



CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION

City of Marshfield, Wisconsin

Tuesday, April 19, 2016

Council Chambers Lower Level, City Hall Plaza

7:00 p.m. or

Immediately Following the Reorganization of the Common Council Meeting

- 1. Call to Order. – Chairman Meyer.
2. Roll Call. – Secretary Knoeck.
3. Approval of Minutes. – March 15, 2016 Meeting.
4. Citizen Comments.
5. Conditional Use Request by Central Wisconsin State Fair (CWSF) to allow the construction of a permanent stage, east of the grandstands in Marshfield Fairgrounds Park, to provide outdoor commercial entertainment for various events within property zoned "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 513 East 17th Street (Parcel 33-03458). Presenter: Josh Miller, City Planner Public Hearing Required
6. Conditional Use Request by Peter Nagel, representing Forward Financial Bank, to allow the construction of a Large and Group Development with off-site parking, including an exception to exceed the maximum district height allowance within property zoned "CMU" Community Mixed Use, located at 1001 North Central Avenue (Parcels 33-03257 and 33-03257B). Presenter: Sam Schroeder, Zoning Administrator Public Hearing Required
7. Review proposed 2017 – 2021 Capital Improvements Program. Presenter: Steve Barg – City Administrator
8. Items for Future Agendas.
9. Staff Updates.
a. Comprehensive Plan Update.
10. Adjourn.

Posted this 14th day of April, 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 MARCH 15, 2016**

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

PRESENT: Mayor Meyer; Bill Penker, Ken Wood, Joe Gustafson & Laura Mazzini

EXCUSED: Ed Wagner and Josh Witt

ABSENT: None

ALSO PRESENT: City Administrator Barg; Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; Dave Rasmussen – MSA Professional Services; the media and others.

PC16-08 Motion by Penker, second by Mazzini to recommend approval of the minutes of the February 16, 2016 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - Public Hearing and Presentation of Proposed Project Plan and Boundary for the creation of Tax Increment District No. 11 (TID #11).

COMMENTS: None

PC16-09 Motion by Wood, second by Penker to recommend approval of the Proposed Project Plan and Boundary for the creation of Tax Increment District No. 11 (TID #11) and request a Plan Commission resolution be drafted for consideration.

Motion Carried

PUBLIC HEARING - 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).

COMMENTS: None

PC16-10 Motion by Penker, second by Wood to recommend approval of the 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), contingent on the following:

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.

Motion Carried

PUBLIC HEARING - 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).

COMMENTS: None

PC16-11 Motion by Wood, second by Gustafson to recommend approval of the Conditional Use Request by Marshfield Clinic, based on the information presented and the conditional use criteria being met, 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), contingent on the following:

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.

Motion Carried

PUBLIC HEARING - 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).

COMMENTS: None

PC16-12 Motion by Gustafson, second by Wood to recommend 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), contingent on the following:

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.

Motion Carried

PC16-13 Motion by Wood, second by Penker to recommend approval of the vacation of 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, and refer Resolution No., 2016-16 to the Common Council for consideration, contingent on the following:

1. 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.

Motion Carried

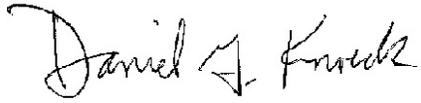
Items for Future Agendas:

- City Planner Miller informed the Plan Commission that staff is still working on bicycle routes for transportation purposes.

Staff Updates:

- City Planner Miller gave an update on the Comprehensive Plan process. The last committee meeting was cancelled due to lack of a quorum. Miller stated that the City is seeing good response on the survey with over 30% response to date.

There being no objections, the Mayor adjourned the meeting at 7:32 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: April 19, 2016

RE: Conditional Use Request by Central Wisconsin State Fairgrounds (CWSF) to construct a permanent stage east of the Marshfield Fairgrounds Park grandstands to provide outdoor entertainment for various events within property zoned "CD" Campus Development zoning district prior to the adoption of a Campus Master Plan, located at 513 East 17th Street, (Parcel 33-03458).

Background

The Central Wisconsin State Fairgrounds is looking to develop a permanent stage for the grandstand area, just inside the track. Presently, when a concert takes place in the Fairgrounds in front of the grandstands, a temporary stage is set up.

Analysis

The stage area will consist of a 3,000 square foot raised concrete stage (40' x 75'). North of the stage will be an ADA accessible ramp. West of the stage (facing the bandstand) will have a 5 foot concrete apron and east of the stage will have a 15 foot concrete apron. Trucks will be able to back up to the stage from the south. Both apron areas will be at grade level. The proposed stage is open air with no permanent roof at this time. The perimeter of the stage will have a fence along all four sides with removable portions of the fence for events.

Site

This portion of the Fairgrounds sits on a 25 acre site. The setback to the south property line (17th Street) will be approximately 330 feet. The setback to the west property line is approximately 360 feet. The setback to the east property line (Peach Ave) is approximately 455 feet. And the setback to the north property line (14th Street) is approximately 800 feet. The stage will generally face west towards the bandstand.

To allow some flexibility, staff would propose to allow minor site adjustments to the setbacks to be approved administratively.

Location

The surrounding land use and zoning is part of the Fairgrounds property and consists of "CD" Campus Development district to the east, south, and west. Property to the north is single family residential, zoned "SR-6".

Landscaping

Under the zoning code, the Campus Development district does not have a specific landscape requirement. The reason for that is that each campus district is different and landscaping will be reviewed either at the time the Campus Master Plan is adopted or through each Conditional Use Permit request. Staff is recommending that no additional landscape be required due to the following:

- The stage is so far away from any property line and is basically screened from the west, north, and south by existing development.
- Existing street frontage landscaping would be adequate for new development of this size under a "CMU" Community Mixed Use district. The "CMU" district landscape requirements have been used as part of other Conditional Use Permit conditions.

Parking

Because this is an existing use, the grandstands are already in place, and only the stage is being made permanent, staff feels that additional parking would not be required by code and is not recommended as part of this application.

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.*

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

From Application: "The proposed stage is in the same location as the temporary stage rented annually and meets the requirement of providing entertainment to the Fair. It is therefore in harmony with the plans for Marshfield Fairgrounds Park. It is also our intent to see this stage be an added benefit to the Marshfield Fairgrounds Park in securing non-Fair rentals throughout the year. This future state would also add further benefit to existing events such as the Parish Pull and Wounded Warriors."

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. There are already concerts that take place at this location, however, the permanent stage will allow easier and more consistent setup. There may be additional events that occur due to the permanent stage, but the additional events would be consistent with the events that presently take place.

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.

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 would not cause any changes to 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.*

The public benefit of the permanent stage should outweigh any adverse impacts. The new stage will be an improvement to the current situation of having to install a temporary stage for each event that takes place.

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

Based on findings that the Conditional Use Review criteria is being met, APPROVE a Conditional Use Request Central Wisconsin State Fairgrounds to allow the construction of a permanent stage east of the Marshfield Fairgrounds Park grandstands to provide outdoor entertainment for various events within property zoned "CD" Campus Development zoning district prior to the adoption of a Campus Master Plan, located at 513 East 17th Street (Parcel 33-03458) with the following conditions:

1. A draft Campus Master Plan, meeting the requirements of the Zoning Code, must be submitted to the City within one year of Common Council approval of the Conditional Use Permit.

Attachments

1. Application
2. Location Map
3. Site Plan

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: _____

OFFICE USE ONLY

Date Received: 3/23/16	Fee Receipt Number: 57892	Zoning District: "CD"	Parcel #: 33-03458
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SITE INFORMATION

Site Address: 513 E. 17th St. Marshfield, WI 54449	Present Land Use: Fairgrounds
Legal Description:	

APPLICANT INFORMATION

Applicant Name: Central Wisconsin State Fair	Phone #: 715-387-1261	Email Address: afischer.cwsf@gmail.com
Address, City, State, Zip: PO Box 748, Marshfield, WI, 54449		
The Applicant is the <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Representative/Other (Describe): The property is owed by the city for the use of the Fair/Fairground		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name: City of Marshfield	Owner Phone #: (715) 486-2003	Owner Email Address:
Owner Address, City, State, Zip: 630 S Central Ave, Marshfield, WI, 54449		

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: Building of a stage for the fairgrounds	Proposed # of Employees: N/A	Proposed Hours of Operation: Multiple Hours Per Event
<input type="checkbox"/> Residential or <input checked="" type="checkbox"/> Nonresidential	Number of Buildings:	Number of Units:
		Density (units per acre):
Narrative of Conditional Use Request	The Central Wisconsin State Fair is seeking the approval of a stage being built for the use of the Central Wisconsin State Fair and the Marshfield Fairgrounds Park.	
Future Plans/Modifications: To be used for the Central Wisconsin State Fair and Marshfield Fairgrounds Park	Time Needed to Finish Request: Friday, April 29, 2016	

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 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 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: Adam G. Fischer, Executive Director

Date: March 22, 2016

Tuesday, March 22, 2016

Ladies and Gentlemen of the Plan Commission:

The Central Wisconsin State Fair (hereinafter CWSF) in lieu of presenting a formal Campus Master Plan is requesting a Conditional Use Permit for the construction of a permanent stage on property owned by the City but used by the CWSF. A map and conceptual design scheme is attached.

In accordance with City Code, Chapter 18, we submit that the Conditional Use Permit satisfies all the requirements that the Commission is obligated to consider and request that the permit be granted. The narrative is as follows:

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

The proposed stage is in the same location as the temporary stage rented annually and meets the requirements of providing entertainment to the Fair. It is therefore in harmony with the plans for Marshfield Fairgrounds Park. It is also our intent to see this stage be an added benefit to the Marshfield Fairgrounds Park in securing non-Fair rentals throughout the year. This future stage will also add further benefit to existing events such as the Parish Pull and Wounded Warriors.

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.

