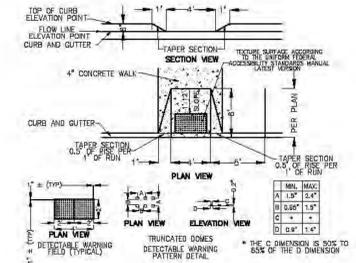
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
5. SEE SHEET C4 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVEMENT HATCH PATTERNS:

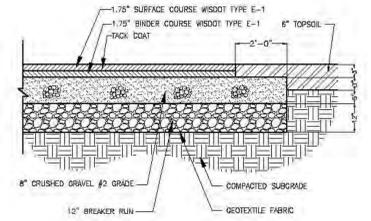


KEYNOTES:

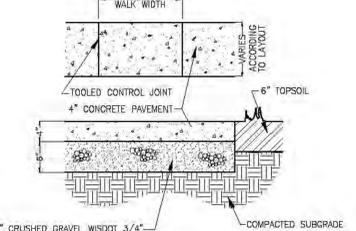
1. 18" CONCRETE CURB & GUTTER (REJECT)
2. 18" CONCRETE CURB & GUTTER
3. PARKING LOT STRIPING
4. DIRECTIONAL ARROW
5. HANDICAP PARKING STALL
6. HANDICAP PARKING SIGN (SIGNS TO MATCH EX. SIGNS TO NORTH)
7. PROPOSED LIGHT POLE (TO MATCH EXISTING IN NORTH PARKING LOT)
8. SAWCUT CLEAN EDGE ON EXISTING PAVEMENT IMMEDIATELY PRIOR TO PAVING.



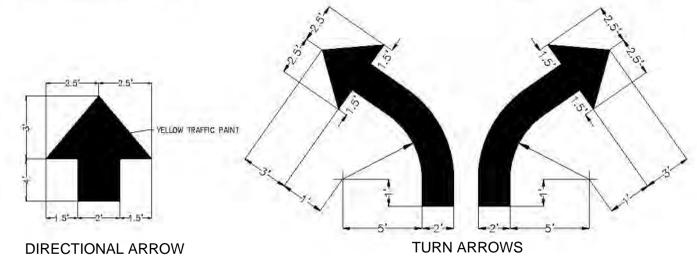
1. ADA CURB RAMP



2. 3.5" ASPHALT PAVEMENT

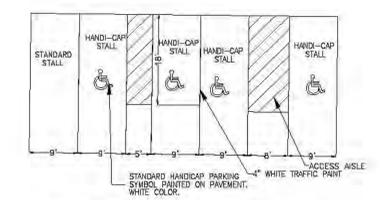


3. 4" CONCRETE

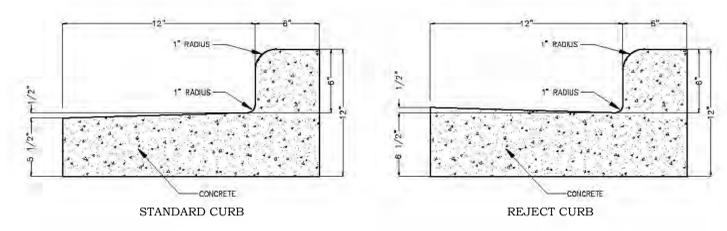


DIRECTIONAL ARROW

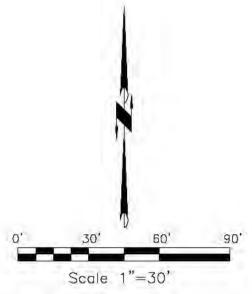
TURN ARROWS



4. PARKING LOT STRIPING



5. 18" CONCRETE CURB & GUTTER



POPE ASSOCIATES, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com



MARSHFIELD CLINIC
MARSHFIELD, WISCONSIN

SECURITY HEALTH PLAN - SHP BUILDING RECONFIGURATION

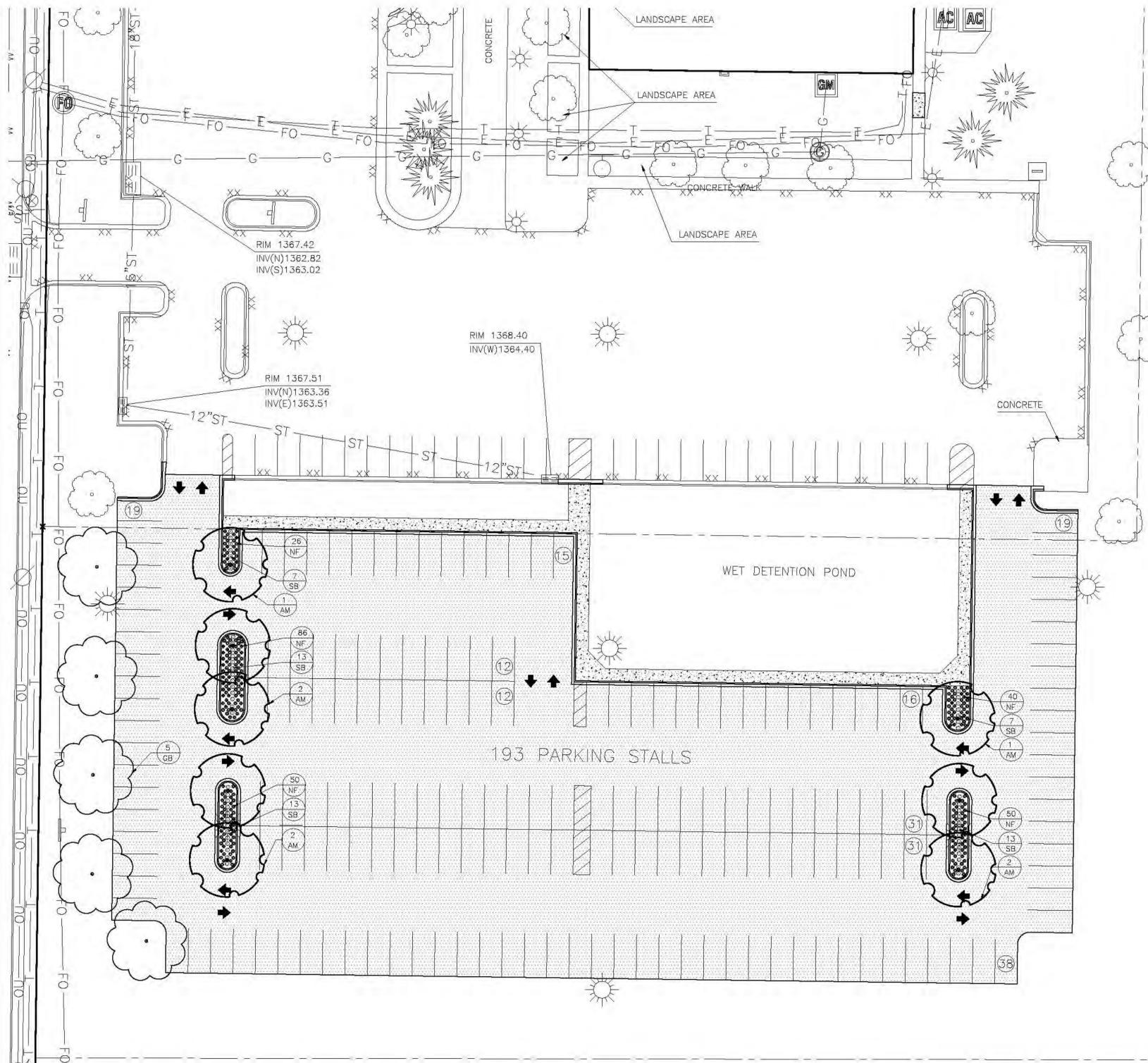
BID PACKAGE NO.2
SITE DEVELOPMENT

Issue and Revision
CD ISSUE 02-25-16

LAYOUT PLAN

Commission No. 51675-15072
Drawn by DTS
Checked by J.J.L.
SHEET

C2



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- ALL TREES IN THE TURF AREA SHALL HAVE A 3" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH. COLOR TO BE SELECTED BY OWNER.
- 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL LANDSCAPE PLANTING BEDS. COLOR TO BE SELECTED BY OWNER.
- FILTER FABRIC SHALL BE PLACED BENEATH ALL BARK MULCH.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AM	ACER MIYABE 'MORTON'	STATE STREET MAPLE	2" CAL	40"X40"W	8
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL	50"X35"W	5

PERENNIALS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
NP	NEPETA X 'PSI'KE'	LITTLE TRUDY CATMINT	1 GAL	18"X18"W	252
SB	SEDUM 'BLACK BEAUTY'	BLACK BEAUTY SEDUM	1 GAL	10"X16"W	53

LANDSCAPE REQUIREMENTS:

SITE ZONED CD

STREET FRONTAGE:
 $2.35' / 100' = 2.35$
 $2.35 \times 40 \text{ PTS} = 94 \text{ PTS REQUIRED}$
 120 PTS PROPOSED

PAVED AREA:
 *BY PARKING STALLS- 193 STALLS/20 STALLS=
 $9.65 \times 60 = 579 \text{ PTS}$
 705 PTS PROPOSED
 (SB, 380 S.F. PAVED AREA/10,000 S.F. = 3.8
 $3.8 \times 60 \text{ PTS} = 228 \text{ PTS REQUIRED}$)



POPE ASSOCIATES, INC.
 1295 BANDANA BLVD N, SUITE 200
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MARSHFIELD CLINIC
 MARSHFIELD, WISCONSIN

SECURITY HEALTH PLAN - SHP BUILDING RECONFIGURATION

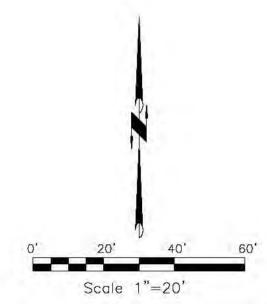
BID PACKAGE NO.2
 SITE DEVELOPMENT

Issues and Revisions:
 CD ISSUE 02-25-16

LANDSCAPE PLAN

Commissioner No. 51675-15072
 Drawn by DTS
 Checked by JJJ

SHEET
C5





City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: March 15, 2016

RE: Conditional Use Request by Marshfield Clinic to allow the temporary addition for a modular medical lab along the west side of the East Wing within property zoned "CD" Campus Development zoning district prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel 33-03233).

Background

Marshfield Clinic is proposing to install/construct a temporary medical modular lab along the west side of the existing East Wing. The purpose of the temporary unit is to allow Marshfield Clinic to remodel a more permanent lab area in the existing East Wing Facility over the next several months. The anticipated schedule of use is from May of 2016 through December 2016. After the lab is remodeled in the East Wing facility, the temporary unit will be removed from the site and the landscaping will be restored to its current conditions.

Analysis

Section 18-42(4)(b) requires a conditional use for all new land uses and structures within the "CD" Campus Development zoning district prior to the adoption of a Campus Master Plan. Marshfield Clinic has not to this date adopted a Campus Master Plan, but is required to provide a draft plan by January of 2017 and adopt a plan prior to the City issuing a certificate of occupancy for the proposed Hospital per Resolution 2016-03.

The proposed addition is located near the northeast corner of North Oak Avenue and West Ives Street intersection. Both of these streets are defined as primary arterial roads which require 50 foot setbacks. Currently the existing setbacks for the building are 25 feet off of North Oak Avenue and 34.8 feet off of West Ives Street. Although these existing facades are within the required 50 foot setback, both received proper approvals. The setback off of North Oak Avenue received a variance in 2004 and the setback along West Ives Street was allowed to be reduced based on averaging following the requirements of Section 18-72(4).

Section 18-73(2)(h) of the Zoning Code allows for additions to extend into the required setback provided the addition does not extend beyond the existing facade setback. The Applicant is proposing a 25.83 feet setback off of North Oak Avenue and a 73.16 feet setback off of West Ives Street.

Because the proposed structure is temporary while the Applicant conducts interior remodels, the applicant is not proposing any additional landscaping or parking. Some of the existing landscaping will be removed to make room for the addition, however, the Applicant intends to reinstall all of the landscape that will be removed after the temporary structure is removed.

Conditional Use Criteria

The following information is based on the specific requirements outlined in Section 18-161(6) Conditional Use Review Criteria for Plan Commission consideration.

Conditional Use Review Criteria of 18-161(6)(c)

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

1. *Is in harmony with the recommendations of the Comprehensive Plan.*

The proposed request is a temporary use to allow Marshfield Clinic to remodel an existing area while maintaining the service during the construction.

2. *Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.*

The proposed temporary medical modular lab is located at a very visible and highly used intersection for the Medical Campus here in Marshfield, however, the proposed use is temporary and blends in with all of the existing construction projects that are taking place on the Campus.

3. *Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.*

The proposed use of the structure is consistent with the existing use of the property and the overall Campus.

4. *The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.*

The proposed temporary unit will extend temporary service from the existing East Wing facility located on-site and will not impose a burden on public services.

5. *The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.*

Allowing this temporary use will allow Marshfield Clinic to maintain an existing service to residents of the City of Marshfield while remodeling/constructing a new lab area.

Plan Commission Options

The Plan Commission can make the following recommendations:

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

Recommendation

Staff recommends approval of the Conditional Use Request by Marshfield Clinic based on the information presented and the conditional use criteria being met, to allow the temporary addition for a modular medical lab along the west side of the East Wing within property zoned "CD" Campus Development zoning district prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel 33-03233) with the following condition:

- 1. The proposed developments may be constructed as presented. Minor site changes may be administratively approved.
- 2. Any disturbed portion of the site must return to the previous approved state by April 1, 2017 including the reinstallation of any landscaping that was removed.

Attachments

- 1. Application
- 2. Location Map
- 3. Site Plan
- 4. Elevations/Renderings

Concurrence:



Jason Angell
Director of Development Services



MARSHFIELD
The City in the Center

Revised: 1/1/16

Development Services Department

City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449

Ph: 715-486-2077 Fax: 715-384-7631

Email: Sam.Schroeder@ci.marshfield.wi.us

**Conditional Use
Permit Application**

Fee: \$250.00

Today's Date: February 18, 2016

OFFICE USE ONLY

Date Received: <i>2/19/16</i>	Fee Receipt Number: <i>57138</i>	Zoning District: <i>CD</i>	Parcel #: <i>33-03233</i>
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SITE INFORMATION

Site Address: 1001 North Oak Avenue	Present LandUse: Large Scale Indoor Institutional
Legal Description: C - MFLD S5 T25N R3E LOT 1, WCCSM #7430, BNG PRT OF SW NW & PRT OF SE NW INCL PRT OF WCCSM'S #192 & #7337, INCL ALL OF WCCSM #2874, & WCCSM #7042, ALSO INCL PRT OF MEDICAL VIEW SUBD	

APPLICANT INFORMATION

Applicant Name: Eric Bauman (The Boldt Company)	Phone #: (920) 225-6217	Email Address: eric.bauman@boldt.com
Address, City, State, Zip: 2525 N. Roemer Road, Appleton, WI 54912		
The Applicant is the <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Representative/Other (Describe): Architect		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name: Marshfield Clinic	Owner Phone #: (715) 389-3123	Owner Email Address: colburn.james@marshfieldclinic.org
Owner Address, City, State, Zip: 1001 North Oak Avenue, Marshfield, WI 54449		

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: No change (temporary addition)	Proposed # of Employees: No change	Proposed Hours of Operation: No change
<input type="checkbox"/> Residential or <input checked="" type="checkbox"/> Nonresidential	Number of Buildings: 1	Number of Units: 1
		Density (units per acre): No change
Narrative of Conditional Use Request	Marshfield Clinic to looking temporarily locate a modular medical lab adjacent to the west doors of the East Wing building, located at 1001 N. Oak Avenue. To support this temporary unit, there will also be a temporary passageway which will provide access from the existing building to the temporary medical lab. The medical lab will be disassembled after approximately six to eight months of use and the site and landscaping will be restored to its current conditions. The anticipated schedule is for the temporary unit to be in use between May 2016 - December 2016.	
Future Plans/Modifications: The site will be restored to its current conditions upon removal of the temporary medical lab.	Time Needed to Finish Request: Temporary, thru. Dec. 2016	

CODE REQUIREMENT REFERENCES (ZONING CODE - CHAPTER 18)

<input checked="" type="checkbox"/> Setback Requirements - Article II: Establishment of Zoning Districts
<input type="checkbox"/> Parking Requirements - Article III: Land Use Regulations
<input type="checkbox"/> Lighting, Storage, and Parking Standards - Article VII: Design and Performance Standards
<input type="checkbox"/> Landscape Requirements - Article VIII: Landscape Requirements

DOCUMENTATION SUBMITTED

<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Lighting Plan <input type="checkbox"/> Survey <input checked="" type="checkbox"/> Photographs <input checked="" type="checkbox"/> Other: Full set of construction drawings

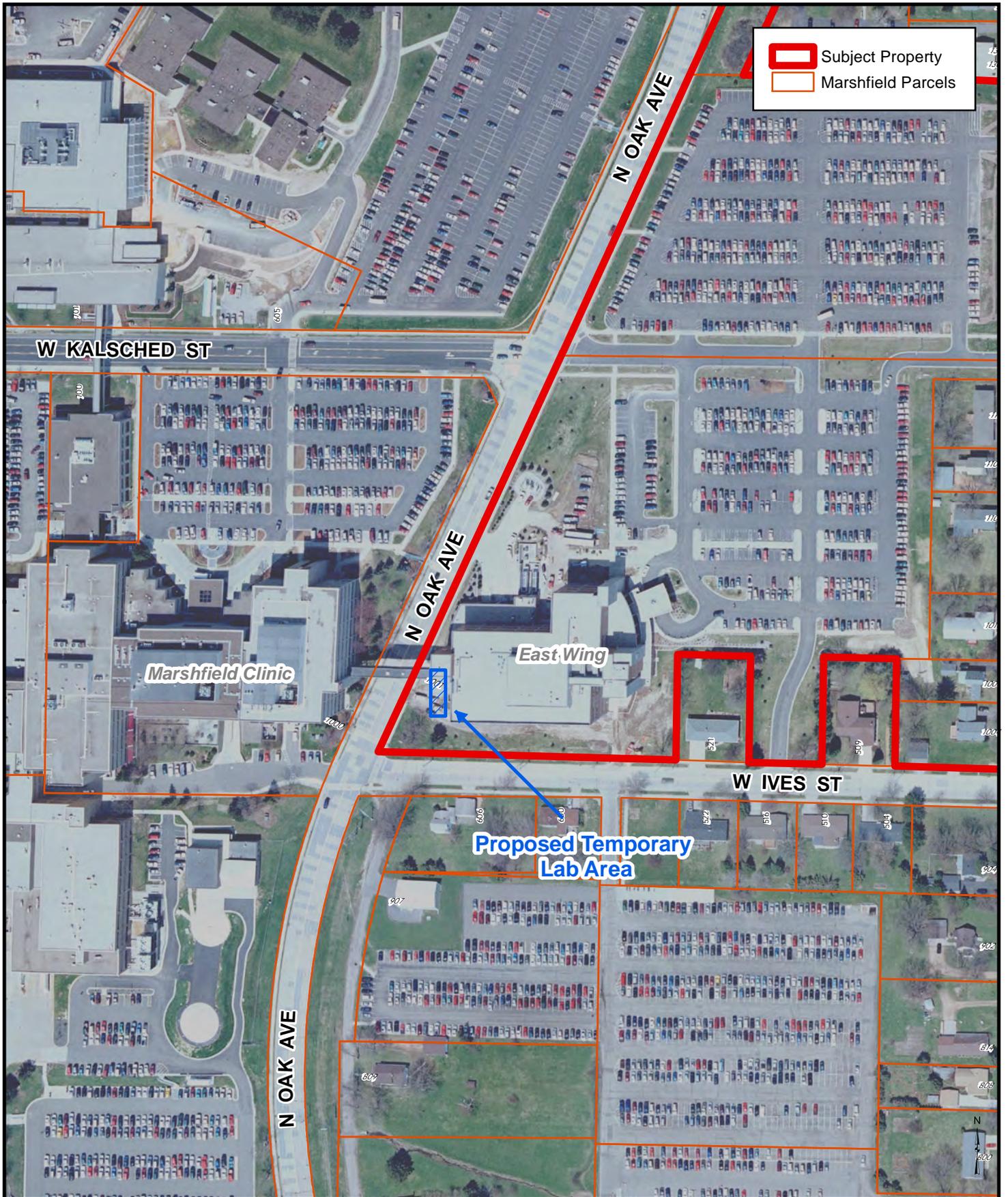
Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information. Fees: the required fee of \$250 shall be submitted with this application, and shall not be refunded should this application be denied.

I hereby apply for a conditional use permit, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Statutes and Building Codes; that the Plan Commission may recommend conditions not expressly stated, prior to the meeting, in documentation or by staff, or deny in part or in whole this request; that I understand this form is not in itself a conditional use permit but only an application for one and is valid only with procurement of applicable approvals. The Common Council shall be the final approval authority for the conditional use. In addition, as owner or authorized agent, my signature authorizes the City Staff or their representatives including members of the Plan Commission and Common Council to visit and inspect the property for which this application is being submitted.

Applicant Signature:

Eric Bauman

Date: February 18, 2016



Subject Property
 Marshfield Parcels



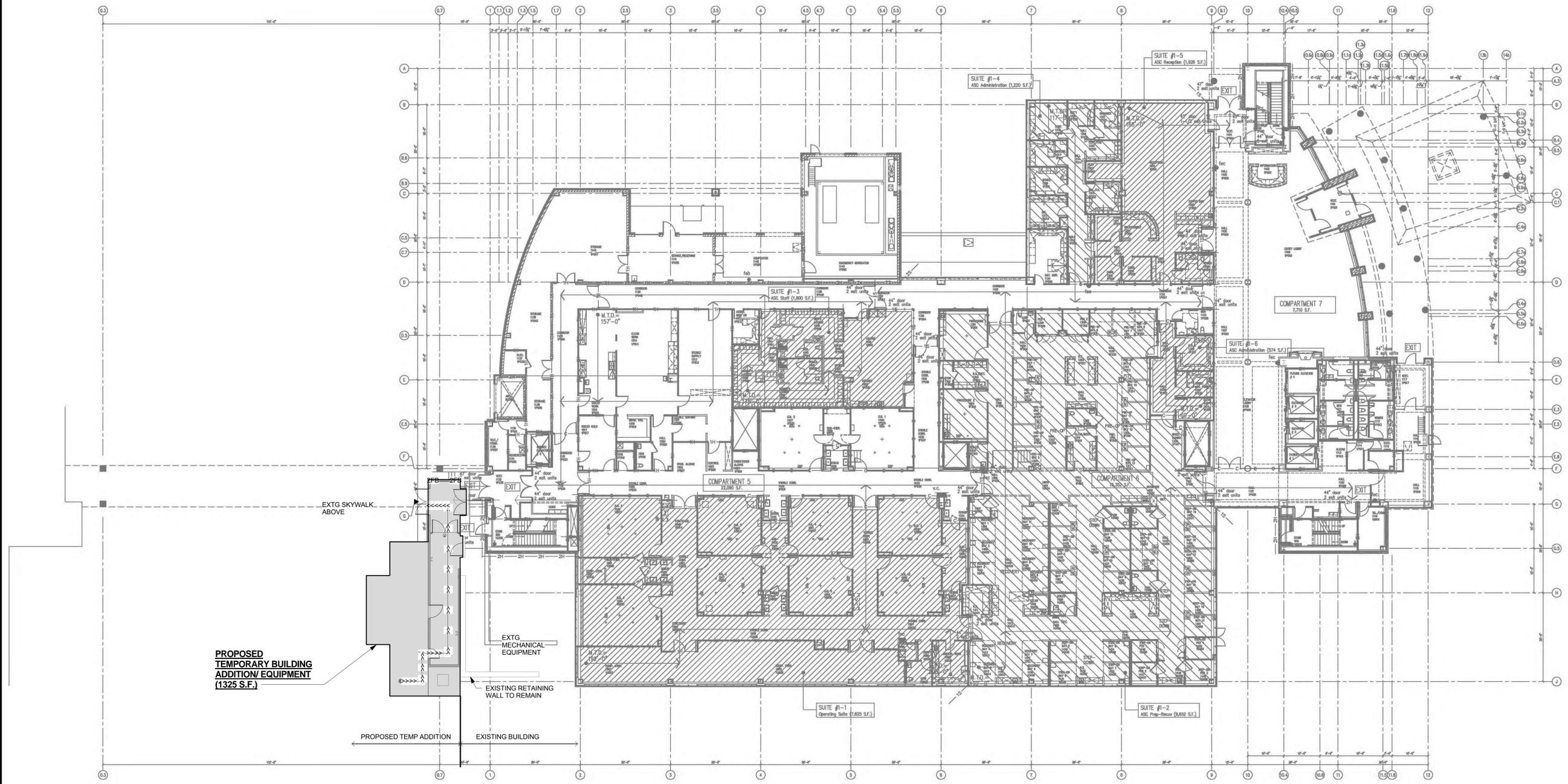
CUP: Marshfield Clinic - Temporary Lab - 1001 N Oak Ave
 City of Marshfield - Plan Commission
 Meeting Date: March 15, 2016

Map Not To Scale
For Reference Only

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

LIFE SAFETY PLAN NOTES & SYMBOLS

- Walls**
- C-C-C- Corridor wall (hospitals only)
 - 1S-1S-1S- 1-hr smoke compartment wall
 - 2S-2S-2S- 2-hr smoke compartment wall
 - 1H-1H-1H- 1-hr fire wall
 - 2H-2H-2H- 2-hr fire wall
- Miscellaneous**
- FE Fire extinguisher
 - FE-C Fire extinguisher and cabinet
 - FE-C Fire extinguisher and cabinet
 - Direction of egress
 - ☒ Exit light
 - M.T.D. = 0'-0" Maximum travel distance
 - ⊙ Standpipe
 - V.C. Fire department valve cabinet



No.	Description	Date
1	PLAN REVIEW	2/19/16

MODULAR MEDICAL LAB
MARSHFIELD CLINIC
MARSHFIELD, WI
LIFE SAFETY OVERALL PLAN

Project Number 88827
Drawn By ECK
Checked By EPB

G-302

TRUE
1 OVERALL EXISTING LIFE SAFETY PLAN
G-302 SCALE: 1/16" = 1'-0"

SAFETY: A WAY OF LIFE

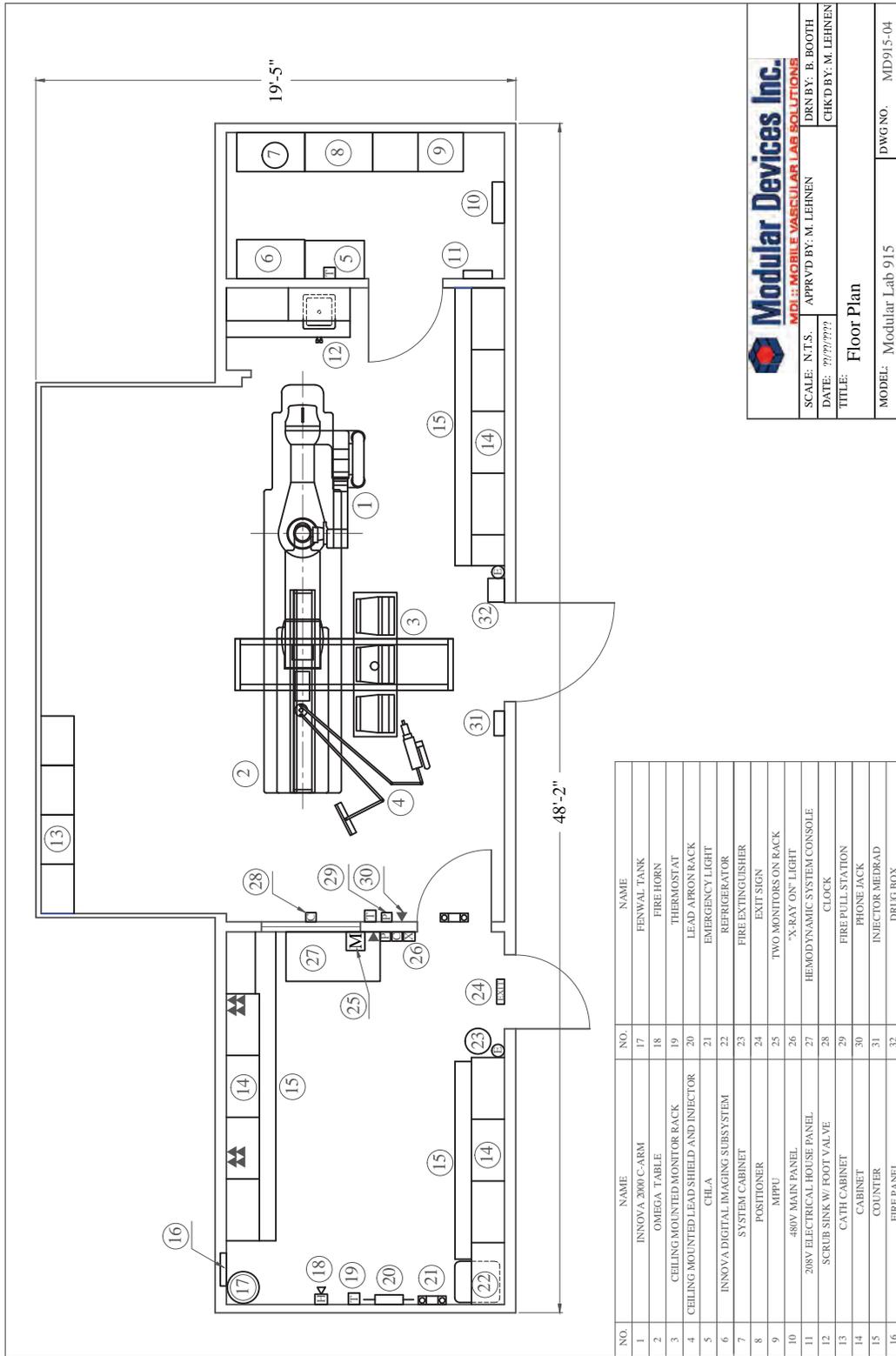


Modular Lab #915 Site Requirements Planning Guide

2013



Figure 1: Floor Plan





City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: March 15, 2016

RE: Conditional Use Request by Malls 4 U representing the Marshfield Mall, to allow an exception to the landscape requirements for a new building addition for property zoned "CMU" Community Mixed Use, located at 503 East Ives Street (Parcel 33-03216).