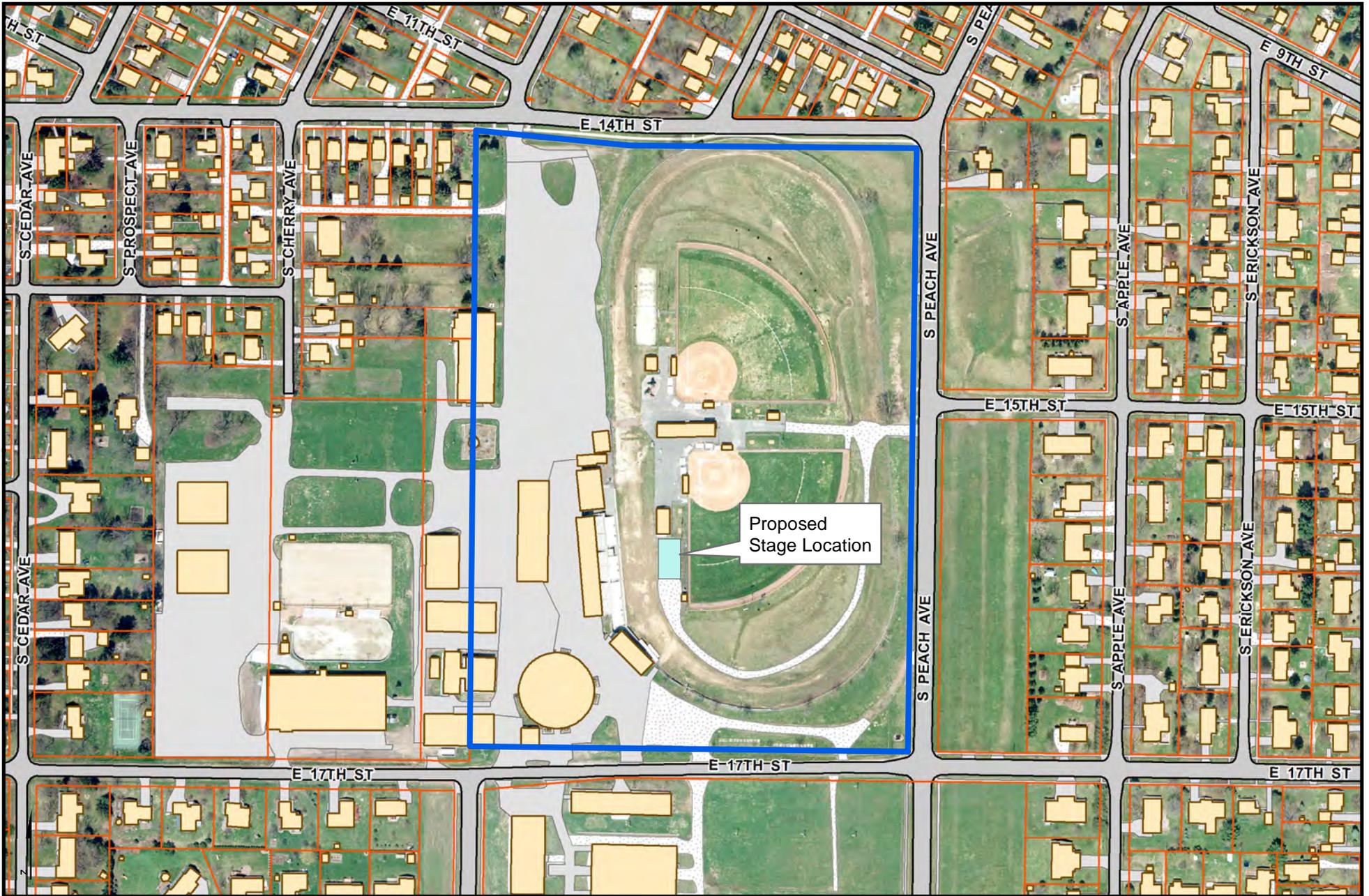
There will be no additional impacts on the neighborhood, nearby property or environmental factors.

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 stage will not alter any of the existing land uses or impacts.

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 area is adequately served by public utilities and will not require any additions.

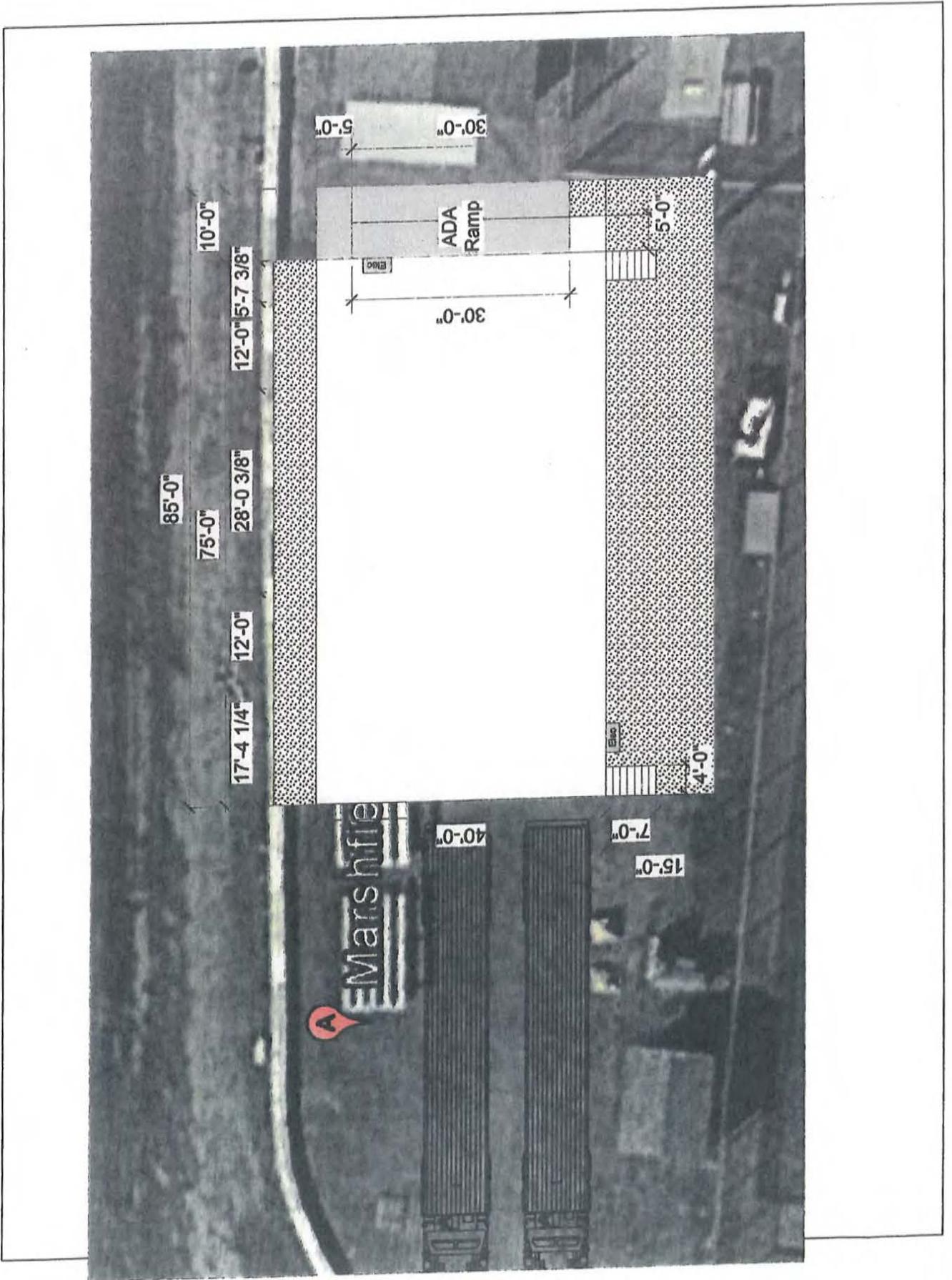


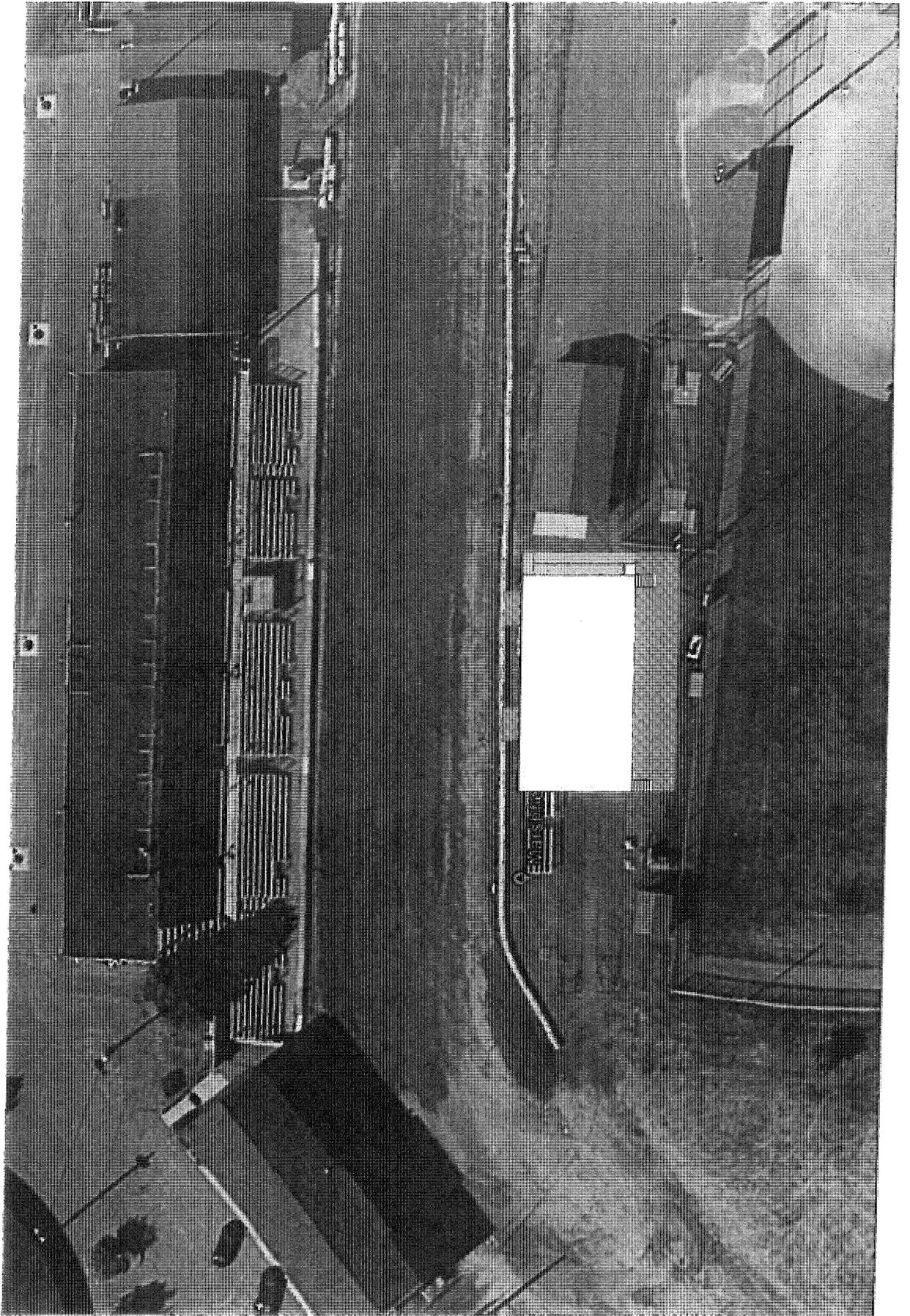
CUP - New Permanent Stage - Fairgrounds
City of Marshfield - Plan Commission
Meeting Date: April 19, 2016

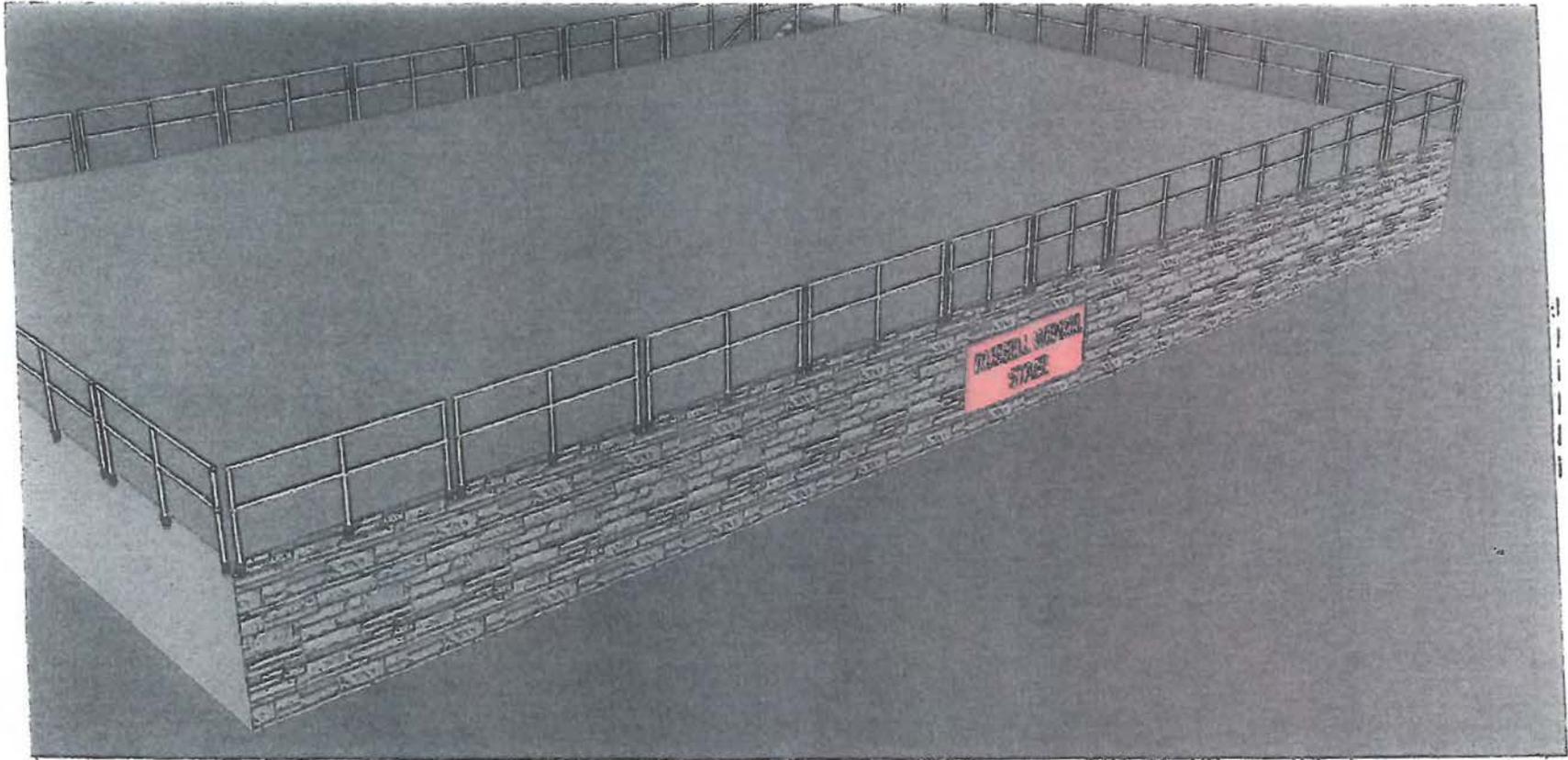
Map Not To Scale
For Reference Only

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.









TON
S, INC.
CONTRACTOR



City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: April 19, 2016

RE: Conditional Use Request by Peter Nagel representing Forward Financial Bank to allow the construction of a Large and Group Development with off-site parking, including an exception to exceed the maximum district height allowable within property zoned "CMU" Community Mixed Use, located at 1001 North Central Avenue (Parcel 33-03257 and 33-03257B).

Background

Forward Financial Bank is proposing to develop the previous Hartl Manor site as a group development with the primary principal structure being a large multi-tenant development that exceeds 50,000 square feet including off-site parking and an exception to the maximum allowable height restriction for a property zoned "CMU" Community Mixed Use located at 1001 North Central Avenue (parcels 33-03257 and 33-03257B). This proposed site will include a large multi-tenant Bank building, space for a separate restaurant building, parking for both facilities, a loading area for an adjoining property, and on-site storm water management.

Analysis

Section 18-114(5)(a) requires a conditional use permit for any new group or large developments in addition to the exceptions for exceeding the maximum height allowance and allowing off-site parking.

Location

As stated above, the proposed Forward Financial Bank Development is located at the previous Hartl Manor site which is east of the existing Dunkin' Donuts property and the Burger King property and west of the existing skate park at Braem Park. This site is currently made up of two tax parcels, 33-03257 and 33-03257B both zoned "CMU" Community Mixed Use. It is the intention of the Applicant to combine both parcels into one tax parcel, however, if granted an exception to allow for off-site parking, it would not be a requirement. In addition to the two current properties, the site is also being developed in such a way that it could potentially split the future tenant building onto a separate lot if desired in the future. If this future tenant building was split off, all of the individual lot requirements and setbacks would still be able to be met for both properties.

Site/Setback

The principal Bank building is positioned closer to the southeast corner of the property being setback approximately 290 feet from North Central Avenue, 37 feet from the south

property line, 74 feet from North Cedar Avenue, and 290 feet from West Ives Street. The secondary future tenant building is located closer to the West Ives Street and North Cedar Avenue intersection being setback approximately 75 feet from West Ives Street, 74 feet from North Cedar Avenue, and 30 feet from the Burger King property line to the west. This secondary building will not be constructed at this time, however, the Applicant is proposing to complete the site work and level the future tenant building area to “pad-ready”.

There are three proposed vehicular access points on the property: the principal entrance off of North Central Avenue which is shared by the Dunkin Donuts development and two other access points off of North Cedar Avenue. The overall site contains 213 proposed parking stalls. Other than the two principal structures, parking, traffic circulation areas, two dumpster enclosure spaces, a possible equipment /vehicle shed, and greenspace, the site also contains two proposed stormwater detention areas. These stormwater detention areas will be sized to handle the stormwater management for the Bank property, the future tenant building property and the Dunkin Donuts property.

Building Details

The submitted site plan as previously stated shows two principal structures and the possibility of an equipment/vehicle shed. Having two principal structure on the same lot would classify this development as a group development; however, it can be demonstrated that the future tenant building could subsequently be detached and still conform to the lot and yard requirements of Chapter 18. The submitted site plan does show a proposed future property line separating the two principal structures on separate parcels. If desired, the Applicant could record a certified survey map to separate these principal structures and each lot would meet the requirements.

The Bank Building

The proposed Bank building is a 55,440 square foot multi-tenant building with three above ground levels and one below. The lower level will have a walk-out patio area towards the east or North Cedar Avenue. This proposed Bank will reach a height of 53 feet above ground level measured from the highest grade-level at the front wall of the building to the highest point of the roof which is greater the maximum 35 foot height restriction in the “CMU” Community Mixed Use zoning district. Section 18-74(4) however allows for the Plan Commission to grant exceptions to the height limitations for any building or structure. The general use of this building will be for office and/or personal and professional services. The Bank will primarily occupy the first and lower level of the building and will also have multiple drive-thru lanes on the south side of the building.

Future Tenant Building

The submitted site plans shows the possibility of a separate future tenant building near the intersection of East Ives Street and North Cedar Avenue located directly to the east of the Burger King property. At this time the Applicant has indicated that there is not an agreement with any future tenant and that the building will not be constructed until such time; however, the surrounding site work will be completed and the building site will be graded to pad-ready level. The future tenant building as shown is approximately 4,300 square feet in area. Although the structure could be used for other uses, the layout of the building and site is intended for a restaurant use that would meet the minimum parking requirements and have space available for a possible drive-thru lane.

Equipment/Vehicle Shed

The site plan also shows an equipment/vehicle shed located near the southeast corner of the property. While the Applicant has not submitted any building details regarding this structure, staff will review the building details to make sure that the proposed design meets the requirements of a nonresidential accessory structure, Section 18-65(8). It is unknown at this time if such building can be constructed in this location since it is currently proposed within a sanitary sewer utility easement and may need to be located elsewhere on the property. Also, if the future tenant building would be separated in the future, the Applicant would likely be required to combine the two current parcels to meet the minimum lot frontage off of North Central Avenue to allow the accessory structure to be installed in the “rear” yard.

Parking/Traffic Circulation

Calculating the minimum parking requirement, the Bank building would require 159 stalls (55,440 square feet multiplied by 1 stall per 350 square feet of gross floor area) and if the future tenant building will occupy a restaurant use this building would require 29 parking stalls (4,300 square feet multiplied by 1 stall per 150 square feet) for a total minimum number of required parking stalls of 188. Currently the proposed site has a total of 213 shown parking stalls – 176 parking stalls are designated to the Bank property across two parcels and 37 parking stalls are designated to the future tenant building lot.

There are three vehicular access points onto the properties: the primary entrance off of North Central Avenue which is shared with the with the Dunkin Donuts development and has a designated loading area for the Dunkin Donuts property, the second exit is located off of North Cedar Avenue which will be a shared entrance for the Bank property and the future tenant building property, and a third access point near the southeast corner of the property which will primarily be used as an exit from the Bank drive-thru and an entrance for vehicles traveling north bound on North Cedar Avenue.

All of the parking stalls will meet the minimum standards and meet the minimum required setbacks of 10 feet from public rights-of-way and 3 feet from any side or rear lot line except in the case of shared driveways.

Landscaping

Landscaping requirements are broken into three sections: street landscaping, parking landscaping and bufferyard landscaping. Overall the proposed site landscaping is above and beyond the City’s minimum requirements. The following is a breakdown of each landscape section:

Street Landscaping

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. This development abuts three separate public streets including 164.34 feet along North Central Avenue, 191.58 feet along West Ives Street, and 551.79 feet along North Cedar Avenue. Calculating out the minimum landscape requirements this development would be required a minimum of 66 points along North Central Avenue, 77 points along West Ives Street, and 221 points along North Cedar Avenue. The submitted landscape plan shows approximately 240 points along North Central Avenue, 160 points along West Ives Street, and 480 points along North Cedar Avenue.

Parking Landscaping

Section 18-133(3) states for every 20 off-street parking stalls or 10,000 square feet of parking area including circulation and loading areas, which ever yields the greater requirement (parking stalls) there shall be a minimum of 60 points of landscape plants installed in the "CMU" Community Mixed Use District. With 213 proposed parking stalls and a total of 105,970 square feet of paved surface, the minimum required parking landscaping for this development is 639 points. Without calculating the smaller shrubbery or perennial plantings the submitted plan shows approximately 3,440 points which is well over the required minimum.

Bufferyard Landscaping

Section 18-133(4) states wherever two different zoning districts abut one another a bufferyard shall be located along the outer perimeter per the table found in Article VIII. This table requires a minimum opacity of 0.5 for a "CMU" Community Mixed Use property abutting a "SR-4" Single Family Residential zoning district. The requirements of a 0.5 opacity include a minimum bufferyard or setback of 10+ feet and a minimum of 160 landscape points per 100 linear feet in which at least 50% of the required points are a coniferous species for a greater visual buffer. The entire south property line extending 430 linear feet abuts residential properties zoned "SR-4". This would require a minimum of 688 total landscape points with at least 344 of those points being of the coniferous species. The submitted plan shows a proposal of 1,720 total landscape points of which 1,480 points are of the coniferous species to provide a greater visual buffer. The proposed amount of landscaping is equivalent to the minimum requirements of a 0.8 or 1.0 opacity which for reference would be required if a general industrial property would develop abutting single family residential homes.