Background

The Marshfield Mall located at 503 East Ives Street is proposing an approximate 25,000 square foot building addition to the existing mall. This addition will be constructed further south near the intersection of East Ives Street and North Peach Avenue. Since this building addition is larger than 1,200 square feet in area, this expansion is required to meet the landscaping requirements found under Article VIII in the Municipal Zoning Code. Because this is an existing developed site, the Applicant is requesting an exception to the street landscape requirements along North Peach Avenue to maintain the needed site layout.

Analysis

Landscape requirements are broken into three sections: Street Landscaping, Parking Landscaping, and Bufferyard Landscaping. The following is a breakdown of the required and proposed landscaping.

Street Frontage Landscape Requirements.

Section 18-133(2) states for every 100 linear feet of street frontage of a development lot abutting a public street, there shall be a minimum of 40 points of landscape plants installed in the "CMU" Community Mixed Use District. The proposed addition is along two street frontages, East Ives Street and North Peach Avenue.

Calculating the minimum required landscape points, this development is required by Code a minimum of 152 points of landscaping along East Ives Street (379 feet of linear frontage) and 88 points of landscaping along North Peach Avenue (220 feet of linear frontage). The Applicant is proposing 255 points of landscaping along East Ives Street and an exception to allow no landscaping along North Peach Avenue. The purposes of this request for no landscaping along the North Peach Avenue street frontage is because there is not an available area to plant the required landscaping while maintaining the needed existing site layout. The area between the building addition and the east property line is proposed to be paved to allow the truck traffic to circulate south of the building to make deliveries. The Zoning Code does state that the City may allow

the street frontage landscape plants to be placed within the right-of-way per the Public Works Department. While there is a terrace where it would appear landscape could be planted, this terrace is less than 6 feet in width and has both underground and overhead utilities.

Parking Area Landscape Requirements.

In most cases, any new development would also trigger the need for additional parking; however, the Mall site already has enough parking to meet the minimum parking requirements therefore does not need to add additional parking stalls. The only changes in parking will be removing the existing parking where the addition will be constructed and adding a few parking stalls to the southern parking row along East Ives Street. These additional 4 stalls are to allow for truck traffic to circulate the site, entering off of North Central Avenue continuing to the southern drive aisle and south of the building addition for deliveries. While the Zoning Code does require landscaping for any new development it does exempt out parking addition that are 1,200 square feet or less. With this staff does not feel this small portion of reconfigured parking area is required to meet the parking area landscaping found under Section 18-133(3).

Bufferyard Landscape Requirements.

A bufferyard describes the required screening from a higher intensity zoning district developing property abutting a lower intensity zoning districts. The proposed addition is located at a street intersection and does not directly abut any property of a lower intensity zoning district. Because of this, there are no bufferyard requirements for this proposed addition.

Conditional Use Criteria

The following information is based on the specific requirements outlined in Section 18-161(6) Conditional Use Review Criteria for Plan Commission consideration

Conditional Use Review Criteria of 18-161(6)(c)

- (c) *The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:*
- 1. Is in harmony with the recommendations of the Comprehensive Plan.*

Indirectly allowing the exception to the landscaping requirement along North Peach Avenue will allow the mall to expand and open a space for a new business in the City of Marshfield.
 - 2. Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.*

The purpose of the landscape requirements is to promote the natural resources and protect the aesthetic and public health goals of the City or basically soften any new development. While the request is to allow no landscaping, it has to be taken into consideration that the proposed project

will basically just be extending the existing development which also does not have any street landscaping.

3. *Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.*

Again as previously stated, the proposed development is consistent with the existing use of the property and the zoning district and is basically an extension of what currently exists.

4. *The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.*

There will be no adverse impacts on public services. Because of all the existing utilities in and around the terrace, if landscaping was required in the terrace, this may cause future issues for the adjacent utilities.

5. *The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.*

Allowing the Marshfield Mall to expand to open new space for a new desired business likely outweighs the need for street landscaping along North Peach Avenue.

Plan Commission Options

The Plan Commission can make the following recommendations:

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

Recommendation

Staff recommends approval of the conditional use request by Malls 4 U representing the Marshfield Mall based on the information presented and the conditional use criteria being met, to allow an exception to the landscape requirements for a new building addition for property zoned "CMU" Community Mixed Use, located at 503 East Ives Street (Parcel 33-03216) with the following conditions/exceptions:

1. The landscaping may be planted as presented allowing an exception for no street landscaping along North Peach Avenue.
2. Minor landscaping changes may be administratively approved.

Attachments

1. Application
2. Location Map

3. Landscape Plan



Jason Angell
Director of Development Services



MARSHFIELD
The City in the Center

Revised: 1/1/16

Development Services Department
City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449
Ph: 715-486-2077 Fax: 715-384-7631
Email: Sam.Schroeder@ci.marshfield.wi.us

**Conditional Use
Permit Application**

Fee: \$250.00

Today's Date: _____

OFFICE USE ONLY

Date Received: 2/19/16	Fee Receipt Number: 57176	Zoning District: CMU	Parcel #: 33-03216
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SITE INFORMATION

Site Address: 503 E. Ives St. Marshfield, WI 54449	Present Land Use: Mall and Parking Lot
Legal Description: See attached Parcel C and Parcel D Commitment for Title Insurance.	

APPLICANT INFORMATION

Applicant Name: Malls 4 U	Phone #: 715-387-4311	Email Address: joe.fonti@bostoninc.net
Address, City, State, Zip: 503 E. Ives St. Marshfield, WI 54449		
The Applicant is the <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Representative/Other (Describe):		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name:	Owner Phone #:	Owner Email Address:
Owner Address, City, State, Zip:		

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: Building Addition	Proposed # of Employees:	Proposed Hours of Operation:
<input type="checkbox"/> Residential or <input checked="" type="checkbox"/> Nonresidential	Number of Buildings: 1	Number of Units:
Narrative of Conditional Use Request: Section 18-133 (2) - Street Frontage. Landscaping along Peach St. because they is not enough green space to place landscaping. Landscaping along Peach St. will be negotiate/offset by landscaping existing islands and landscaping along E. Ives St.	Density (units per acre):	
	Future Plans/Modifications:	
		Time Needed to Finish Request:

CODE REQUIREMENT REFERENCES (ZONING CODE - CHAPTER 18)

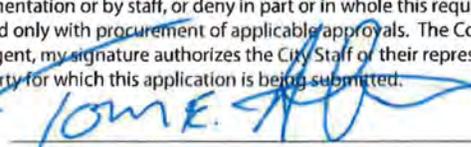
<input type="checkbox"/> Setback Requirements - Article II: Establishment of Zoning Districts
<input type="checkbox"/> Parking Requirements - Article III: Land Use Regulations
<input type="checkbox"/> Lighting, Storage, and Parking Standards - Article VII: Design and Performance Standards
<input checked="" type="checkbox"/> Landscape Requirements - Article VIII: Landscape Requirements

DOCUMENTATION SUBMITTED

<input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Landscape Plan <input type="checkbox"/> Lighting Plan <input type="checkbox"/> Survey <input type="checkbox"/> Photographs <input checked="" type="checkbox"/> Other: Commitment for Title Insurance

Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information. Fees: the required fee of \$250 shall be submitted with this application, and shall not be refunded should this application be denied.

I hereby apply for a conditional use permit, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Statutes and Building Codes; that the Plan Commission may recommend conditions not expressly stated, prior to the meeting, in documentation or by staff, or deny in part or in whole this request; that I understand this form is not in itself a conditional use permit but only an application for one and is valid only with procurement of applicable approvals. The Common Council shall be the final approval authority for the conditional use. In addition, as owner or authorized agent, my signature authorizes the City Staff or their representatives including members of the Plan Commission and Common Council to visit and inspect the property for which this application is being submitted.

Applicant Signature: 

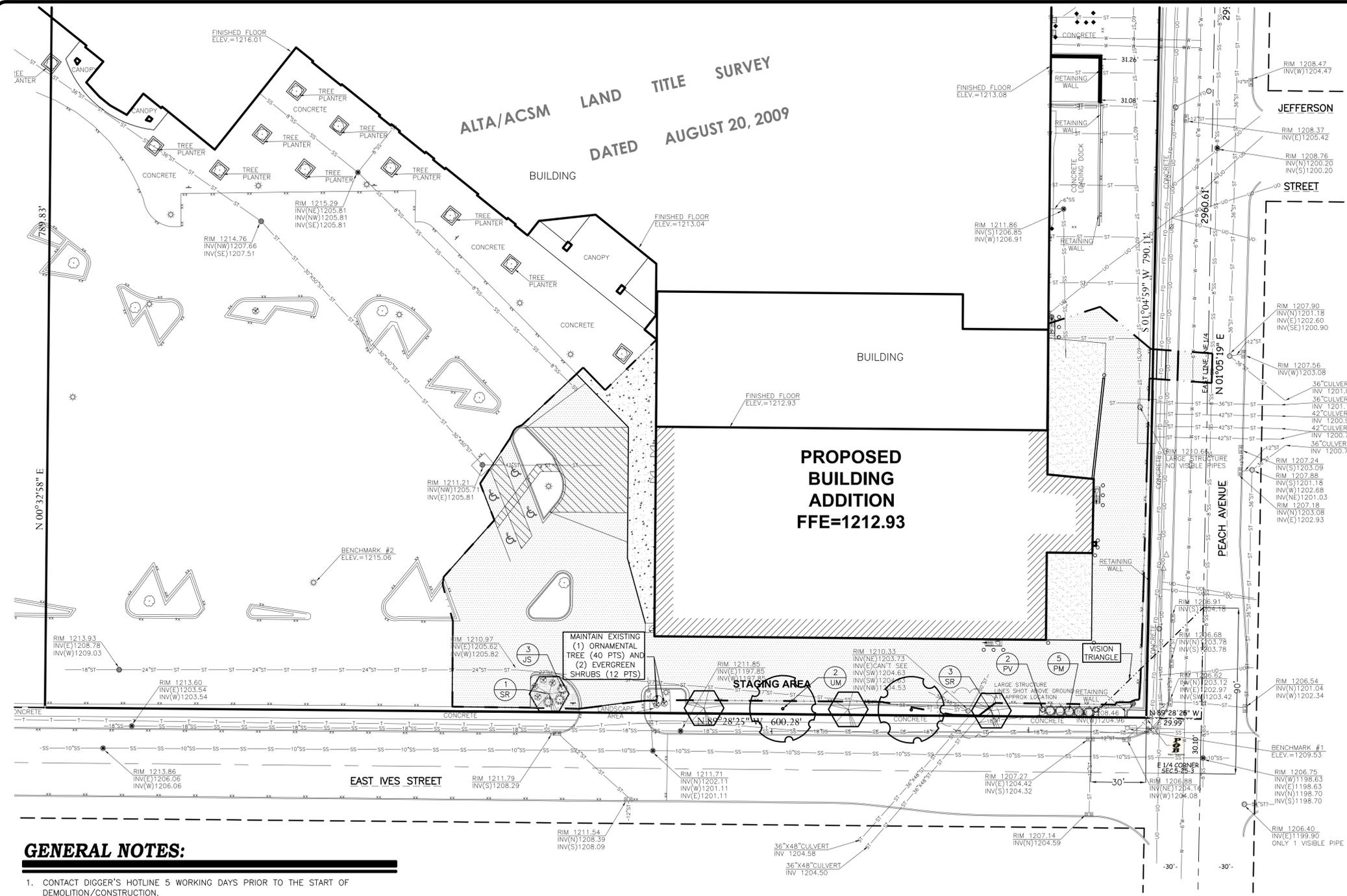
Date: 2/18/16

CHECKED: JIM LUNDBERG
 DRAWN: DUSTIN VREELAND
 DATE: 1-8-2016
 PROJECT NO.: 15.112

LANDSCAPE PLAN

KOHL'S
 KOHL'S MARSHFIELD MALL
 CITY OF MARSHFIELD
 WOOD COUNTY, WISCONSIN

Land Surveying
 Engineering
 Landscape Architecture
 5709 Windy Drive, Suite D
 Stevens Point, WI 54482
 715.344.9999 (Ph) 715.344.9922 (Fax)



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- 3" OF SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED IN ALL LANDSCAPE PLANTING BEDS OR AS INDICATED ON THIS SHEET. COLOR TO BE SELECTED BY OWNER.
- ALL TREES IN THE TURF AREA SHALL HAVE A 4' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- FILTER FABRIC SHALL BE PLACED BENEATH ALL BARK MULCH.
- EDG-KING LANDSCAPE EDGING OR EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
SR		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1 1/2" CAL.	20'X20'W	4
UM		ULMUS 'MORTON'	ACCOLADE ELM	2" CAL.	60'X40'W	2
SHRUBS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
JS		JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL. (12" WIDE)	1'X6'W	3
PM		PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	5 GAL. (18" TALL)	6'X4'W	5
SHRUBS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
PV		PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL.	5'X2'W	2

LANDSCAPE HATCH:

3" OF SHREDDED HARDWOOD BARK MULCH W/FILTER FABRIC BENEATH

LANDSCAPE REQUIREMENTS:

ZONING DISTRICT REQUIREMENTS USED:
 COMMUNITY MIXED USE, CMU

STREET FRONTAGE (EAST IVES STREET):
 379'/100' = 3.79
 3.79 X 40 PTS = 152 PTS REQUIRED
 159 PTS PROPOSED
 *(2) LARGE DECIDUOUS TREES X 40 PTS = 80
 *(1) EXISTING ORNAMENTAL TREE = 40 PTS
 *(2) EXISTING EVERGREEN SHRUBS = 12 PTS
 *(2) ORNAMENTAL GRASSES X 1 = 2 PTS
 *(5) LARGE SHRUBS X 5 = 25 PTS

STREET FRONTAGE (PEACH AVENUE, INSTALLED ON EAST IVES STREET):
 220'/100' = 2.20
 2.20 X 40 PTS = 88 PTS REQUIRED
 89 PTS PROPOSED
 *(4) ORNAMENTAL TREES X 20 = 80 PTS
 *(3) LOW EVERGREEN SHRUBS X 3 = 9 PTS

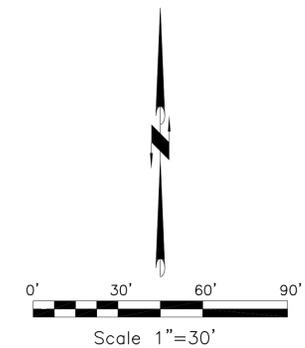
BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
 ARROWHEAD ON HYDRANT FLANGE, LOCATED IN THE NORTHEAST CORNER OF PEACH AVENUE AND EAST IVES STREET.
 ELEVATION = 1209.53

BENCHMARK #2
 NORTH BOLT ON LIGHT POLE BASE IN THE MALL PARKING LOT, LOCATED APPROXIMATELY 450 FEET WEST OF PEACH AVENUE AND 100 FEET NORTH OF EAST IVES STREET.
 ELEVATION = 1215.06

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Project Plan

Creation of Tax Incremental Finance District No. 11

City of Marshfield, WI
Project No. 584093

Drafted: March 9, 2016

TID #11:

District Type: Mixed Use

Creation Date: 04/12/2016

Expenditure Period: 04/12/2031

Termination Date: 04/12/2036

MSA

PROFESSIONAL SERVICES

More ideas. Better solutions.