Lighting

All of the proposed lighting will meet the minimum lighting standards as defined under Section 18-104 including the maximum foot-candles at a property line, the maximum average on-site lighting, the maximum light pole height, and full cutoff or fully shielded luminaries.

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 in harmony with the recommendations of the Comprehensive Plan including economically expanding an existing business which will likely also create more jobs in the future and open the doors for another restaurant space.

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.

While the proposed project will be a major change for the area the property is already surrounded by commercial development, a major arterial, a park, and is proposing a large bufferyard to the residential properties to the south.

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

This property has sat vacant for years but has always been zoned commercial. With that it will be a fairly drastic change going from a vacant lot with a large wooded area to a completely developed site; however, the Applicant is proposing an aesthetically pleasing site and building with lots of new landscaping to break up the development.

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 existing site is adequately served and will not cause an undue burden on utilities or 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.*

Approving this development will open many new doors for the City including new tenant space, a space ready for another restaurant space, and a large residential redevelopment in the downtown.

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 Peter Nagel representing Forward Financial Bank based on the information presented and the conditional use criteria being met, to allow the construction of a group and large development including off-site parking and with an exception to exceed the maximum height restriction in the "CMU" Community Mixed Use district, located at 1001 North Central Avenue (parcels 33-03257 and 33-03257B) with the following conditions:

1. The principal Bank building is allowed to be constructed at a maximum height of 55 feet.
2. The Applicant may combine parcels 33-03257 and 33-03257B through a certified survey map. The combination of these two lots will be required prior to the development and any future separation of the “future tenant building”.
3. The “future tenant building” and equipment/vehicle shed may be administratively approved, provided they meet all zoning requirements.
4. Signage may be approved administratively provided that there is not a need for exceptions.
5. Minor site changes and building details may be administratively approved as long as the changes do not result in development becoming non-compliant with this conditional use permit or other zoning code requirements. .

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: _____

OFFICE USE ONLY

Date Received:	Fee Receipt Number:	Zoning District:	Parcel #:
----------------	---------------------	------------------	-----------

SITE INFORMATION

Site Address: 917 N Central Ave	Present LandUse: vacant (zoned CMU)
Legal Description: C - MFLD S5 T25N R3E LOT 1, WOOD CO CSM #9827, BNG PRT OF WCCSM'S 87, 3655, 7228 & 9735, BNG PRT OF THE NW SE	

APPLICANT INFORMATION

Applicant Name: Peter Nagel	Phone #: 2628968748	Email Address: pnagel@theredmondco.com
Address, City, State, Zip: W228 N745 Westmound Dr, Waukesha WI 53186		
The Applicant is the <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Representative/Other (Describe) : design-builder		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name: Forward Financial Bank, Attn: Bill Sennholz	Owner Phone #: 7156871122	Owner Email Address: bills@forwardbank.com
Owner Address, City, State, Zip: 207 W 6th St, Marshfield WI 54449		

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: office building with bank branch	Proposed # of Employees: 85 + future office tenants	Proposed Hours of Operation: 8:00am-5:00pm
<input type="checkbox"/> Residential or <input checked="" type="checkbox"/> Nonresidential	Number of Buildings: 1	Number of Units:
Density (units per acre):		
Narrative of Conditional Use Request	This project will be the main office and branch for Forward Financial Bank, with a portion of the property to be sold or leased at a later date. We are requesting a variance for height exceeding maximum allowable 35' (currently shown at 53'). This project is classified as a "Large Development" in excess of 50,000 total SF (currently shown at 55,440 SF) and as such requires a conditional use permit.	
Future Plans/Modifications: Engineered civil drawings and site lighting plan will be submitted to DRT prior to PC meeting.	Time Needed to Finish Request: 4/8/16	

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 type="checkbox"/> Lighting Plan	<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Other: building elevations and street view
---	--	--	--	--------------------------------------	--

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: _____

3/18/16



CUP: Forward Financial Bank - 1001 N Central Ave
City of Marshfield - Plan Commission
Meeting Date: April 19, 2016

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.

Map Not To Scale
 For Reference Only



Forward Financial Bank

View from Central & Ives





Forward Financial Bank

View from SW



4/8/16

15038



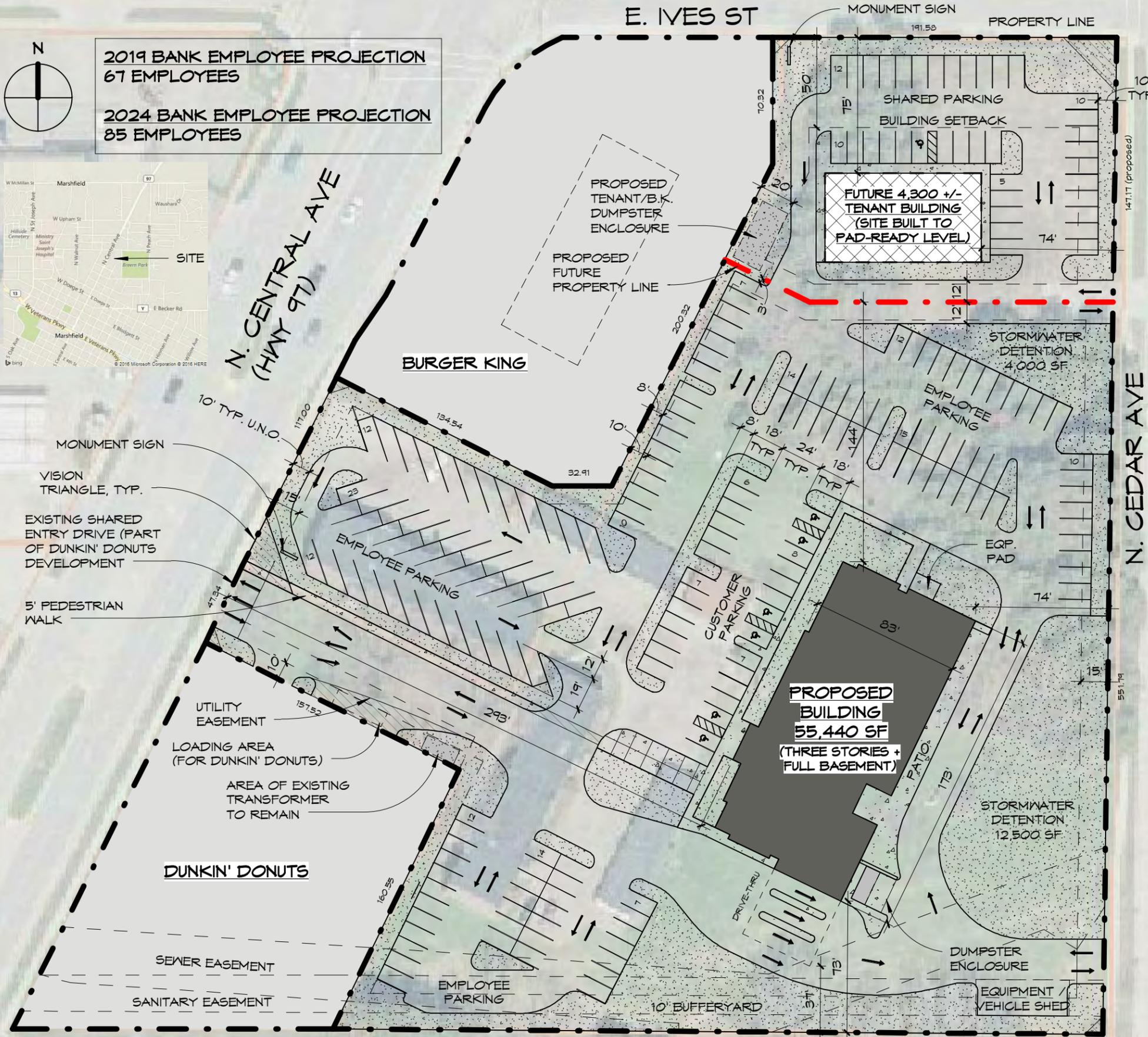
Forward Financial Bank





2019 BANK EMPLOYEE PROJECTION
67 EMPLOYEES

2024 BANK EMPLOYEE PROJECTION
85 EMPLOYEES



FUTURE LOT - SITE INFORMATION

TOTAL SITE AREA: 28,823 SF (0.66 ACRES)

BUILDING LOT COVERAGE: 40% MAX (14.9% SHOWN)

BUILDING SETBACKS:

- 50' MAJOR STREETS (IVES)
- 20' FRONT YARD (CEDAR)
- 20' REAR YARD
- 10' SIDE YARD

BUILDING FRONTAGE: CEDAR AVE. FRONTAGE = 49.67'

PARKING REQUIREMENTS:

- (1) STALL PER 350 SF MIN. = 13 STALLS (1 ADA)
- 37 SHOWN (1 ADA)

HEIGHT UNKNOWN BUT UNDER 35'-0"

MONUMENT / PYLON SIGNAGE: (1) PER LOT - (1) SHOWN

BANK BUILDING - SITE INFORMATION

TOTAL SITE AREA: 188,953 SF (4.34 ACRES)

LANDSCAPING REQUIREMENTS:

- (1) PARKING ISLAND PER 12 SGL./24 DBL. LOADED
- BUFFERYARD TO SR-4 (RESIDENTIAL) ZONING
- 40 PTS. PER 100 SF STREETFRONT
- 60 PTS. PER 20 STALLS OR 10,000 SF

CURRENT ZONING: CMU (COMMERCIAL MIXED USE), CITY OF MARSHFIELD

BUILDING LOT COVERAGE:

- 40% MAX (7.3% SHOWN)
- 55,440 SF ("LARGE DEVELOPMENT" > 50,000 SF)
- GROUND AREA COVERAGE (INC. CANOPIES) = 15,789 SF

BUILDING SETBACKS:

- 20' REAR YARD
- 15' SIDE STREETS (CEDAR, CENTRAL)
- 10' SIDE YARD

BUILDING FRONTAGE: CENTRAL AVE. FRONTAGE = 164.34'

PAVING SETBACKS:

- 3' SIDE YARD
- 10' ALL OTHER SIDES
- TOTAL PAVED AREA = 105,970 SF (56.1%)

PARKING REQUIREMENTS:

- (1) STALL PER 350 SF MIN. = 159 STALLS (6 ADA)
- 176 SHOWN (6 ADA)

MAX BUILDING HEIGHT: 35'-0" (53'-0" SHOWN)

BUILDING SIGNAGE:

- 10% FACADE W/ 50 SF MIN.
- 24 SF PER SIGN, 200 SF MAX TOTAL

MONUMENT / PYLON SIGNAGE:

- (1) PER LOT - (1) SHOWN
- 100 SF MAX.



Forward Financial Bank

Architectural Site Plan

4/8/16

15038

CHECKED:	JL
DRAWN:	JB
DATE:	04-08-2016
PROJECT NO.:	15.169

LAYOUT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

THE REDMOND COMPANY
 FORWARD FINANCIAL BANK
 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 (Fx)



Point of Beginning

C2.0

GENERAL NOTES:

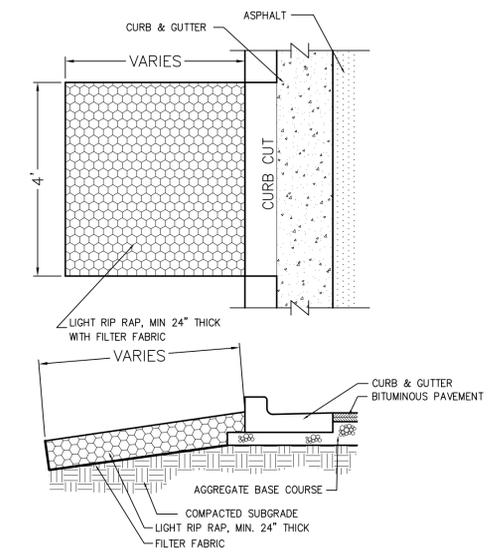
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- 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.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- ALL NEW CURB ON ADJACENT STREET SHALL BE TIED IN ACCORDANCE WITH DETAIL 4 ON SHEET C6.0.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

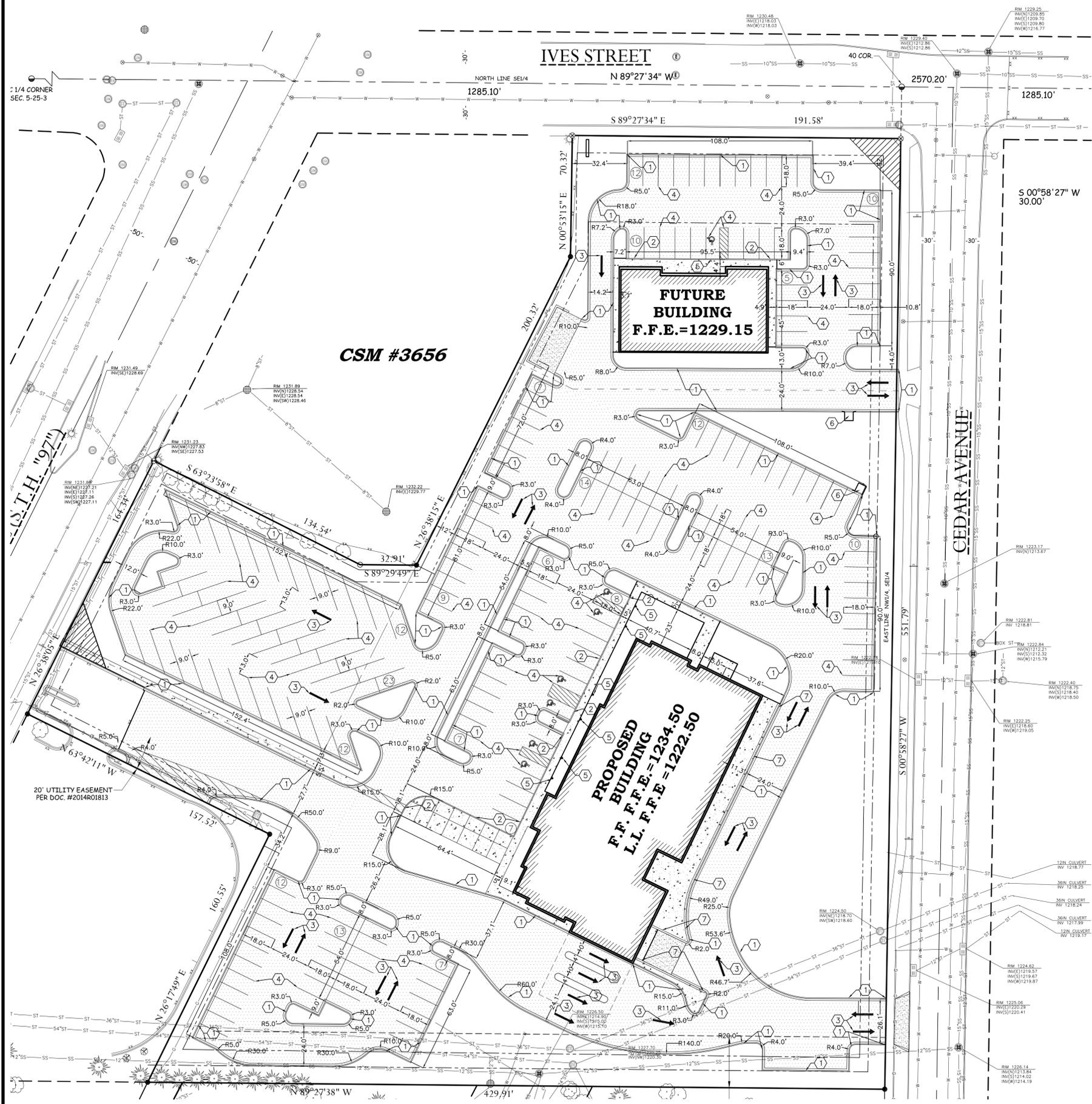
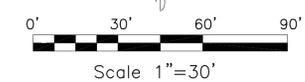
- ① 18" CURB AND GUTTER
- ② THICKEN EDGE WALK
- ③ DIRECTIONAL ARROW
- ④ PARKING LOT STRIPPING
- ⑤ HANDICAP SIGN
- ⑥ CURB CUT & LIGHT RIP RAP
- ⑦ RETAINING WALL (SEE STRUCTURAL)
- ⊗ NUMBER OF PARKING STALLS IN A ROW

PAVEMENT HATCH PATTERNS:

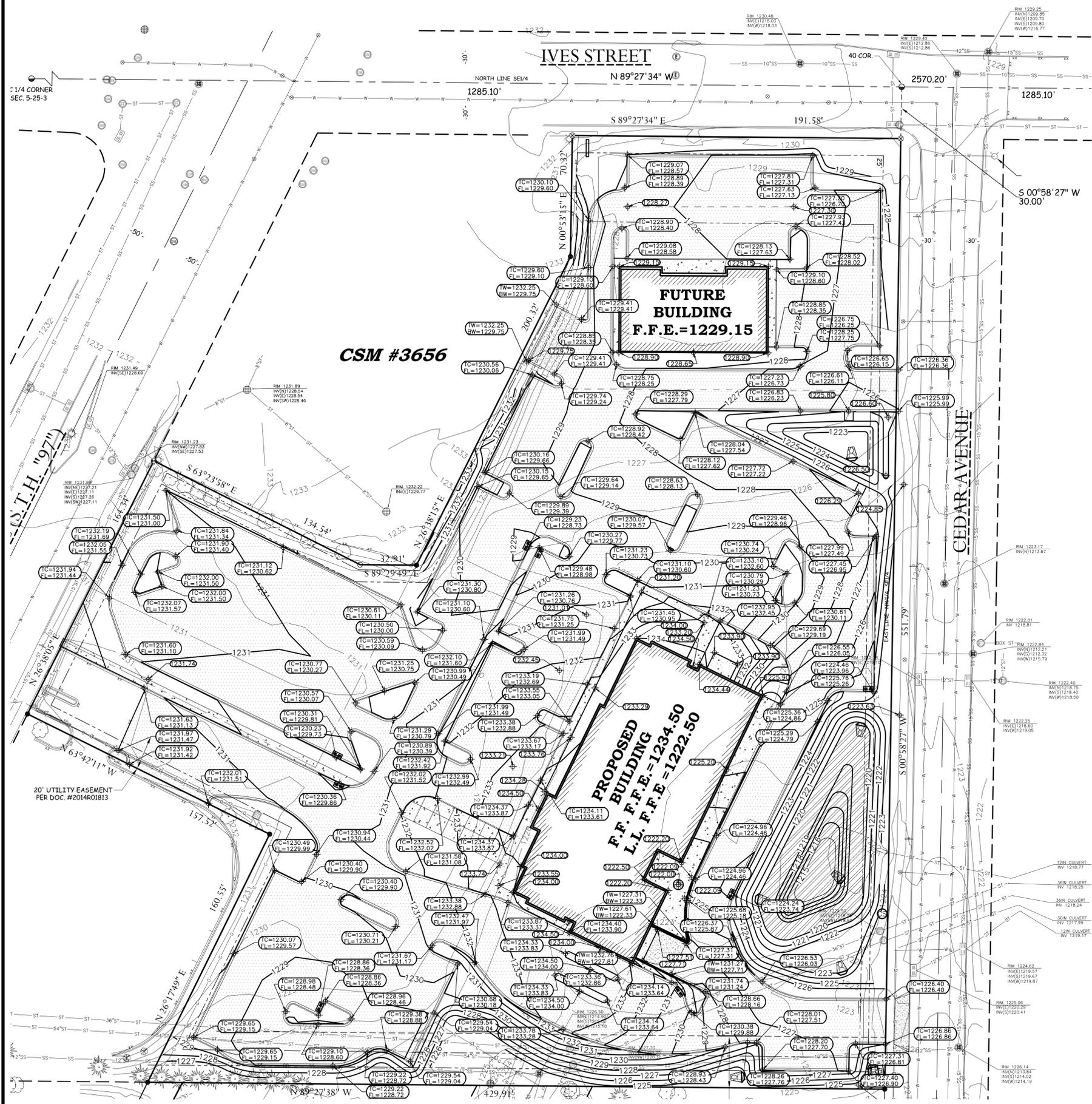
- PROPOSED 3.5" ASPHALTIC CONCRETE PAVEMENT W/ 9" BASE COURSE
- PROPOSED 4" CONCRETE PAVEMENT
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT



CURB CUT & LIGHT RIP RAP



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GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1234.50 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- 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.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
- PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
- EXCESS TOPSOIL SHALL BE EXPORTED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

CHECKED:	JL
DRAWN:	JB
DATE:	04-08-2016
PROJECT NO.:	15.169

GRADING PLAN

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	892.20
PROPOSED ENDWALL INVERT ELEVATION	892.05
PROPOSED TOP OF CURB ELEVATION	893.55
PROPOSED FLOW LINE ELEVATION	893.55
PROPOSED TOP OF WALL ELEVATION	893.55
PROPOSED BOTTOM OF WALL ELEVATION	893.55
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	X XXX
PROPOSED STORM SEWER MANHOLE	S XXX
PROPOSED STORM SEWER CONTROL STRUCTURE	S XXX
PROPOSED STORM INLET	X XXX
PROPOSED WET DETENTION POND	X XXX

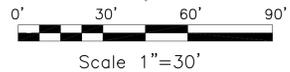
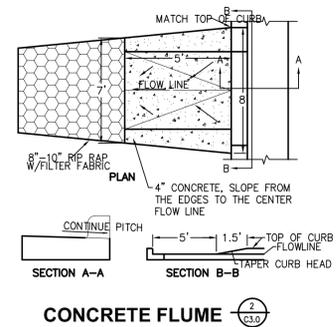
PRELIMINARY - NOT FOR CONSTRUCTION