Project Plan – Creation of Tax Incremental Finance District No. 11

City of Marshfield, WI

Project No. 584093

Prepared by:

MSA Professional Services, Inc.
146 North Central Ave.
Suite 200
Marshfield, WI 54449
(715) 384-2133

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TABLE OF CONTENTS

	<u>Page</u>
Section I. Introduction and Planning Schedule.....	1
Section II. Statement of Purpose & Orderly Development	2
Section III. District Description.....	3
Section IV. Statement of Kind, Number, and Location of Public Works & Other Projects.....	4
Section V. List of Estimated Project Costs & Expenditures.....	7
Section VI. Ineligible / Estimated Non-Project Costs	8
Section VII. Economic Feasibility.....	8
Section VIII. Equalized Value Test	15
Section IX. Methods of Financing & Timetable.....	16
Section X. Relocation	17
Section XI. Legal Opinion	17
Section XII. Glossary of TIF Related Terms.....	18

LIST OF TABLES

Table 1: Project Schedule.....	1
Table 2: Estimated Project Costs & Expenditures.....	7
Table 3: Estimated Value of New Development.....	9
Table 4: Projected Income	11
Table 5: Performance Analysis.....	14
Table 6: Analysis of Impact on Overlying Taxing Jurisdictions	15
Table 7: Equalized Value Test	15

LIST OF FIGURES

Figure 1: Map of Potential TID #11 Development Lots	9
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LIST OF APPENDICES*

Appendix A: TID #11 Maps

- TID Boundary Map
- Existing Land Use Map
- Zoning Map
- Future Land Use Map
- Project Locations Map

Appendix B: Boundary Description

Appendix C: Letters to Taxing Jurisdictions

Appendix D: Affidavit of Publications

Appendix E: Meeting Minutes

Appendix F: Resolutions

Appendix G: Joint Review Board Letter of Approval

Appendix H: Legal Opinion

**Note Appendices C-H will be compiled upon completion of the project meetings for submission to the Wisconsin Department of Revenue.*



Section I. Introduction and Planning Schedule

Wisconsin State Statute §66.1105 prescribes the process for creating a Tax Increment Finance District (TID). The law requires public input in the TID creation process, including a public hearing held by the Planning Commission at which TID information is discussed and citizens can reasonably voice their opinions on the proposed TID and TID Project Plan. A three-phased approval process is required to adopt TIF Districts including approval by the Planning Commission, City Council, and the Joint Review Board (JRB). The following is the formal meeting/action calendar for the City of Marshfield TID #11 creation process.

Table 1: Project Schedule

Date	Meeting/Action
February 10, 2016	City Staff and MSA meeting: Review initial TID Boundary, TID Type, and Project List
March 15, 2016	JRB meeting: Election of chair and public member
March 15, 2016	Public Hearing
March 15, 2016	Planning Commission Meeting: Project Plan Recommendation
April 12, 2016	City Council Meeting: Project Plan Approval
DATE PENDING, 2016	JRB Meeting: Project Plan Approval
By October 31, 2016	Base Packet and Project Plan submitted to the Department of Revenue (WIDOR) for Certification

The Project Plan for TID #11 in the City of Marshfield, Wisconsin, has been prepared in compliance with Section 66.1105, Wis. Stats. The Project Plan establishes the need for the TID, lists the expected improvements within the TID, provides an estimated time schedule for completion of the projects and an estimated budget. The Project Plan is to be adopted by resolution of the Joint Review Board and City Council on the recommendation of the City Planning Commission as the official plan and guide for public and private sector development activities within the boundaries of TID #11.

Implementation of the Project Plan and construction of the public and private improvements listed will still require individual consideration and authorization by the City Council. Public expenditures for projects listed in the Project Plan should and will be based on the ability of the City to finance the projects, market conditions, and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Any changes to the territory or types of eligible projects will require a formal amendment to the Project Plan with public review (including a public hearing), Planning Commission, City Council and Joint Review Board approval. Redistribution of project expenditures from one project category to another will not require an amendment to the Project Plan.

The current status of Wisconsin state legislation allows TID #11 to have a 15-year expenditure period (i.e. through April 12, 2031) and a maximum life of 20 years (i.e. through April 12, 2036), not including potential extensions of three additional years. The District boundary may be amended only four times during the life of the TID under current law. In addition, the City may also amend the project types and costs at any time during the 15-year expenditure period. There are no limitations to the number of times the City can complete a non-territory Project Plan amendment.

It is the intent of the City to continually monitor State legislative changes regarding Section 66.1105, Wis. Stats., in order to determine its potential effect on this and future TIF Districts within the City of Marshfield. As required by Section 66.1105, Wis. Stats., a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of the creation TID #11 in the City of Marshfield.

Section II. Statement of Purpose & Orderly Development

TID #11 (aka the District) is being proposed as a “Mixed Use” TIF District and generally includes those properties identified as the Draxler Enterprise, LLC 2015 annexation area of approximately 70 acres located just east of Veterans Parkway and north of Heritage Drive. The City desires to develop these lands as a new mixed-use business district to promote tax base growth, job creation, and orderly development within this community gateway. The purpose for creating TID #11 is to provide the City with a financial tool to promote economic development through public infrastructure improvements and private development incentives within the District boundaries, or within 0.5 miles of the boundary of the District. The City recognizes that without the creation of TID #11 the City would not have sufficient financial resources to complete public infrastructure improvement projects within the District. Furthermore, the City recognizes that by using tax increment financing to offset some costs, the municipality may convince developers and property owners to make improvements to private development within the District that may not otherwise occur. This allows the City greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community. It is for these reasons that the City of Marshfield is creating TID #11.

Summary of Findings

In creating TID #11, the City of Marshfield has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- ✓ The District is contiguous and contains only whole units of parcels. The boundaries of the District are of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein; and
- ✓ The creation date of the district for purpose of allocating tax increment is January 1, 2016; and
- ✓ Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105; and
- ✓ Newly platted residential development, as defined under State Statute §66.1105, will not exceed 35% of the area in the District; and
- ✓ The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
 - Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
- ✓ The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
- ✓ The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
- ✓ The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and

Project Plan – Creation of Tax Incremental Finance District No. 11
City of Marshfield, WI

- ✓ The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
- ✓ The Project Plan for the District is feasible; and
- ✓ Improvements to the District are likely to encourage and promote conformity with the City’s planning policies and procedures; and
- ✓ The development described in the Project Plan would not occur without the creation of TID #11.

Section III. District Description

Boundary Description

TID #11 includes two properties (parcel # 3307392 and 3307393) identified as the Draxler Enterprise, LLC 2015 annexation area of approximately 69.129 acres located just east of Veterans Parkway and north of Heritage Drive. Maps depicting the boundary of the District are provided in Appendix A. The formal boundary description of TID #11 is provided in Appendix B.

Existing Land Uses and Property Conditions

The Existing Land Use Map in Appendix A includes the existing uses and conditions of property in the District. Parcel 3307392 includes three predominant land uses:

- The northern third of the property includes undeveloped open space. Mill Creek runs east-west through the property. These lands include areas designated as floodplains and wetlands.
- The middle third of the property includes an existing Freight Terminal, light industrial use. The freight terminal has access via a driveway off of Draxler Drive.
- The southern third of the property includes agricultural uses.

Parcel 3307393 includes agricultural uses. This property has access off of Draxler Drive. South of this property is a WisDOT Park-n-Ride lot, which is not in the District. A recreational trail connects the lot to the City via E. Veterans Parkway.

Zoning

The City of Marshfield is zoned in accordance with an ordinance formally adopted by the City Council. A map identifying the zoning of property within the District is included in Appendix A. Upon annexation of the Draxler Properties the City zoned Parcel 3307392 for LI-Light Industrial Use and Parcel 3307393 for CMU-Community Mixed Use.

Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinances

No Official Map, Zoning Ordinance, or Building Code changes are necessary to create this District. Individual redevelopment proposals may require changes in zoning designations consistent with the intent of this Project Plan and the City of Marshfield Comprehensive Plan, as implemented through City Zoning and Building Ordinances. Appendix A includes a map of future land uses within the District as identified in the City’s Comprehensive Plan, Map 4.4 Future Land Use, dated April 2007. The plan describes future development of “Employment, Retail Mixed Use” for Parcel 3370393 and the developable areas of Parcel 3307392. The floodplain areas on Parcel 3307392 are identified as “Environmental Corridor.” Note, the City was in the process of updating the Comprehensive Plan while this Project Plan was developed. The plan update is not anticipated to significantly impact future land use designations within the District.

Section IV. Statement of Kind, Number, and Location of Public Works & Other Projects

The City of Marshfield intends to implement a number of public works projects that will positively impact the development of the District. These projects will be undertaken within the first 15 years of the TID's existence (i.e. through April 12, 2031), subject to change based upon the relative needs of the City and the ability of the District to recoup expenses through the generation of tax increment. A description of each TID eligible project type is provided below.

A. Infrastructure for (Re)Development of the District:

Proposed infrastructure improvements to public or private property may include:

1. Street (re)construction, relocation, removal, upgrading, or maintenance to facilitate development within TID #11. Street infrastructure includes sidewalks, curb & gutter, bike lanes, parking lanes, street lights, traffic signals, signage, markings and other appurtenances and amenities for the safety and comfort of motor vehicle, bicycle and pedestrian traffic.
2. Pedestrian and bicycle path (re)construction and related appurtenances.
3. Construct, upgrade and/or relocate sanitary sewer system components and related appurtenances.
4. Construct, upgrade and/or relocate storm water drainage facilities, storm water detention or retention areas, and related appurtenances serving the District.
5. Construct, upgrade and/or relocate water system components and related appurtenances.
6. Construct, upgrade and/or relocate natural gas system components and related appurtenances.
7. Install or improve primary and secondary electric service including installing below ground electric distribution lines and related appurtenances.
8. Install or improve telecommunication, fiber optic, and/or cable television service including installing below ground distribution lines and related appurtenances.

B. Streetscaping Improvements:

Streetscaping improvements designed to improve the aesthetics of the District including installation of gateway, wayfinding, and street signage; public art installations; landscaping; lighting; information kiosks; other streetscaping furnishings (e.g. benches, trash receptacles, bike racks, flower pots, etc.).

C. Site Improvements:

Site improvement activities required to make sites suitable for (re)development including, but not limited to: access drives; parking areas/facilities; landscaping, signage; entryway features; walkways; lighting; fencing; remodeling or rehabilitating existing buildings; razing buildings; stripping topsoil; grading; compacted granular fill; topsoil replacement; soil stabilization; relocating power lines; utilities; and related activities.

D. Environmental Studies and Remediation

This may include costs associated with environmental studies; regulatory fees; wetland delineations; floodplain delineations; floodplain hydraulic and hydrologic analysis; environmental remediation including the removal of above or below ground contamination or hazardous materials.

E. Development Funds/Incentives:

Payments made at the City Council’s discretion to assist private developers in projects that carry out the goals of the TID #11 Project Plan or other adopted City plans including lands governed by this Project Plan. Such payments could include cash grants, loan guarantee, land write down, zero-interest loans, forgivable loans, or low interest loans for the purposes of land acquisition, environmental remediation, site and building improvements to non-residential or residential properties. No cash grants or loans will be provided until a developer agreement has been signed between the developer and the City. The City of Marshfield prefers development financing assistance in the form of a “Developer-Financed TIF” note, also known as “PayGo” or “Pay-As-You-Go” developer incentive.

F. Planning, Promotion & Development:

Promotion and development of TID #11 including professional services for planning, recruitment, marketing services and materials, advertising costs, administrative costs and support of development organizations responsible for promotion of the District are all eligible costs under this section. In addition the proportionate costs related to the creation or amendment of other City planning or engineering studies which include land area within the District are an eligible project expense. Costs related to establishing or amending developer incentive policy manuals, developer incentive applications, or development agreements are eligible project expenses.

G. Real Estate Inspection, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects:

This may include, but is not limited to purchase of fee title, easements, inspections, appraisals, consultant fees, closing costs, real estate commissions and fees in lieu of commissions, surveying and mapping, lease and/or sale of property at or below market or purchase price to encourage or make feasible a public infrastructure or (re)development project. Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195 are eligible costs.

H. Contributions to the City’s Community Development Authority (CDA):

The City may provide funds to its Community Development Authority (CDA) to be used for administration, planning and operations related to the purposes for which it was established to implement the goals or projects outlined in this Project Plan.

I. Administrative/Organizational Costs:

Imputed administrative costs including, but not limited to, a portion of the salaries of the City employees and elected officials, professional fees for audits, legal review, planning and engineering services, grant applications, professional assistance with the creation, amendment, and general administration of TID #11 over the life of the District. Also included as an eligible administrative cost is all creation and annual fees charged by the Wisconsin Department of Revenue related to the District.

J. Financing Costs:

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing TID #11 projects.

***Project Plan – Creation of Tax Incremental Finance District No. 11
City of Marshfield, WI***

The projects listed in this section will provide necessary facilities, land area, and support to enable and encourage the (re)development of TID #11. These projects may be implemented by the City Council in varying degrees in response to development needs and will be guided by the TID #11 Project Plan, the City's Comprehensive Plan, other existing plans and policies of the City.

A map identifying project locations in TID #11 is provided in Appendix A. Locations of new streets, utilities or other infrastructure improvements shown on the map are preliminary and subject to change based on final engineering design. In addition, pursuant to Wisconsin Statutes Section 66.1105(2)(f)(1)(n), the City may undertake projects within territory located within one-half (1/2) mile of the boundary of the District, and pay for them using tax increment, provided that:

1. The project area is located within the City's corporate boundaries; and
2. The projects are an eligible TID expenditure within this Project Plan; and
3. The expenditure must be made within the expenditure period; and
4. Prior approval of the expenditure must be obtained from the Joint Review Board.

Any of the projects listed in this Project Plan may occur within the half-mile boundary of TID #11, upon adoption of this Project Plan and authorization by the City Council, provided adherence to items 1-4 above. The one-half mile boundary of TID #11 is illustrated on the Project Locations Map in Appendix A.

Section V. List of Estimated Project Costs & Expenditures

Table 2 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include “estimated expenditures expected for each major category of public improvements.” It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to final design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

Table 2: Estimated Project Costs & Expenditures

Project Categories	Total Project Cost	TID Share of Cost
A. Infrastructure for (Re)Development of the District	\$1,150,000	\$1,100,000
B. Streetscaping Improvements	\$0	\$0
C. Site Improvements	\$0	\$0
D. Environmental Studies and Remediation	\$0	\$0
E. Development Funds/Incentives	\$1,250,000	\$1,250,000
F. Planning, Promotion & Economic Development	\$0	\$0
G. Real Estate Inspections, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects	\$0	\$0
H. Contributions to a Community Development Authority (CDA) or Redevelopment Authority (RDA)	\$0	\$0
I. Administrative/Organizational Costs	\$22,500	\$22,500
J. Financing Costs (Interest on Debt Service, Financing Fees, etc.)	\$768,932	\$699,337
Subtotal	\$ 3,191,432	\$3,071,837

All costs are stated in 2016 prices and are preliminary estimates. The City reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2016 and the time of construction/implementation, such as higher than anticipated financing costs. The City reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another.