THE REDMOND COMPANY
 FORWARD FINANCIAL BANK
 CITY OF MARSHFIELD
 WOOD COUNTY, WISCONSIN

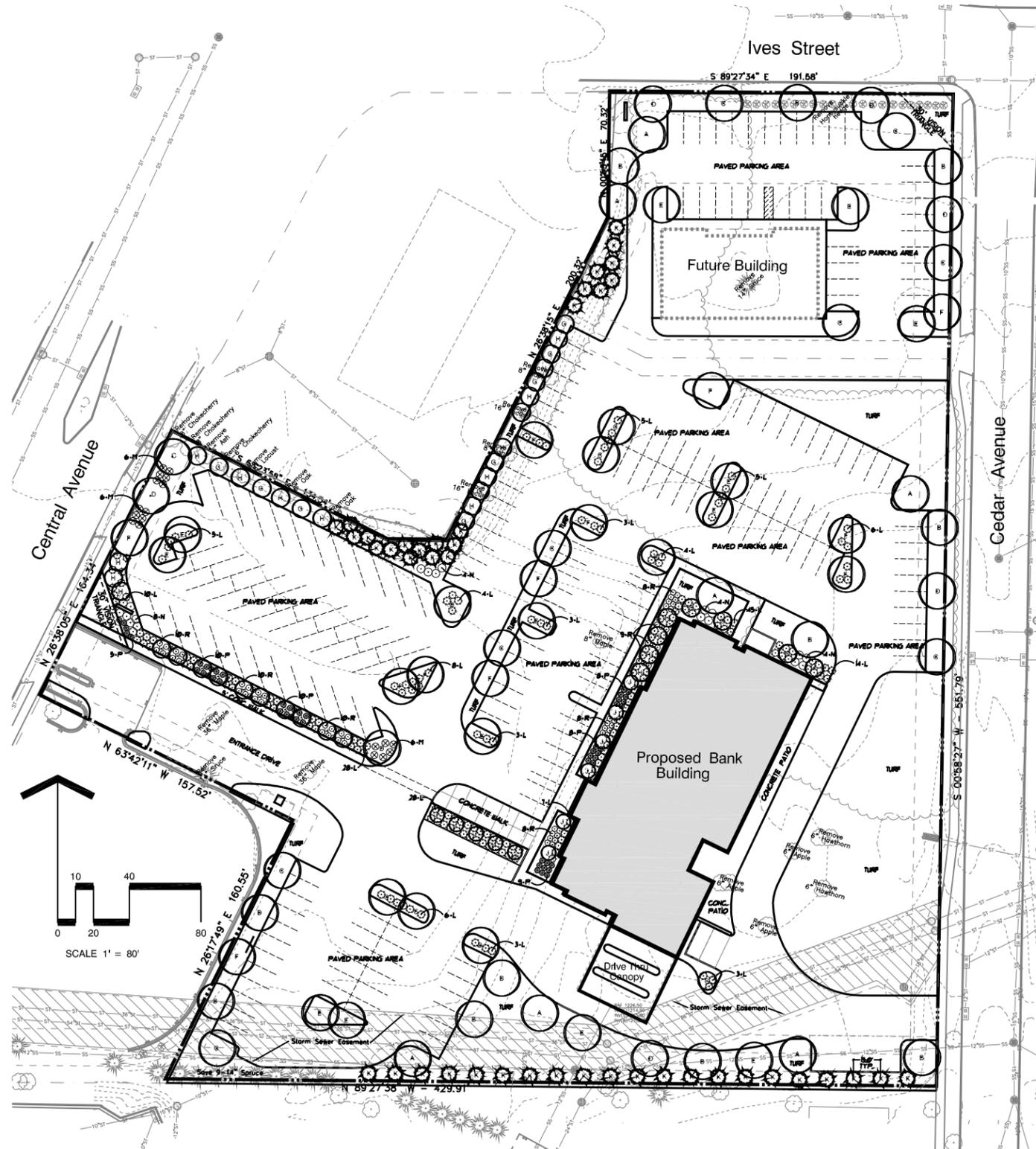
Land Surveying
 Engineering
 Landscape Architecture
 5709 Windy Drive, Suite D
 Stevens Point, WI 54482
 715.344.9999 (Ph) 715.344.9922 (Fx)



Point of Beginning



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Plant List

key	common name - botanical name	size	no.	root	zoning points
A	RED OAK - <i>Quercus rubra</i>	2"	7	B + B	280
B	GREEN MOUNTAIN SUGAR MAPLE - <i>Acer saccharum</i> 'Green Mountain'	2"	9	B + B	360
C	SWAMP WHITE OAK / <i>Quercus bicolor</i>	2"	16	B + B	640
D	GREENSPIRE LINDEN - <i>Tilia cordata</i> 'Greenspire'	2"	10	B + B	400
E	SKYLINE HONEYLOCUST - <i>Gleditsia triacanthos</i> 'Skyline'	2"	13	B + B	520
F	PRAIRIE PRIDE HACKBERRY - <i>Celtis occidentalis</i> 'Prairie Pride'	2"	12	B + B	480
G	IVORY SILK JAP. TREE LILAC - <i>Syringa reticulata</i> 'Ivory Silk'	1 1/2"	19	B + B	380
H	PRAIRIEFIRE CRABAPPLE - <i>Malus</i> 'Prairiefire'	1 1/2"	23	B + B	460
J	AUTUMN BRILLIANCE SERVICEBERRY - <i>Amelanchier</i> x <i>grand.</i> 'Autumn Brilliance'	6' multi	11	B + B	220
K	WHITE SPRUCE - <i>Picea glauca</i>	6'	43	B + B	1720
L	SEA GREEN JUNIPER - <i>Juniperus chinensis</i> 'Seagreen'	5	193	container	965
M	BLACK CHOKEBERRY - <i>Aronia melanocarpa</i> var. <i>elata</i>	18"	24	container	120
N	MISS KIM LILAC - <i>Syringa velutina</i> 'Miss Kim'	18"	20	container	100
P	LITTLE DEVIL NINEBARK - <i>Physocarpus opulifolius</i> 'Little Devil'	#3	50	container	150
R	SNOWMOUND SPIREA - <i>Spirea nipponica</i> 'Snowmound'	#3	63	container	189

Planting Notes:

- NO SUBSTITUTIONS IN SIZE OR SPECIES WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.
- ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.

Existing Plant Material:

- ALL EXISTING PLANT MATERIAL WILL BE REMOVED FROM THE SITE UNLESS NOTED AS 'SAVE'
- THE LARGE WOODED AREA SHOWN ON THE PLAN CONSISTS OF NUMEROUS VOLUNTEER SPECIES INCLUDING NATIVE SPRUCE, RED PINE, BOXELDER & BUCKTHORN WITH SEVERAL OAKS & MAPLES. THIS AREA WILL BE CLEARED FOR DEVELOPMENT.
- 9 - 14" SPRUCE AT SOUTH PROPERTY LINE WILL BE CLAIMED AS EXISTING LANDSCAPE PLANTS FOR REQUIRED BUFFER-YARD.

Landscaping Requirements:

- ONE PARKING ISLAND PER 12 STALLS SINGLE-LOADED OR 24 STALLS DOUBLE-LOADED AS SHOWN
- REQUIRED BUFFER-YARD ADJACENT TO SR-4 RESIDENTIAL ZONING
 429 FEET OF 10' BUFFER-YARD REQUIRED AT SOUTH PROPERTY LINE
 160 POINTS / 100 FEET = 688 POINTS
 9 EXISTING 14" SPRUCE = 360 PTS
 21 PROPOSED WHITE SPRUCE, 15' O.C. = 840 PTS
 BUFFER-YARD POINTS PROVIDED = 1200
- STREET FRONTAGE REQUIRES 40 PTS / 100'
 165' OF STREET FRONTAGE REQUIRES 66 PTS
 PLAN EXCEEDS 66 POINTS
- PARKING LOTS REQUIRE 60 PTS PER 20 STALLS OR 10,000 SF OF PAVED AREA
 214 STALLS REQUIRE 642 POINTS
 PLAN EXCEEDS 642 POINTS

Forward Financial Bank

LANDSCAPE PLAN

3/25/16, revised 4/7/16

15038





1 WEST ELEVATION
 1/16" = 1'-0"

*COLORS SHOWN ARE APPROXIMATE. FINAL COLORS WILL BE DETERMINED THROUGH SELECTION OF ACTUAL FINISH MATERIALS.

Forward Financial Bank





1 EAST ELEVATION
1/16" = 1'-0"

*COLORS SHOWN ARE APPROXIMATE. FINAL COLORS WILL BE DETERMINED THROUGH SELECTION OF ACTUAL FINISH MATERIALS.

Forward Financial Bank





1 NORTH ELEVATION
 1/16" = 1'-0"

*COLORS SHOWN ARE APPROXIMATE. FINAL COLORS WILL BE DETERMINED THROUGH SELECTION OF ACTUAL FINISH MATERIALS.

Forward Financial Bank





1 SOUTH ELEVATION
 1/16" = 1'-0"

*COLORS SHOWN ARE APPROXIMATE. FINAL COLORS WILL BE DETERMINED THROUGH SELECTION OF ACTUAL FINISH MATERIALS.

Forward Financial Bank

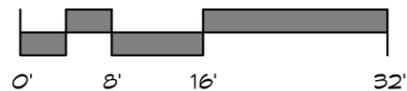
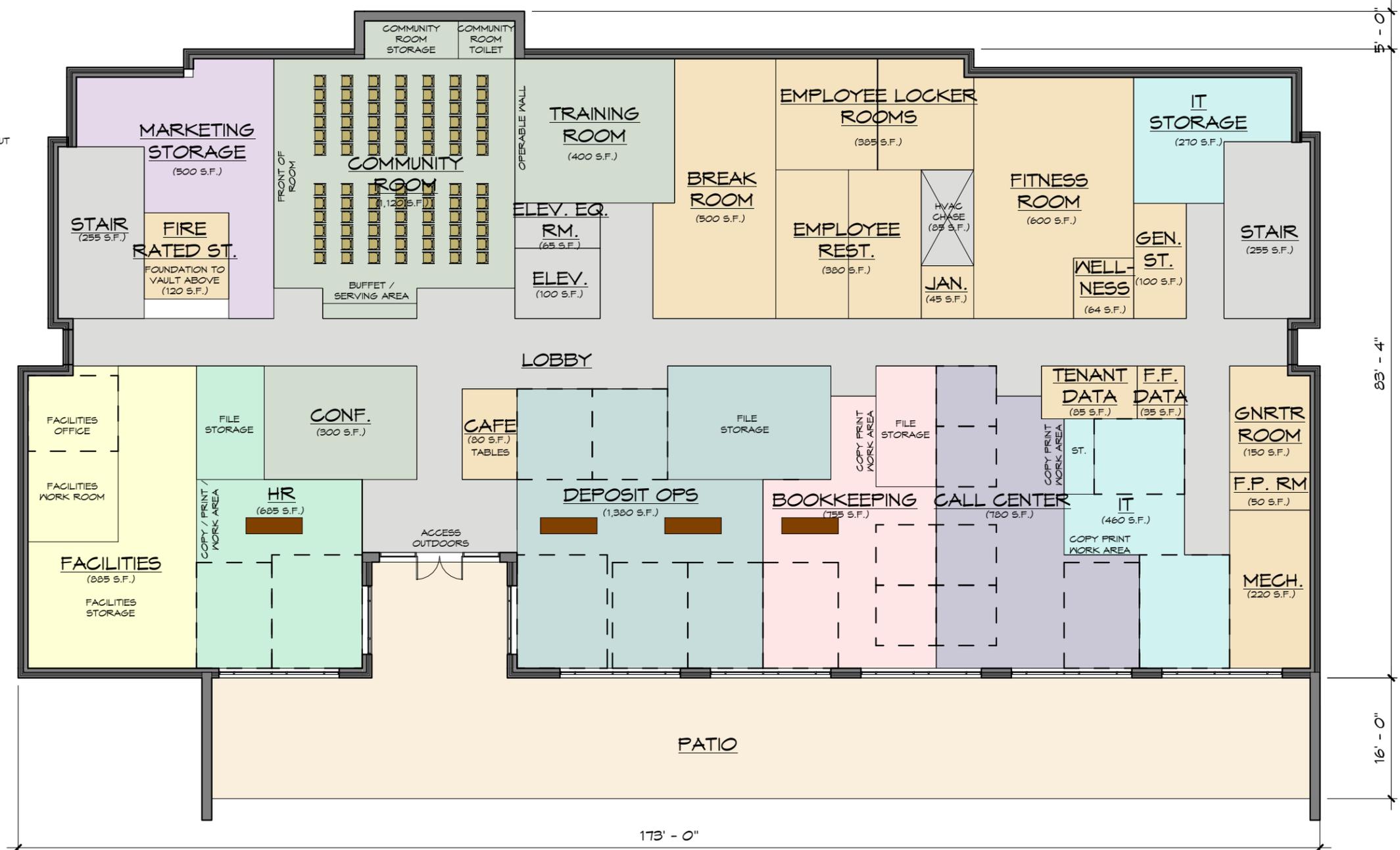
SOUTH ELEVATION