Wisconsin Statute 66.1105 does not obligate the City to complete all of the proposed projects listed in the Project Plan; however, the expenditure period for TID #11 is limited to April 12th, 2016 through April 12th, 2031. The City retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the City and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the City change, projects may have to be slightly or substantially altered or even eliminated.

Section VI. Ineligible / Estimated Non-Project Costs

No ineligible project costs were identified at the time this Project Plan was considered for adoption. The following identifies public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless the administrative buildings, police and fire buildings, libraries and community and recreational buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, except a parking structure, if the City generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a tax incremental district.
- Cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district unless the grant recipient has signed a development agreement with the City, a copy of which shall be retained by the City in the official records for that tax incremental district.

Non-project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments. Examples of non-project costs include projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, or special assessments. Other examples include public works projects that only partly benefit the District, such as a new water tower which serves properties both inside and outside of the District, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the District, and its ½ - mile boundary, would be a non-project cost. **A portion of the planned 2016 water main extension from E. 34th Street to Lot A is a non-project cost. Although the entire project is within the ½ boundary of the District, a portion of the project is not located within the City and is thus a non-project cost. The proportionate share of the principal and financing costs for that portion of the project outside the City limits is a non-project cost, estimated as the difference between the Total Project Cost and TID Share of Cost in Table 2.**

Section VII. Economic Feasibility

The projected income of TID #11 depends on the tax incremental revenue generated from within the District. There are three critical components in determining the future tax incremental revenue of a TID: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TID #11, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

New Development Activities

The TID is projected to realize **\$12,468,450** in new value over its anticipated 20-year life (2016-2036). This new value is projected to come from the development of vacant parcels within the District (Refer to Table 3). Since the District is being created from just two large parcels, it is assumed that future lots will be subdivided to create smaller development lots (Refer to Figure 1). The lot layout shown in Figure 1 is conceptual and developed only for the purposes of estimating future tax increment in the District. At the time this Project Plan was developed two immediate development projects were anticipated based on feedback provided by City

Project Plan – Creation of Tax Incremental Finance District No. 11
City of Marshfield, WI

Staff. Parcel 3307393 (Lot A) has been identified as a future gas station. In addition, the existing Freight Terminal (Lot F) has indicated the need for some parking lot expansion. This Project Plan does not assume additional expansion of Lot F beyond a small parking lot addition over the life of the District.

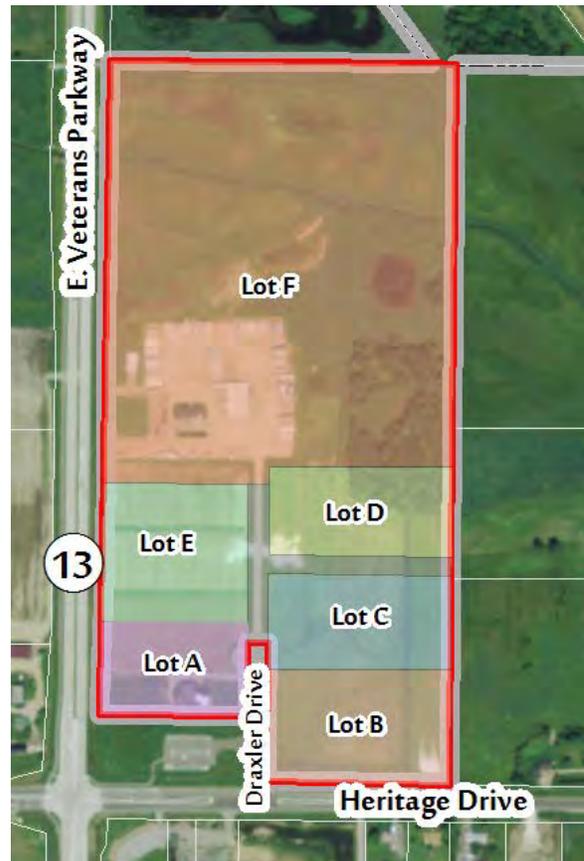
Table 3: Estimated Value of New Development

Parcel No.	Type of New Development	Total Acres	Estimated Base Value	Estimated Improved Value	Estimated Growth in New Development Value	Estimated Construction Year
3307393	Commercial (Lot A)	3.97	\$ 1,369	\$ 2,800,000	\$ 2,798,631	2016
3307392	Commercial (Lot B)	6.11	\$ 2,760	\$ 4,582,500	\$ 4,579,740	2018
3307392	Light Industrial (Lot C)	5.03	\$ 2,273	\$ 1,634,750	\$ 1,632,477	2022
3307392	Light Industrial (Lot D)	4.73	\$ 2,137	\$ 1,537,250	\$ 1,535,113	2024
3307392	Light Industrial (Lot E)	5.89	\$ 2,661	\$ 1,914,250	\$ 1,911,589	2020
3307392	Light Industrial (Lot F)	41.67	\$ 489,100	\$ 500,000	\$ 10,900	2016
Total		67.40	\$ 500,300	\$ 12,968,750	\$ 12,468,450	

Figure 1: Map of Potential TID #11 Development Lots

In developing Table 3, the following assumptions were used for each Type of New Development:

- Estimated Growth in New Development for Lot A is based on 70% of the anticipated construction costs (\$4,000,000) for the anticipated gas station as provided by City Staff.
- Lot B is assumed to also develop as commercial use given its highway frontage. Estimated Growth in New Development value is based on an average per acre assessment value of a sample of existing commercial developments along N. Central Ave. A value of \$750,000 per acre was used.
- Lots C-E are assumed to develop as light industrial use based on the zoning of the property. Estimated Growth in New Development Value is based on an average per acre assessment value of a sample of comparable light industrial properties near E. Veterans Parkway. A value of \$350,000 per acre was assumed.
- Draxler Drive would be extend north and east to provide access to the development lots and adjacent properties.



**Project Plan – Creation of Tax Incremental Finance District No. 11
City of Marshfield, WI**

Estimated Construction Years are also an approximation based, in part, on the anticipated schedule of known development projects, public and private improvement projects, and the readiness for development or marketability of each parcel. Estimated Construction Years may vary significantly from those shown in Table 3. All values are expressed in 2016 dollars.

The identification of Types of New Development in Table 3 is not an indication of the zoning of property or allowable uses. Identification of proposed Types of New Development does not compel, or in any way obligate, the City to approve future redevelopment requests for these areas. In addition, the City may consider other uses, or lot configurations, than those envisioned within this Project Plan without amending this Project Plan. The City's Comprehensive Plan and Zoning Ordinance will guide decisions regarding appropriate use of properties within the District. It is anticipated that when specific development proposals/applications/projects are submitted to the City a change in the City's Official Zoning Map and/or Comprehensive Plan may be necessary to facilitate the development envisioned in this Project Plan.

In summary the methodology used to calculate the Estimated Growth in Value of New Development for any one development site is based in-part on using assessment values from comparable existing development sites found in the City. This methodology could be considered a "conservative" approach since projected future development is likely to have higher construction costs than those existing developments. In addition, the assumptions used in Table 3 also do not include a construction cost inflation factor. Over the past 10 years the annual rate of inflation in the construction industry has averaged 2.9% (Turner Building Cost Index). The absence of a construction cost inflation factor will provide a conservative estimate since an increase in construction costs would likely result in an increase in tax increment for the District. The assumptions used in Table 3 should be updated during any future amendments of this Project Plan.

Inflation Rate

Property value inflation is assumed to be 0% over the life of the District. The annual average inflation rate for the United States from 1999 to 2016 has been 2.2%, and 1.1% from 2013 through 2015 (www.usinflationcalculator.com). During this same period the Consumer Price Index has averaged a 3.02% annual percentage increase, and 0.78% in the past three years (Bureau of Labor Statistics). Using a 0% annual inflation rate for property assessment values will provide a conservative estimate.

Full Value Tax Rate

Over the last nine years the full value tax rate for the City has ranged between a high of \$26.60 in 2009 to a low of \$24.00 in 2014. The analysis in Table 4 assumes that the gross tax rate will remain constant at 2015 levels over the life of the District, or \$24.48 per thousand dollars of assessment value. This will provide a conservative estimate since an increase in the gross tax rate would result in an increase in tax increment for the District.

Table 4 presents the projected income for TID #11 commencing in 2016 and running over the remaining life of the District). Over the life of the District the projected total amount of tax increment collected is estimated to be **\$4,847,504** (Column J, Table 4).

The numbers presented in Table 4 are estimates subject to change based upon the actual development and construction activity in the District.



Project Plan – Creation of Tax Incremental Finance District No. 11
City of Marshfield, WI

Table 4: Projected Income

City of Marshfield		TID #11								
A	B	C	D	E	F	G	H	I	J	K
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE OF NEW DEVELOP. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ²	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR
2016	\$500,300	\$2,809,531	\$3,309,831	\$0	\$3,309,831	\$2,809,531	2017	\$24.48	\$68,777	2018
2017	\$3,309,831	\$0	\$3,309,831	\$0	\$3,309,831	\$2,809,531	2018	\$24.48	\$68,777	2019
2018	\$3,309,831	\$4,579,740	\$7,889,571	\$0	\$7,889,571	\$7,389,271	2019	\$24.48	\$180,889	2020
2019	\$7,889,571	\$0	\$7,889,571	\$0	\$7,889,571	\$7,389,271	2020	\$24.48	\$180,889	2021
2020	\$7,889,571	\$1,911,589	\$9,801,160	\$0	\$9,801,160	\$9,300,860	2021	\$24.48	\$227,685	2022
2021	\$9,801,160	\$0	\$9,801,160	\$0	\$9,801,160	\$9,300,860	2022	\$24.48	\$227,685	2023
2022	\$9,801,160	\$1,632,477	\$11,433,637	\$0	\$11,433,637	\$10,933,337	2023	\$24.48	\$267,648	2024
2023	\$11,433,637	\$0	\$11,433,637	\$0	\$11,433,637	\$10,933,337	2024	\$24.48	\$267,648	2025
2024	\$11,433,637	\$1,535,113	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2025	\$24.48	\$305,228	2026
2025	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2026	\$24.48	\$305,228	2027
2026	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2027	\$24.48	\$305,228	2028
2027	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2028	\$24.48	\$305,228	2029
2028	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2029	\$24.48	\$305,228	2030
2029	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2030	\$24.48	\$305,228	2031
2030	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2031	\$24.48	\$305,228	2032
2031	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2032	\$24.48	\$305,228	2033
2032	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2033	\$24.48	\$305,228	2034
2033	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2034	\$24.48	\$305,228	2035
2034	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2035	\$24.48	\$305,228	2036
2035	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2036	\$24.48	x	2037
2036	\$12,968,750	\$0	\$12,968,750	\$0	\$12,968,750	\$12,468,450	2037	\$24.48	x	2038
TOTAL		\$12,468,450		\$0					\$4,847,504	

ASSUMPTION

1. Refer to Table 3 for Development Assumptions
2. 0% annual inflation of assessed values
3. Gross tax rate remains constant at 2015 levels (Wood County portion of City)

TID DATES

Creation Date: April 12th, 2016
 Expenditure Period: April 12th, 2031
 Termination Date: April 12th, 2036

Project Plan – Creation of Tax Incremental Finance District No. 11
City of Marshfield, WI

Table 5 presents the annual performance analysis. There are three critical components in determining the future annual performance of the TID: the amount of annual revenue (see Table 4), the cost and timing of public improvement projects and the terms of debt service associated with these projects. In projecting the future performance of TID #11, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

Schedule of Public Improvements/Debt Issuance

Table 5 assumes the City will incur new debt in support of the TID on five different occasions. The timing of debt occurrence is coordinated with anticipated private development projects from Table 3. The timing, amount, and methods of financing are general assumptions for the purposes of estimating the economic feasibility of the Project Plan. The values in Table 5 should not be construed as commitments by the City to finance any particular TID project.

- 2016 – includes project expenditures (e.g. Infrastructure Improvements and Streetscaping, totaling \$450,000) to extend water and sewer main services to the District and improve Draxler Drive in association with development of Lot A.
- 2018 – includes project expenditures (e.g. Infrastructure Improvements, Streetscaping, Site Improvements and Development Incentives, totaling \$1,175,000) for extension of Draxler Drive and associated utilities for development of Lots B-E.
- 2020 – includes project expenditures (e.g. Development Incentives and Site Improvements, totaling \$275,000) in association with development of Lot E.
- 2022 – includes project expenditures (e.g. Development Incentives and Site Improvements, totaling \$225,000) in association with development of Lot C.
- 2024 – includes project expenditures (e.g. Development Incentives and Site Improvements, totaling \$225,000) in association with development of Lot D.

For the purposes of projecting the performance of the District, this Project Plan assumes the following TID eligible cost estimates for public infrastructure improvements:

- Extension of water main and sewer main to Lot A in 2016. Total estimated cost \$450,000.
- Draxler Road north extension to Lot F in 2018, assumes street improvements, street lights, streetscaping, etc. Total estimated cost \$610,000.
- Roadway extension to eastern District boundary from Draxler Road in 2018, assumes street improvements and utility extensions (e.g. water main, sanitary main, stormwater main, street lights, etc.). Total estimated cost of \$430,000 in year 2018.

The timing of projects and debt occurrence may vary from that described in Table 5 and the City is not obligated to complete all of the proposed projects listed in the Project Plan.

Debt Service Terms

Table 5 assumes the City will borrow for the costs to implement projects within each phase as previously noted. For the purpose of projecting TID #11 performance, the terms of anticipated debt services are 3.5% interest fixed over 20 years for debt issuance in year 2016. These terms are consistent with existing Wisconsin State Trust Fund¹ terms at the time this Project Plan was developed. For debt issuances in years 2018, a rate of 4.5% over ten years was used to account for potential increases to interest rates between 2016 and 2018. For debt issuances in years 2020, 2022, and 2024 a 5.0% interest rate fixed over 10 years was assumed to account for potential increases to interest rates from 2016. In addition, it is assumed that any Annual Cash Flow deficits in the TID will be made whole by advances from the City’s General Fund, or other utility fund. Table 5 assumes the City charges interest to the TID Fund at a rate of 3% for annual advances. The principal on any annual advances would be paid back by the TID prior to termination. Over the life of the TID the projected total amount of debt service is estimated at \$3,049,337 (Column N, Table 5). This includes principal costs and interest on debt.

Other Costs

Table 5 includes a separate column for other TID eligible reimbursable costs for which debt issuance isn’t anticipated such as Project Categories F (Planning) and I (Administration/Organizational Costs), \$22,500 total. This includes \$11,000 for creation fees in 2016, \$500 per year thereafter for annual tax increment certification fees and \$1,000 on three separate occasions for additional fees for required audits: 30% costs expended (~2020), project expenditure period termination (2031), and TID termination (2036)

Other Income

Includes other income received in support of the TID, for example grant payments. No sources of other income are anticipated at the time this project plan was created.

Estimated Interest on Income

Equal to the previous year’s TIF Increment Balance (Column T) multiplied by 0.5%. Interest is calculated only if there is a positive TIF Increment Balance.

Table 5 presents the projected performance for TID #11 over the life of the District. Given the projected income and expenditure assumptions the District is expected to close with a positive cash flow of **\$1,802,989** in year 2036. Based on the assumptions provided, the District would have sufficient cash flow to close in year 2032.

The numbers presented in Table 5 are estimates subject to change based upon the actual performance of the District and City approval of specific TID eligible expenditures.

¹ This is not a recommendation by MSA Professional Services regarding the particular financing option the City should use to finance TID #11 projects, nor should it be considered an obligation by the City to use this funding source.

Project Plan – Creation of Tax Incremental Finance District No. 11
City of Marshfield, WI

Table 5: Performance Analysis

City of Marshfield TID #11									
L	M	N	O	P	Q	R	S	T	U
PAYMENT	PROJECT	ANNUAL	ADMIN &	TOTAL	TAX	OTHER	EST.	ANNUAL	CUMULATIVE
YEAR	EXPENDITURE	DEBT	OTHER	USES	INCREMENT	INCOME	INVESTM	CASH FLOW	TID FUND
	COSTS ¹	SERVICE ²	COSTS ³	TID FUNDS	COLLECTED		INCOME ⁴		BALANCE
2016	\$450,000	\$0	\$11,000	\$11,000	\$0	\$0	\$0	(\$11,000)	(\$11,000)
2017	\$0	\$31,648	\$500	\$32,148	\$0	\$0	\$0	(\$32,148)	(\$43,148)
2018	\$1,175,000	\$32,612	\$500	\$33,112	\$68,777	\$0	\$0	\$35,665	(\$7,483)
2019	\$0	\$177,672	\$500	\$178,172	\$68,777	\$0	\$0	(\$109,395)	(\$116,878)
2020	\$275,000	\$180,954	\$1,000	\$181,954	\$180,889	\$0	\$0	(\$1,065)	(\$117,943)
2021	\$0	\$215,988	\$500	\$216,488	\$180,889	\$0	\$0	(\$35,599)	(\$153,541)
2022	\$225,000	\$217,056	\$500	\$217,556	\$227,685	\$0	\$0	\$10,129	(\$143,412)
2023	\$0	\$245,390	\$500	\$245,890	\$227,685	\$0	\$0	(\$18,205)	(\$161,617)
2024	\$225,000	\$245,936	\$500	\$246,436	\$267,648	\$0	\$0	\$21,212	(\$140,405)
2025	\$0	\$273,937	\$500	\$274,437	\$267,648	\$0	\$0	(\$6,789)	(\$147,194)
2026	\$0	\$274,141	\$500	\$274,641	\$305,228	\$0	\$0	\$30,587	(\$116,607)
2027	\$0	\$273,223	\$500	\$273,723	\$305,228	\$0	\$0	\$31,504	(\$85,102)
2028	\$0	\$272,278	\$500	\$272,778	\$305,228	\$0	\$0	\$32,450	(\$52,653)
2029	\$0	\$125,174	\$500	\$125,674	\$305,228	\$0	\$0	\$179,553	\$126,901
2030	\$0	\$123,595	\$500	\$124,095	\$305,228	\$0	\$635	\$181,767	\$308,668
2031	\$0	\$88,593	\$1,000	\$89,593	\$305,228	\$0	\$1,543	\$217,178	\$525,846
2032	\$0	\$88,593	\$500	\$89,093	\$305,228	\$0	\$2,629	\$218,764	\$744,609
2033	\$0	\$59,956	\$500	\$60,456	\$305,228	\$0	\$3,723	\$248,495	\$993,105
2034	\$0	\$59,956	\$500	\$60,456	\$305,228	\$0	\$4,966	\$249,738	\$1,242,842
2035	\$0	\$31,318	\$500	\$31,818	\$305,228	\$0	\$6,214	\$279,624	\$1,522,466
2036	\$0	\$31,318	\$1,000	\$32,318	\$305,228	\$0	\$7,612	\$280,522	\$1,802,989
TOTAL	\$2,350,000	\$3,049,337	\$22,500	\$3,071,837	\$4,847,504	\$0	\$27,322		

ASSUMPTION

1. Excludes Project Categories F, I, and J
2. Principal and Interest Payments on Debt for Project Expenditures, plus interest on Advances at 3%
3. Projects F & I, includes 2016 creation, annual DOR fees, required audits
4. Interest on Investment Income = 0.05%

TID DATES

Creation Date: April 12th, 2016
 Expenditure Period: April 12th, 2031
 Termination Date: April 12th, 2036

Note that the assumptions used to create Table 4 and Table 5 illustrate that the Project Plan is feasible and that the anticipated revenues are sufficient to cover anticipated expenditures. Any annual shortfalls in the TID Fund Balance are anticipated to be recovered within the TID's maximum life.

Project Plan – Creation of Tax Incremental Finance District No. 11
City of Marshfield, WI

The value of the District when it terminates in 2036 is projected to be **\$12,968,750** (Column F, Table 4), or a growth of assessed values of **\$12,468,450** (Column G, Table 4). This development would likely not occur or would likely occur at significantly lower values but for the creation of the District. TID #11 is a mechanism to make improvements in an area of Marshfield which is in need of mixed use developments and the construction of associated public infrastructure. All taxing jurisdictions will benefit from the increased property values, job creation, creation of developable lots where none currently exist, other economic activity, public safety, and community vitality which will result from the projects and development planned in TID #11. For these reasons the project costs shown in this Project Plan should not be paid by the owners of property that benefit from improvements within the District, or exclusively by the City, but should be shared among all taxing jurisdictions.

Table 6 provides a summary of the impact on overlying taxing jurisdictions over the life of the District.

Table 6: Analysis of Impact on Overlying Taxing Jurisdictions

	Percentage of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closure	Increase in Annual Tax Collections After TID	Proportionate Share of Tax Increment Diverted Over Life of District
City	37.05%	\$4,537	\$117,618	\$113,081	\$1,796,042
County	19.70%	\$2,412	\$62,530	\$60,118	\$954,844
School	39.14%	\$4,793	\$124,245	\$119,452	\$1,897,234
Tech	3.42%	\$419	\$10,850	\$10,432	\$165,685
State	0.70%	\$85	\$2,207	\$2,122	\$33,699
Total	100%	\$12,246	\$317,450	\$305,204	\$4,847,504

Section VIII. Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of TIF such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. The total assessed value of taxable property in TID #11 as of January 1, 2015 is \$500,300. The City has six other active TIDs (2, 4, 5, 7, 9, 10), with a combined value increment as of January 1, 2015 of \$61,780,800. The total municipal equalized value as of January 1, 2015 for the City is \$1,427,677,300. Table 7 indicates that creation of TID #11 may bring the City's TID to total municipal value ratio to approximately 4.36%, well within the 12% limit.

Table 7: Equalized Value Test²

Total Assessed Value of Parcels in TID #11 (as of January 1, 2015)	\$ 500,300
Aggregate Value Increment of All Active TIF Districts (as of January 1, 2015)	\$ 61,780,800
Total Value	\$ 62,281,100
Total Municipal Equalized Value (as of January 1, 2015)	\$ 1,427,677,300
12% Test - Compliance	4.36%

² Note, at the time this Project Plan was drafted January 2016 values were not available; however, these values are not anticipated to change such that creation of TID #11 would place the City above the 12% threshold.

Section IX. Methods of Financing³ & Timetable

Financing Methods

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TIF related capital needs, the amount of money to be borrowed, interest rates, and lending terms. Possible funding sources for TID eligible expenditures include any of the following:

- A. General Obligation Borrowing. General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.
- B. General Obligation Bonding. General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of these bonds make them more attractive for larger projects.
- C. Revenue Bonds. Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.
- D. Special Assessment "B" Bonds. Special Assessment "B" Bonds are a debt instrument backed by the municipality's ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality's debt limit.
- E. Federal/State Loan and Grant Programs. The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TIF expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.
- F. General Fund Expenditures. The City may choose to pay for some projects using advances from General Fund revenues. Each TIF-related expenditure is in effect a loan to the TID, which the TID repays into the General Fund as increment accrues. The City may charge interest on the outstanding balance of any such advances/loans at a variable rate equal to the Wisconsin Local Government Investment Pool rate, plus 3.0%.

³ The listing of potential financing options is not a recommendation by MSA Professional Services regarding the particular financing option the City should use to finance TID #11 projects.

**Project Plan – Creation of Tax Incremental Finance District No. 11
City of Marshfield, WI**

- G. Utility Fund Expenditures. The City may choose to pay for some projects using advances from Utility Fund revenues (e.g. Water, Sewer, Stormwater). Each TIF-related expenditure is in effect a loan to the TID, which the TID repays into the appropriate utility fund as increment accrues. The City may charge interest on the outstanding balance of any such advances/loans at a variable rate equal to the Wisconsin Local Government Investment Pool rate, plus 3.0%.

- H. Developer Financed TIF Agreements. Another option to pay for TID eligible expenditures is through a Developer Funded or Pay-As-You-Go TIF Agreement. Under this option the Developer borrows funds that the City would have borrowed under a traditional developer's agreement to complete an improvement project. The Developer is refunded through payments by the City, including possible interest charges, as increment is generated from the improvement project.

If financing as outlined in this Project Plan proves unworkable, the City of Marshfield reserves the right to use alternate financing solutions for the projects as they are implemented.

Financing Timetable

The City Council is not mandated to make improvements defined in this Project 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, budgetary constraints and merits of the project at the time a project is scheduled for consideration. The actual implementation of projects and the timing of financing may be accelerated or deferred from the timing described in this Project Plan, depending on conditions existing at the time. The expenditure period for TID #11 is April 12th 2016 through April 12th 2031.

Section X. Relocation

Although relocation is currently not anticipated, if relocation were to become necessary in the future as a result of proposed projects in TID #11, the following is the method proposed by the City, or Community Development Authority, 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 (WDOA) on Relocation Benefits. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 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.

Section XI. Legal Opinion

An opinion from the City legal counsel regarding the Project Plan for TID #11 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix H.

Section XII. Glossary of TIF Related Terms

Base Value: The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Estimated Growth in Value of New Development: The estimated growth in tax assessment value attributed to new development or redevelopment of parcels in the TID, stated in 2016 dollars. Calculated by subtracting the 2016 equalized value of parcels from an estimated post (re)development equalized value.

Equalized Value: The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period: The time during which expenses may be incurred for the implementation of the approved Project Plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the unextended maximum life of the TID.

Non-Project Costs: As part of the Project Plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan: The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID): The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

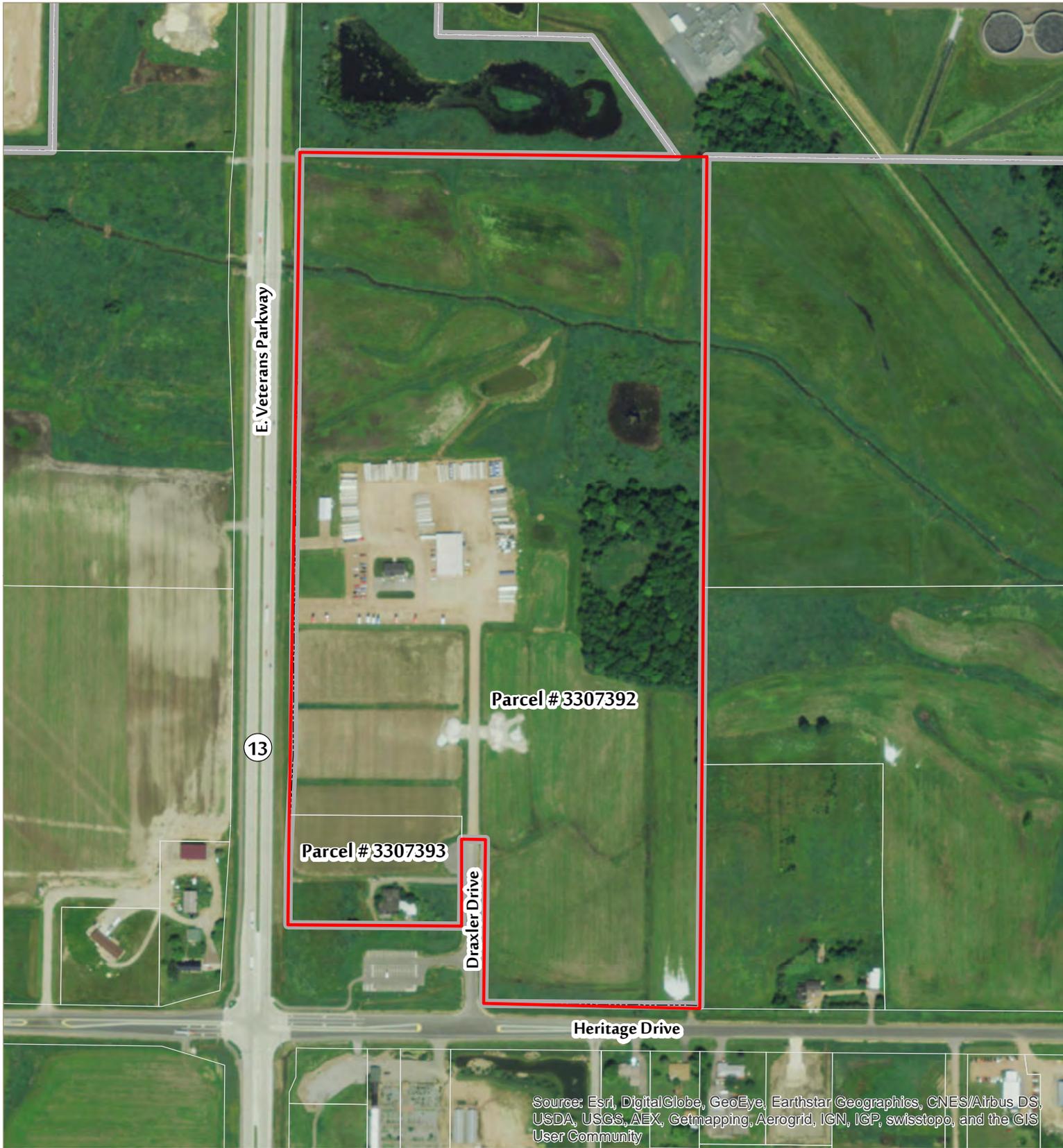
Tax Increment: The taxes levied by all overlying taxing jurisdictions on the value between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the Project Plan.

Tax Increment Value: The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.

Tax Rate: The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.