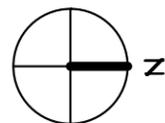
KEY

- DEPOSIT OPS
- CONFERENCE
- CALL CENTER
- SUPPORT AND SHARED SPACES
- FACILITIES
- OUTDOOR OR BREAK OUT AREA
- BOOKKEEPING
- CIRCULATION
- IT
- MARKETING
- HR

LOWER LEVEL = 13,860 S.F.



SCALE: 1/16" = 1'-0"



Forward Financial Bank

Lower Level Floor Plan

3/25/16

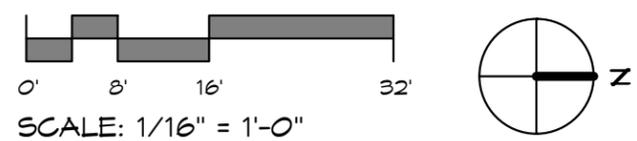
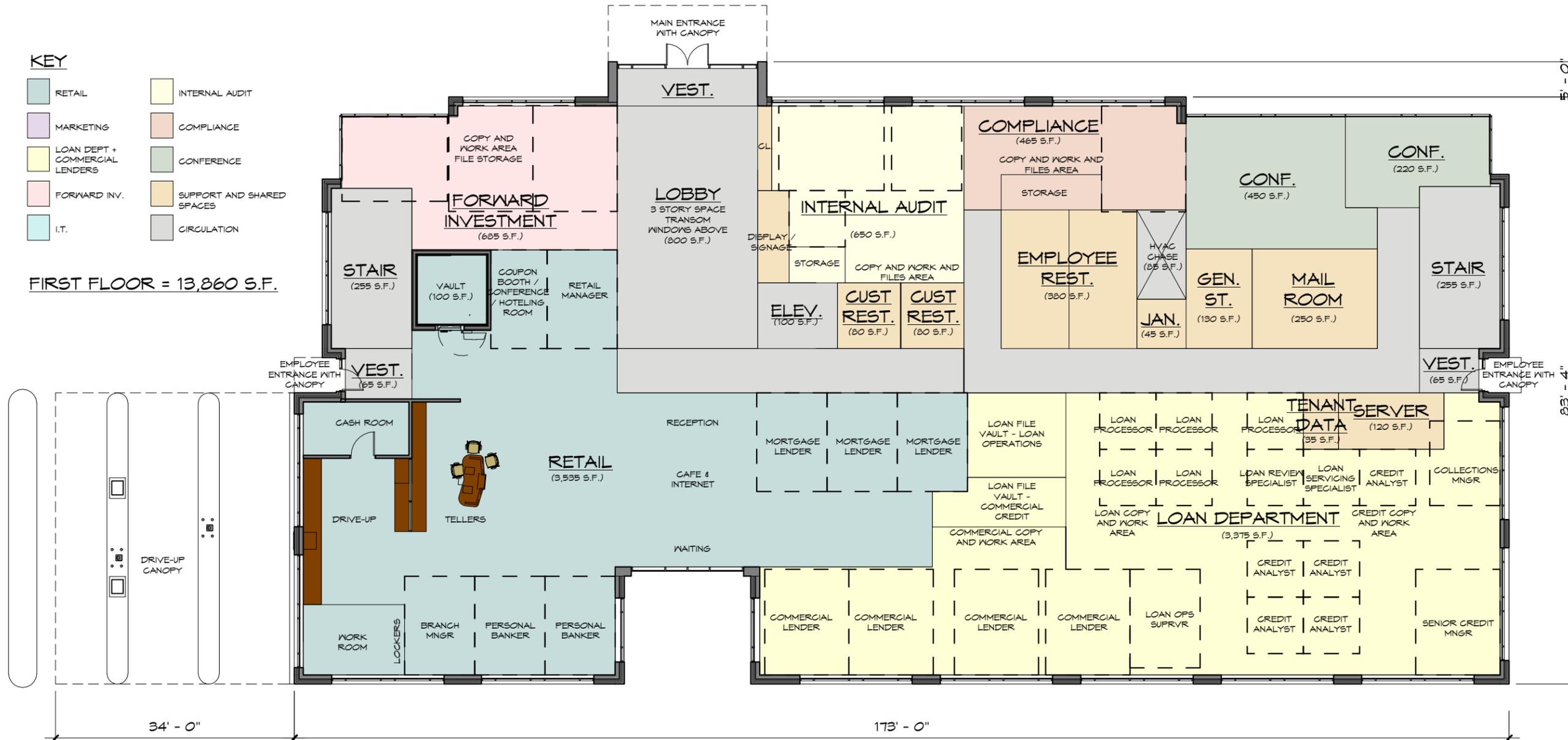
15038



KEY

- RETAIL
- INTERNAL AUDIT
- MARKETING
- COMPLIANCE
- LOAN DEPT + COMMERCIAL LENDERS
- CONFERENCE
- FORWARD INV.
- SUPPORT AND SHARED SPACES
- I.T.
- CIRCULATION

FIRST FLOOR = 13,860 S.F.



Forward Financial Bank

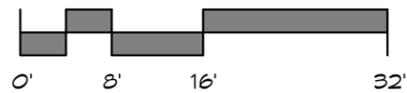
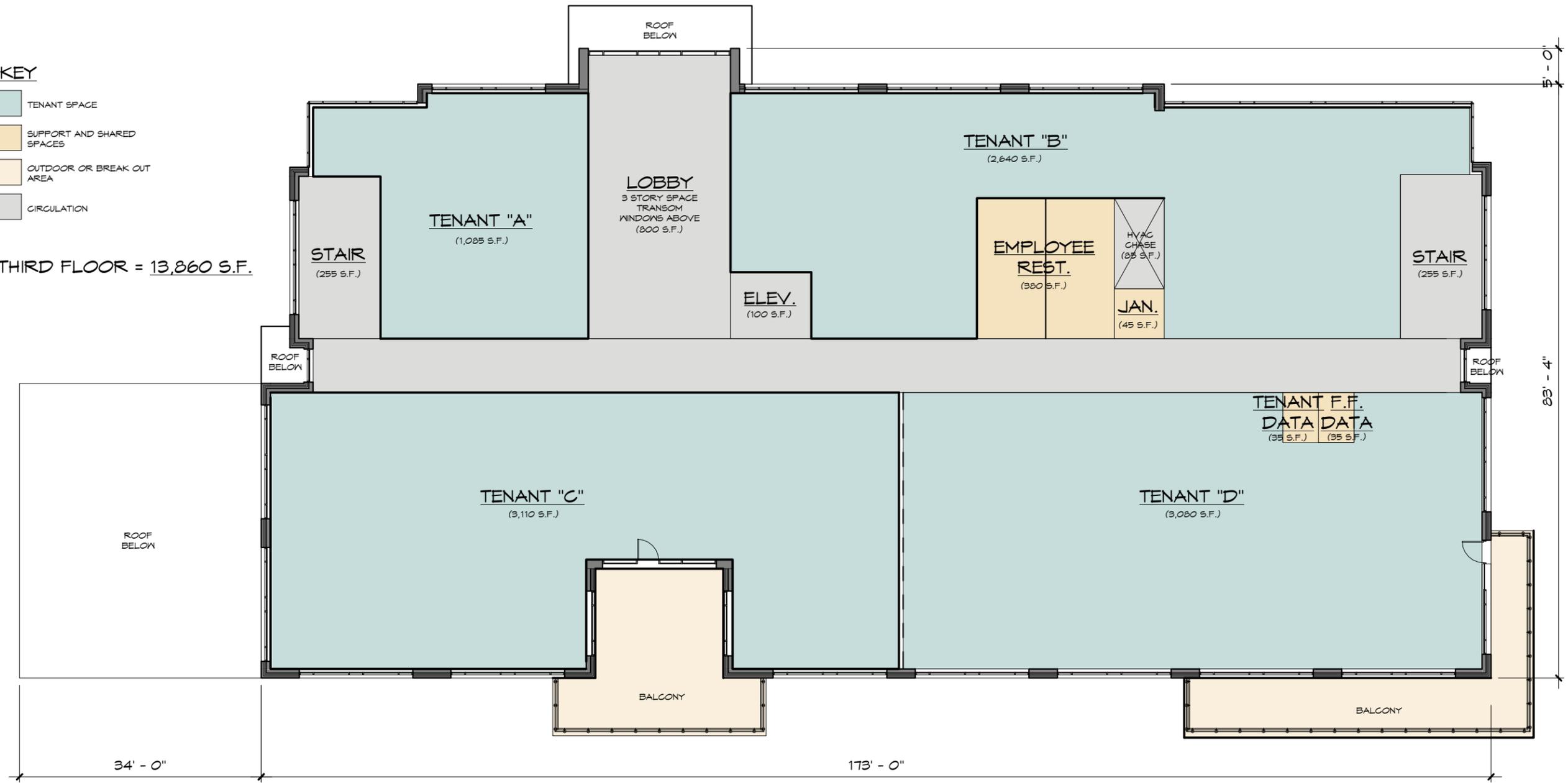
First Floor Plan



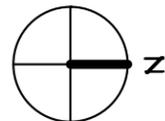
KEY

- TENANT SPACE
- SUPPORT AND SHARED SPACES
- OUTDOOR OR BREAK OUT AREA
- CIRCULATION

THIRD FLOOR = 13,860 S.F.