APPENDIX A: TID MAPS



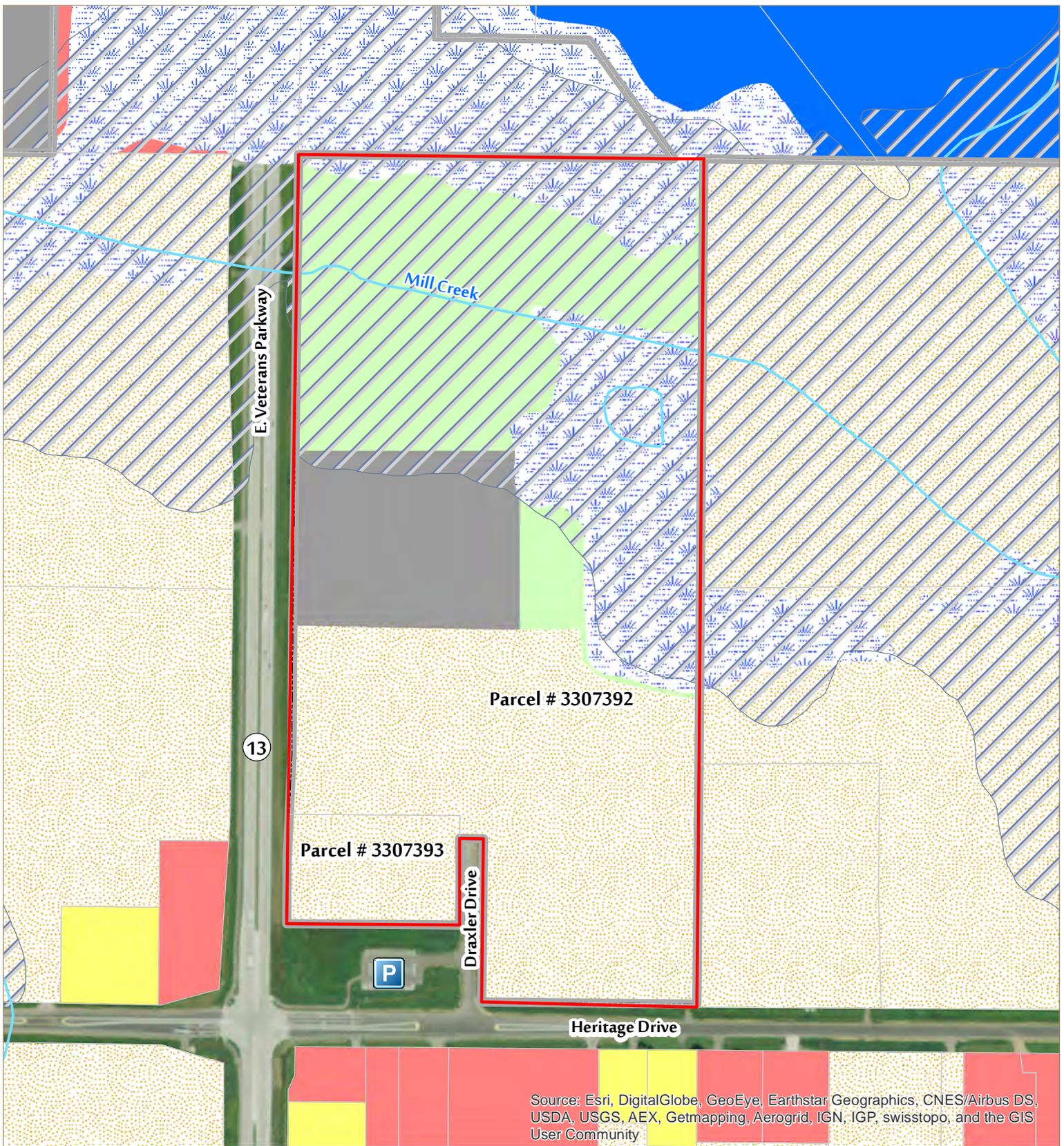
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

TID #11 BOUNDARY MAP

CITY OF MARSHFIELD
WOOD COUNTY, WI

- LEGEND**
-  Marshfield Corporate Limits
 -  TID #11 Boundary
 -  Parcels

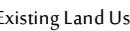
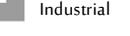
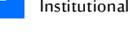
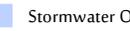
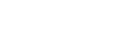
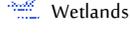
DATA SOURCES:
BASE DATA PROVIDED BY WOOD COUNTY,
AERIAL IMAGERY PROVIDED BY ESRI



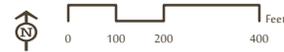
TID #11 EXISTING LAND USE

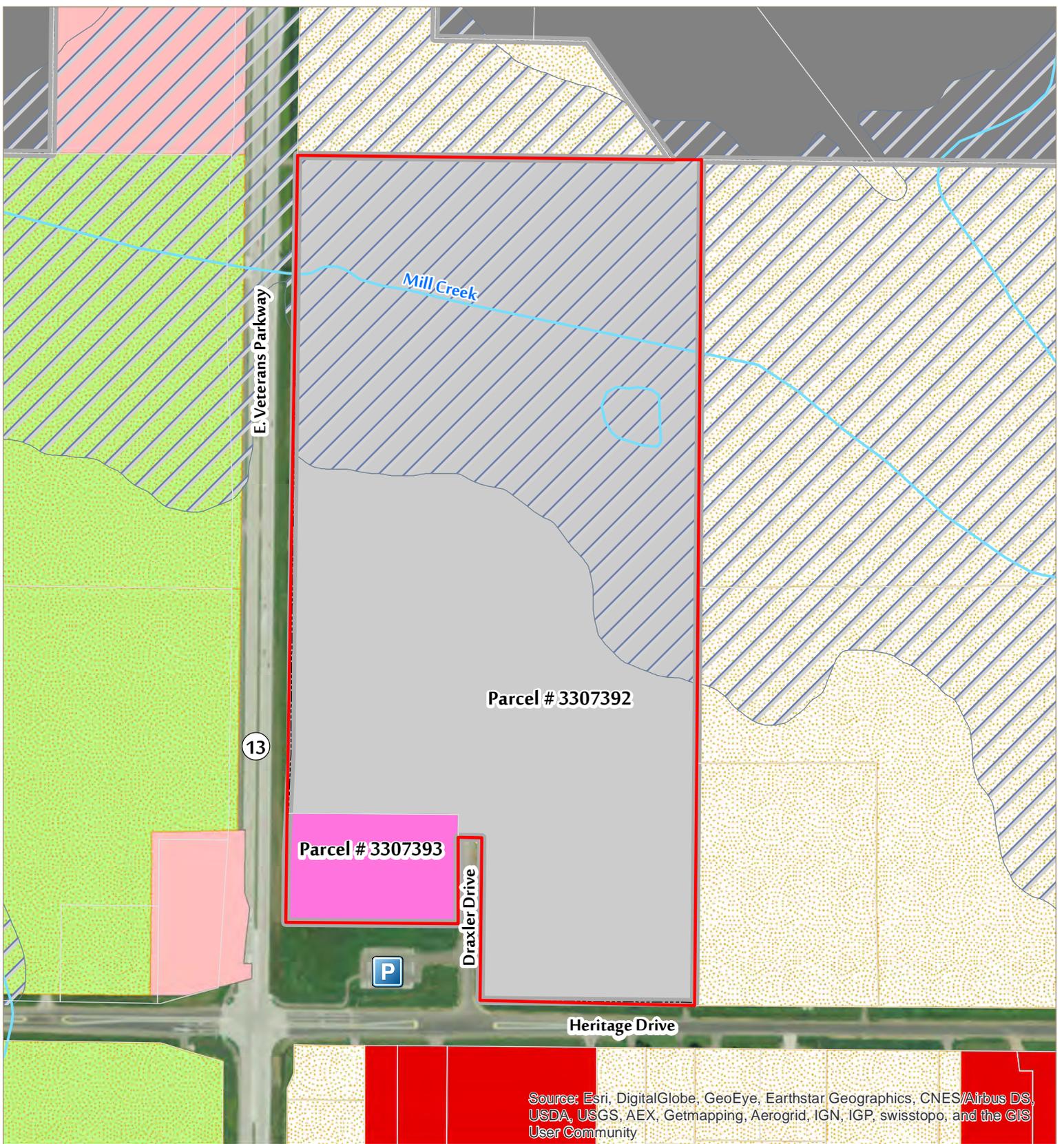
CITY OF MARSHFIELD
WOOD COUNTY, WI

LEGEND

-  Marshfield Corporate Limits
-  TID #11 Boundary
-  Parcels
-  Existing Land Use - Agriculture
-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Stormwater Outlot
-  Open Space
-  Wetlands
-  Floodplain
-  Streams

DATA SOURCES:
BASE DATA PROVIDED BY WOOD COUNTY
AERIAL IMAGERY PROVIDED BY ESRI





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

TID #11 ZONING

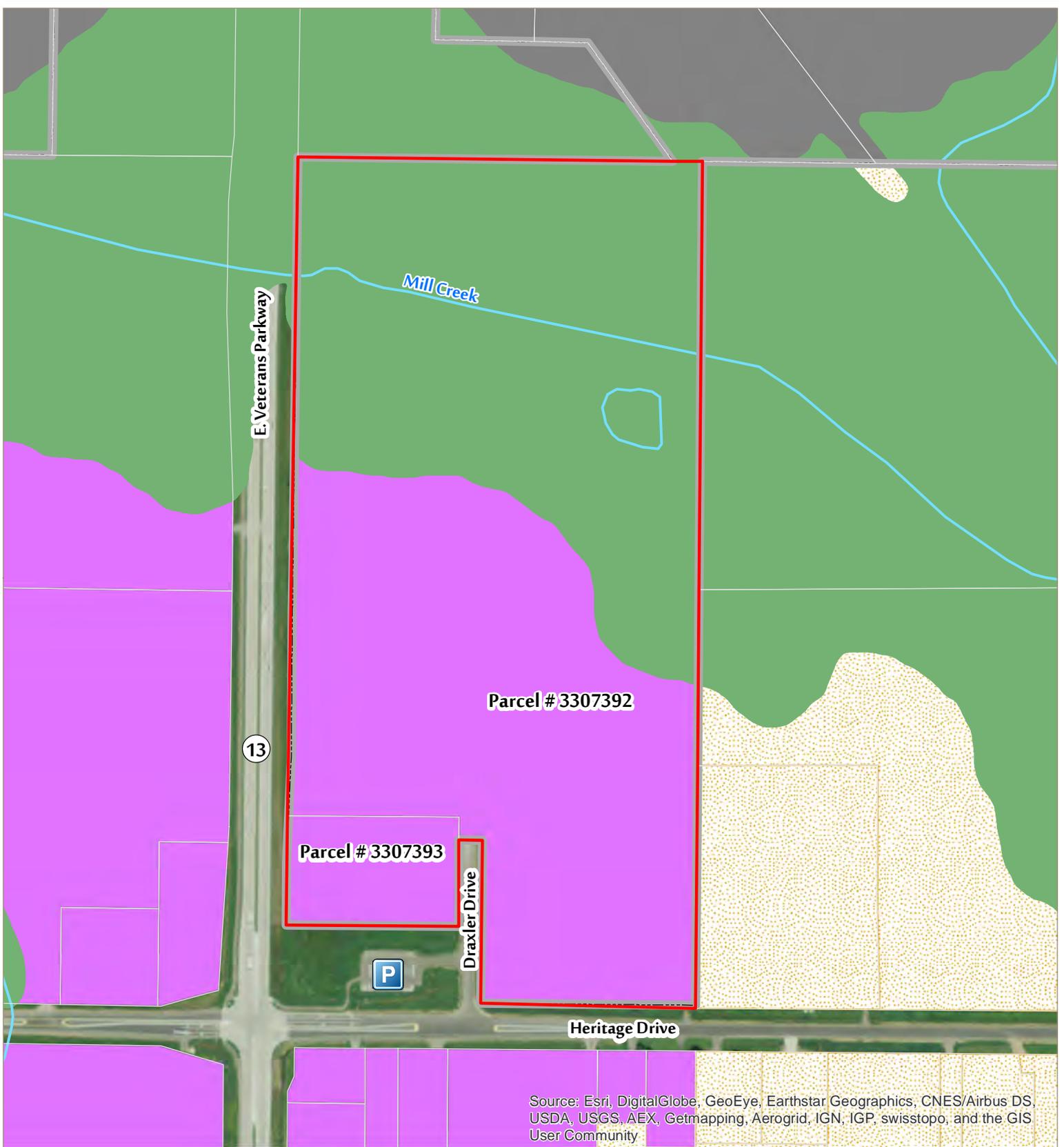
CITY OF MARSHFIELD
WOOD COUNTY, WI

LEGEND

- | | | | | |
|-----------------------------|---------------------------|---------------------------|------------------------|------------|
| Marshfield Corporate Limits | City of Marshfield Zoning | Town of Marshfield Zoning | Town of Cameron Zoning | Floodplain |
| TID #11 Boundary | CMU Community Mixed Use | Agricultural | A-1 Agriculture | |
| Parcels | LI Light Industrial | Commercial | C-1 Commercial | |
| Streams | GI General Industrial | | | |

DATA SOURCES:
BASE DATA PROVIDED BY WOOD COUNTY
AERIAL IMAGERY PROVIDED BY ESRI





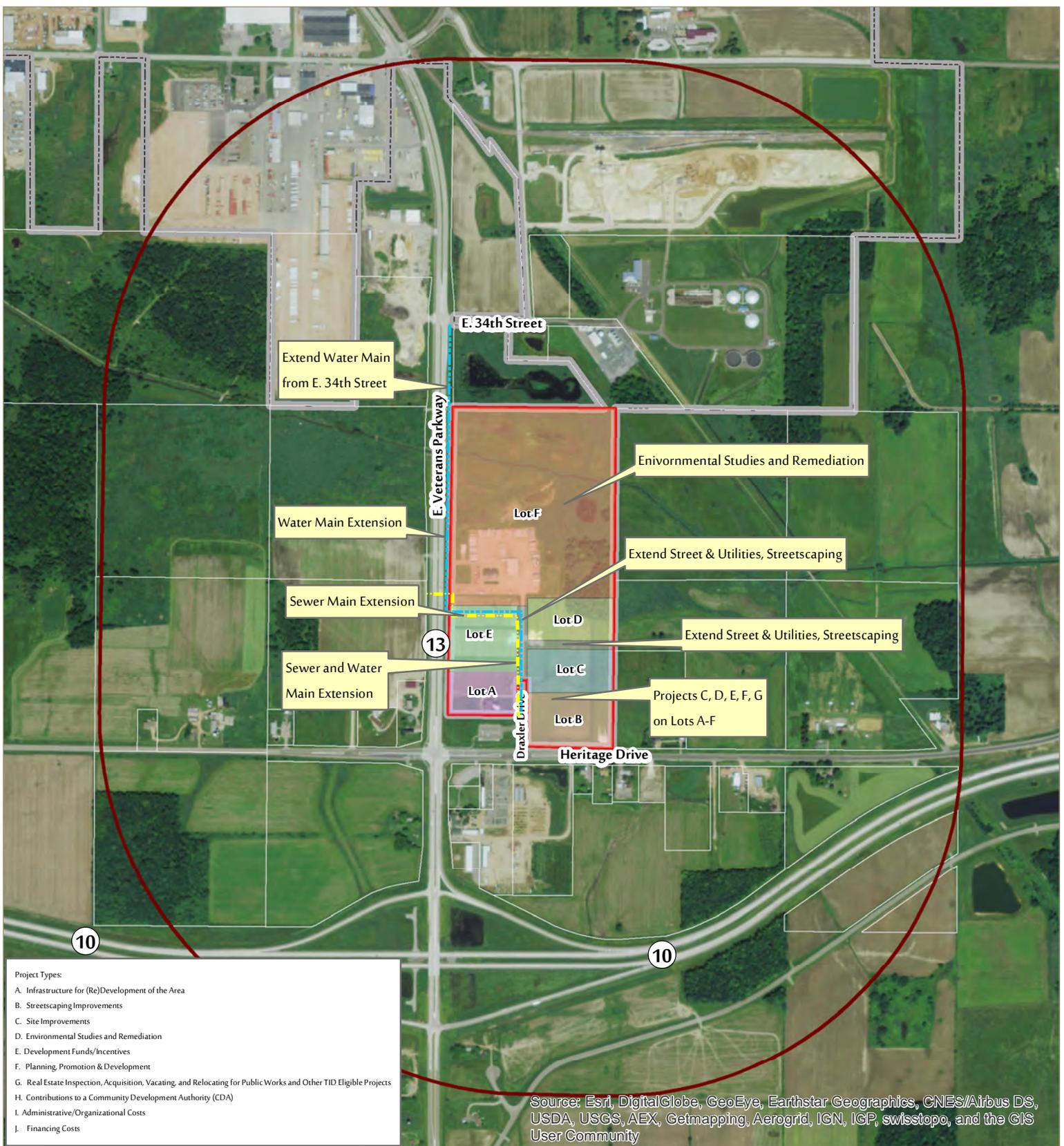
TID #11 FUTURE LAND USE

CITY OF MARSHFIELD
WOOD COUNTY, WI

LEGEND

-  Marshfield Corporate Limits
-  TID #11 Boundary
-  Parcels
-  Future Land Use
-  Agriculture
-  Employment, Retail Mixed Use
-  General Industrial
-  Environmental Corridor
-  Streams

DATA SOURCES:
BASE DATA PROVIDED BY WOOD COUNTY
AERIAL IMAGERY PROVIDED BY ESRI
FLU FROM CITY COMPREHENSIVE PLAN, MAP 4.4
DATED APRIL 2007



- Project Types:**
- A. Infrastructure for (Re)Development of the Area
 - B. Streetscaping Improvements
 - C. Site Improvements
 - D. Environmental Studies and Remediation
 - E. Development Funds/Incentives
 - F. Planning, Promotion & Development
 - G. Real Estate Inspection, Acquisition, Vacating, and Relocating for Public Works and Other TID Eligible Projects
 - H. Contributions to a Community Development Authority (CDA)
 - I. Administrative/Organizational Costs
 - J. Financing Costs

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

TID #11 PROJECT LOCATIONS MAP

CITY OF MARSHFIELD
WOOD COUNTY, WI

LEGEND

- Marshfield Corporate Limits
- TID #11 Half Mile Buffer
- TID #11 Boundary
- Parcels

Project A through j may occur anywhere within TID #11, or the area within 0.5 miles of the boundary of TID #11 in accordance with the adopted TID #11 Project Plan and Wisconsin State Statute 66.1105. Refer to the TID #11 Project Plan for more detail. Locations of public works improvements shown on the map are preliminary subject to change based on final design and approval by the City Council.

DATA SOURCES:
BASE DATA PROVIDED BY WOOD COUNTY,
AERIAL IMAGERY PROVIDED BY ESRI

MSA
PROFESSIONAL SERVICES

APPENDIX B: BOUNDARY DESCRIPTION

TID #11 Boundary Description

(as provided in the Draxler Property Annexation Petition, dated August 6th, 2015)

PART OF CERTIFIED SURVEY MAP NUMBER'S 164, 165, 2098, 7603, 7631 AND ALL OF CERTIFIED SURVEY MAP NUMNER 9661 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE S 89'23'11" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 74.96 FEET TO THE EAST LINE OF STATE HIGHWAY "13" AND TO THE POINT OF BEGINNING; THENCE CONTINUING

S 89'23'11" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 1227.65 FEET; THENCE S 0'27'59" W ALONG THE EAST LINE OF THE WEST ONE HALF OF THE SOUTHWEST QUARTER 2562.90 FEET TO THE NORTH LINE OF HERITAGE DRIVE; THENCE N 89'29' 41" W ALONG THE NORTH LINE OF HERITAGE DRIVE 646.05 FEET TO THE EAST LINE OF DRAXLER DRIVE; THENCE N 0'54'19" W ALONG THE WEST LINE OF DRAXLER DRIVE 200.49 FEET; THENCE N 0'31 '42" E ALONG THE EAST LINE OF DRAXLER DRIVE 294.66 FEET; THENCE N 89'32'23" W ALONG THE NORTH LINE OF DRAXLER DRIVE 70.00 FEET; THENCE S 0'36' 41" W ALONG THE WEST LINE OF DRAXLER DRIVE 120.27 FEET; THENCE S 0'23' 49" W ALONG THE WEST LINE OF DRAXLER DRIVE 142.02 FEET; THENCE N 89'28' 49" W 525.99 FEET TO THE EAST LINE OF STATE HIGHWAY "13"; THENCE N 0'38'25" E ALONG THE EAST LINE OF STATE HIGHWAY "13" 510.26 FEET; THENCE S 89'16'29" E 9.95 FEET; THENCE N 0"38'03" E ALONG THE EAST LINE OF STATE HIGHWAY "13" 450.13 FEET; THENCE N 0'43'27" E ALONG THE EAST LINE OF STATE HIGHWAY "13" 1372.01 FEET TO THE POINT OF BEGINNING.

Excluding all wetlands from TID #11.

RESOLUTION NO. _____

**PLAN COMMISSION
RESOLUTION APPROVING CREATION OF
TAX INCREMENTAL FINANCE DISTRICT NO. 11
CITY OF MARSHFIELD, WISCONSIN**

WHEREAS, the City of Marshfield desires to promote development, job growth, infrastructure improvements, and broaden the property tax base in the designated area of Tax Incremental Finance District No. 11; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission, City of Marshfield, Wood County, Wisconsin has held a public hearing on the proposed Project Plan and Tax Incremental Finance District No. 11 (herein "Project Plan" and "District") on March 15th, 2016; and

WHEREAS, after notice as required by law, and prior to the vote on this Resolution, the Plan Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the Marshfield School District, Mid-State Technical College, and Wood County; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing boundary of the District, existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by District projects;
- I. Contains a statement indicating how creation of the District promotes the development of the City.

WHEREAS, the Plan Commission makes the following findings:

1. The name of the District shall be "Tax Increment Finance District #11, City of Marshfield", a mixed-use district; and
2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District include annexed territory that was not within the boundaries of the City within the last three years. As such, the City has pledged to pay the Town of Marshfield an amount equal to the property taxes the town levied on the territory for each of the next five years; and
3. The creation date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. For purposes of allocating tax increment the creation date shall be January 1, 2016; and
4. Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105(2)(cm); and
5. Newly platted residential development, as defined under State Statute §66.1105, will not exceed 35% of the area in the District; and
6. The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
 - Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
7. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
8. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
9. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
10. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
11. The Project Plan for the District is feasible; and
12. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
13. The development described in the Project Plan would not occur without the creation of TID #11.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Marshfield, Wood County, Wisconsin hereby approves and adopts the Project Plan for Tax Incremental Finance District No. 11, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Plan Commission does recommend the Project Plan for adoption by the City Council for the City of Marshfield, Wood County, Wisconsin.

Dated this 15th day of March 2016.

OFFERED BY:

APPROVED BY:

Commission Member

Plan Commission Chair

SECONDED BY:

ATTESTED:

Commission Member

Plan Commission Secretary

Voted Yes:

Voted No:



**City of
Marshfield**

Memorandum

March 10, 2016

TO: Members of the Plan Commission

FROM: Dan Knoeck, Director of Public Works

SUBJECT: Vacation of a Portion of Draxler Drive – Resolution 2016-16

BACKGROUND

The Common Council recently approved Ordinance 1327 annexing Draxler Drive to the City of Marshfield. This short roadway serves the Draxler property that was annexed to the City in the fall of 2015 for the purpose of a new development near the intersection of Veterans Parkway and Heritage Drive. The proposed development requires that the cul-de-sac bulb be vacated as shown on the attached drawing. Resolution 2016-16 would accomplish that.

ANALYSIS

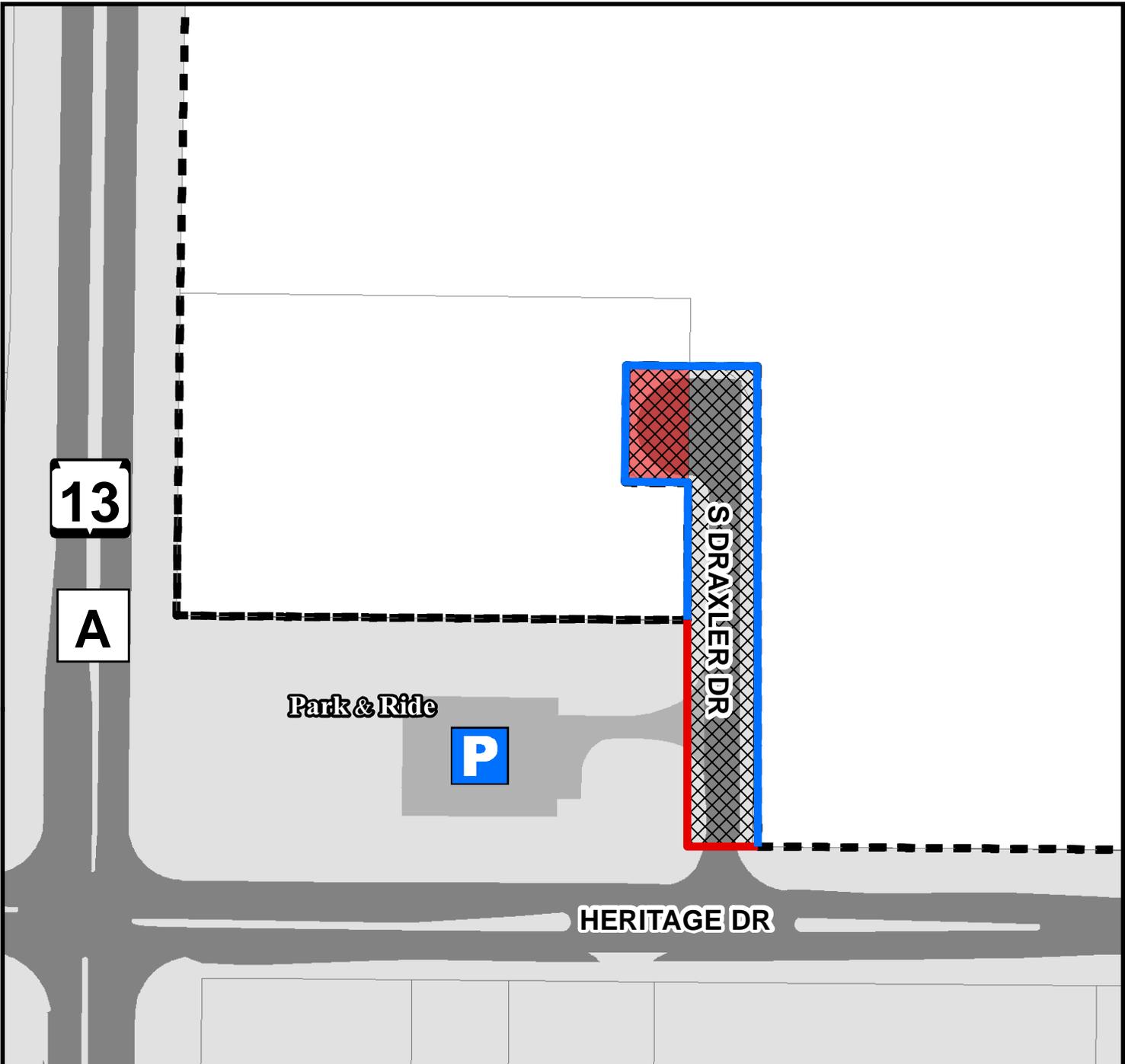
Staff is currently planning infrastructure to serve this newly annexed area. TIF District No. 11 is being created to provide funding for the infrastructure improvements. As additional development occurs it is very likely that Draxler Drive will be extended to the north, negating the need for the cul-de-sac at this location. We will ask for an easement for a temporary cul-de-sac bulb to the east of Draxler Drive until such time as the road is extended.

RECOMMENDATION

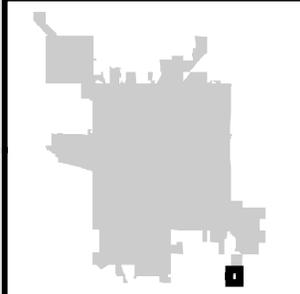
Recommend approval of Resolution 2016-16 and refer to the Common Council for consideration, with the following condition:

- An easement shall be granted for a temporary cul-de-sac to the east of Draxler Drive at a location to be determined by the City Engineer.

Note: A public hearing and final action on this request will be scheduled for the April 26, 2016 Common Council meeting.



-  City Limits Prior to Annexation
-  City Limits After Annexation
-  Proposed Annexation
-  Right-of-Way Vacation
-  City Limits
-  Road
-  Parking Lot
-  Parcels

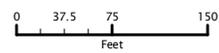


Proposed Right-of-Way Vacation

City of Marshfield

3/1/2016

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



CITY OF MARSHFIELD RESOLUTION NO. 2016-16

Document Title

Document Number

A Resolution vacating and discontinuing that portion of right-of-way on Draxler Drive in the City of Marshfield, Wisconsin, being a part of the SW ¼ of the SW ¼ of Section 22, Township 25 North, Range 3 East.

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

WHEREAS, the City Council has determined that said portion of public right-of-way should be vacated pursuant to Section 66.1003(4) Wis. Statutes.

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

SECTION 1. That since the public interest requires it, the following described portion of right-of-way is hereby vacated and discontinued, subject to the conditions listed below: A parcel of land located in the SW ¼ - SW ¼ of Section 22, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, adjacent to Lot 2, Wood County Certified Survey Map No. 9992, recorded as Document No. 2015R11412 in Volume 36, Page 92, Wood County Register of Deeds, described as follows:

Commencing at the South quarter corner of said Section 22; thence **N89°33'09"W along the South line of said Section 1308.65 feet; thence N0°27'59"E, 69.84 feet to the Southeast corner of Wood County Certified Survey Map Number 9992, recorded as Document Number 2015R11412 in Volume 36, Page 92, Wood County Register of Deeds; thence N89°29'41"W along the North line of Heritage Drive 646.05 feet to the East line of Draxler Drive; thence N0°54'19"W along the East line of Draxler Drive 200.49 feet; thence N0°31'42"E along the East line of Draxler Drive 294.66 feet; thence N89°32'23"W along the North line of Draxler Drive 70.00 feet to the point of beginning; thence continuing N89°32'23"W along the North line of Draxler Drive 65.05 feet; thence S0°30'28"W along the West line of Draxler Drive 120.29 Feet; thence S89°33'58"E, 64.83 feet; thence northerly to the point of beginning. Containing 7,820 SF more or less.**

SECTION 2. Vacation and discontinuance of said excess right-of-way is subject to the following conditions:

- None

SECTION 3. The title to this portion of the street as so vacated and discontinued is vested in the current owner(s) of the lot or lots to which it originally belonged, if that can be ascertained, and if not, title thereto is hereby vested in the abutting property owners.

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

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

ADOPTED _____
CHRIS L. MEYER, Mayor

ATTEST:

APPROVED _____
DEB M. HALL, City Clerk

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

Recording Area

Name and Return Address

City of Marshfield, City Clerk
630 South Central Avenue – Suite 519
Marshfield, WI 54449

33-07393

Parcel Identification Number (PIN)