SCALE: 1/16" = 1'-0"



Forward Financial Bank

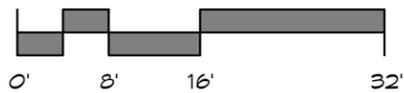
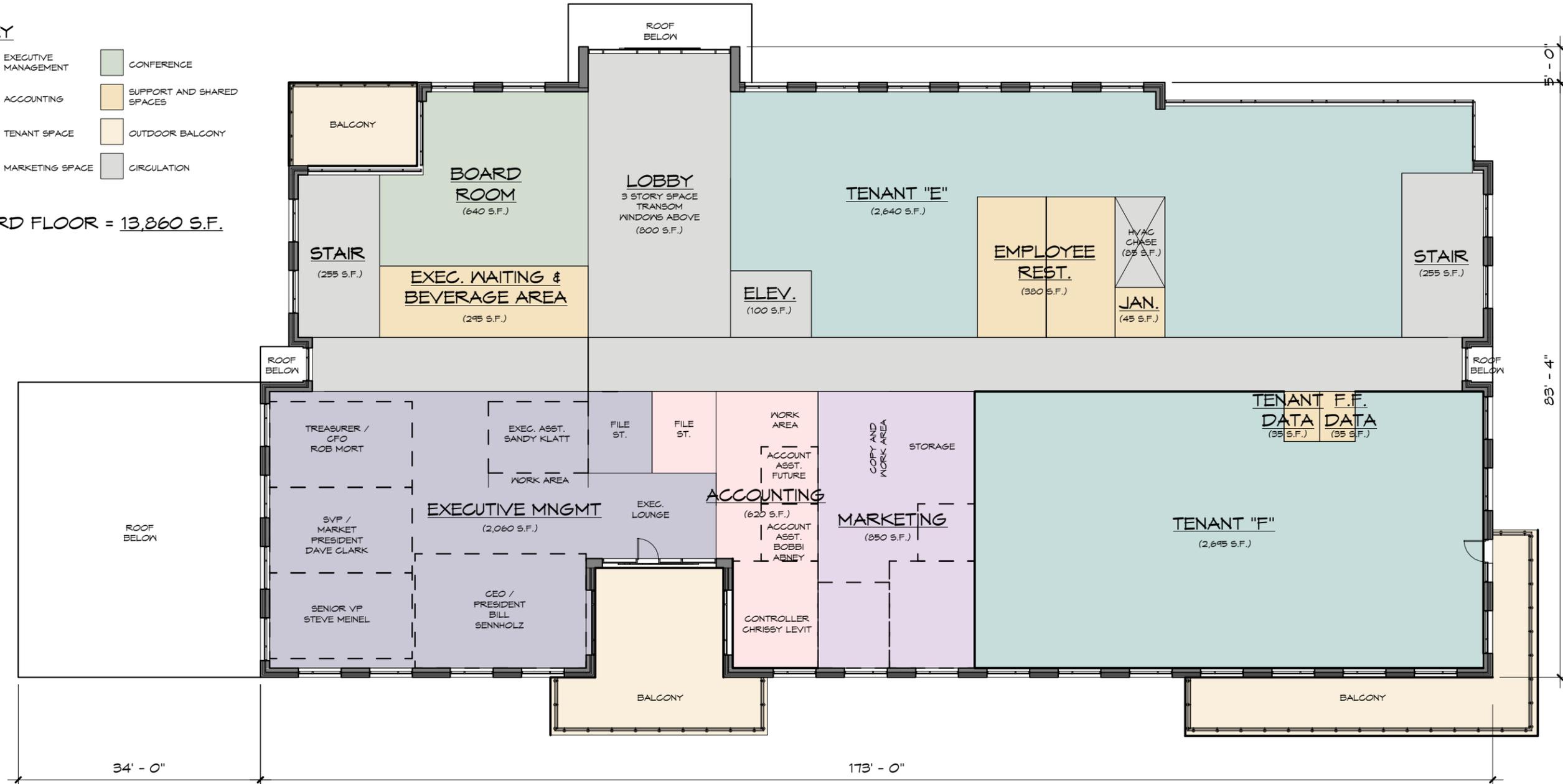
Second Floor Plan



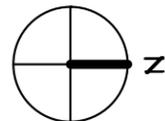
KEY

- EXECUTIVE MANAGEMENT
- CONFERENCE
- ACCOUNTING
- SUPPORT AND SHARED SPACES
- TENANT SPACE
- OUTDOOR BALCONY
- MARKETING SPACE
- CIRCULATION

THIRD FLOOR = 13,860 S.F.



SCALE: 1/16" = 1'-0"



Forward Financial Bank

Third Floor Plan

3/25/16

15038





THE REDMOND COMPANY
 • DESIGN • CONSTRUCTION
 • CONSULTING • MANAGEMENT
 W228 N745 Westmound Drive
 Waukesha, Wisconsin 53186
 tel 262.549.9600 fax 262.549.1314
 Innovative Approach. Unique Solutions.
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PROJECT INFORMATION

FORWARD FINANCIAL BANK
 Highway 97
 Marshfield, WI

ISSUANCE AND REVISIONS

DRT Submittal

REVISIONS

#	Description	Date



SHEET INFORMATION

OWNERSHIP AND USE OF DOCUMENTS

The drawings, specifications and other documents furnished by the Design/Builder are instruments of service and shall not become the property of the Owner whether or not the Project for which they are made is commenced. Drawings, specifications and other documents furnished by the Design/Builder shall not be used by the Owner on other projects, for additions to this project or for completion to use, liability and compensation, submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Design/Builder's or the Architect's common law copyrights or other reserved rights. The Owner shall own neither the documents nor the copyrights.

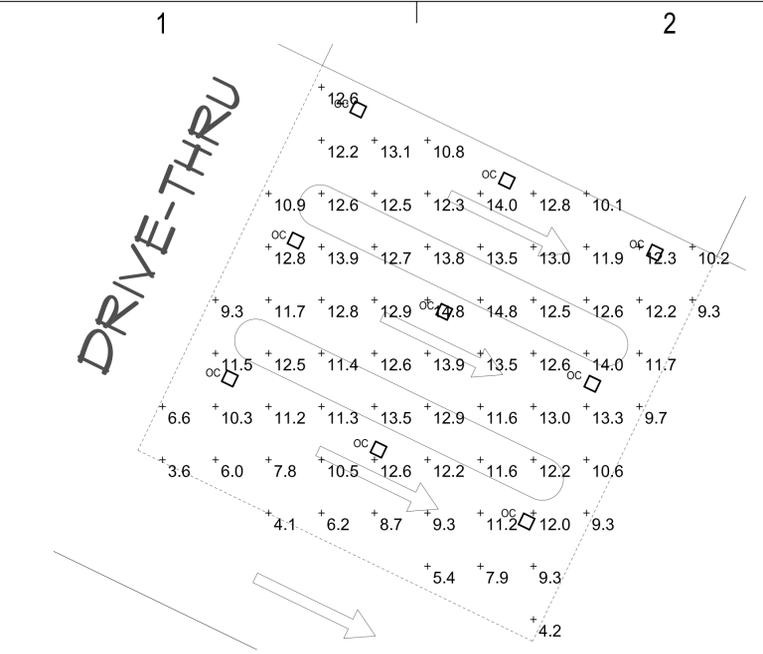
PROJECT NUMBER	15038
DATE	04/08/16
DRAWN BY	FN

ELECTRICAL SITE PHOTOMETRIC PLAN

E100P

STATISTICS - PHOTOMETRIC CALCULATIONS							
Zone Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Customer Parking - West	+	1.3 fc	7.3 fc	0.4 fc	18.3:1	3.3:1	0.2:1
Door - North Entry/Exit	+	0.7 fc	5.9 fc	0.3 fc	19.7:1	2.3:1	0.1:1
Doorway - West Plaza	+	1.9 fc	6.8 fc	0.1 fc	68.0:1	19.0:1	0.3:1
Drive Thru - Approach and Exit	+	1.0 fc	5.8 fc	0.2 fc	29.0:1	5.0:1	0.2:1
DRIVE THRU CANOPY	+	11.2 fc	14.8 fc	3.6 fc	4.1:1	3.1:1	0.8:1
Employee Parking - North	+	1.2 fc	3.4 fc	0.1 fc	34.0:1	12.0:1	0.4:1
Employee Parking - South	+	1.2 fc	2.9 fc	0.4 fc	7.3:1	3.0:1	0.4:1
Employee Parking - West	+	1.5 fc	2.6 fc	1.0 fc	2.6:1	1.5:1	0.6:1
Entrance Drive - West	+	1.3 fc	2.3 fc	0.7 fc	3.3:1	1.9:1	0.6:1
Future Tenant Parking - North	+	1.1 fc	1.9 fc	0.2 fc	9.5:1	5.5:1	0.6:1
Property Line - East	×	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	0.2:1
Property Line - North	×	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1
Property Line - NW (Burger King)	×	0.2 fc	0.6 fc	0.0 fc	N/A	N/A	0.3:1
Property Line - South	×	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1
Property Line - SW (Dunkin Donuts)	×	0.2 fc	0.7 fc	0.0 fc	N/A	N/A	0.3:1
Property Line - West	×	0.0 fc	0.6 fc	0.0 fc	N/A	N/A <td 0.0:1	
Rear Entry Drive - East	+	1.2 fc	2.0 fc	0.1 fc	20.0:1	12.0:1	0.6:1

2 DRIVE THRU CANOPY - PHOTOMETRIC PLAN
 1/8" = 1'-0"



1 SITE LIGHTING PHOTOMETRIC PLAN
 1" = 30'-0"

GENERAL NOTES - SITE PHOTOMETRICS

- SIMULATIONS WERE CONDUCTED USING VISUAL PRO LIGHTING ANALYST SOFTWARE.
- A 0.90 LIGHT LOSS FACTOR WAS USED IN SIMULATIONS. ILLUMINATION VALUES ARE AT GRADE.
- REFER TO THE BID SET DOCUMENTS FOR A LIST OF ALL LUMINAIRES USED FOR THESE PHOTOMETRIC PLANS.
- GRADE IS ASSUMED FLAT.
- ALL POLE MOUNTED FIXTURES ARE MOUNTED AT 25'-0" ABOVE FINISHED GRADE. TYPICAL FOR TYPES: OE, OF, OH, OH.
- FIXTURES IN THE DRIVE-THRU CANOPY ARE MOUNTED AT 13'-0" ABOVE FINISHED GRADE. TYPICAL FOR TYPE DC.
- FIXTURES IN THE BUILDING ENTRANCE CANOPIES ARE MOUNTED AT +12'-4" ABOVE FINISHED GRADE. TYPICAL FOR TYPE OA.



City of Marshfield Memorandum

DATE: April 14, 2016
TO: Plan Commission
FROM: Steve Barg, City Administrator
RE: Proposed Capital Improvement Program for 2017-2021

Background

Every year, the City updates its 5-year Capital Improvement Program (CIP) to reflect the current funding priorities for capital projects. Other than the annual budget, the CIP is our most important financial document. Projects contained within the CIP are financed using a combination of sources, including tax levy, fund balance applied, long-term borrowing, user fees, and room tax revenues, and for this year, a limited amount of fund balance for the proposed “Community Square” project.

Goals

Although there are many needs in streets, parks, buildings, etc., City policy identifies the following as the top priorities: 1) protect health/safety; and, 2) maintain existing facilities and infrastructure. After reviewing last year’s budget and information from our financial advisor, the CIP Committee established the following as the maximum amounts in setting capital spending caps: \$120,000 from the operating budget for 2017, and adding \$20,000 each year after that (to \$200,000 in 2021); \$2,700,000 from long-term borrowing in 2017, and adding \$100,000 for each of the next 3 years (to \$3,000,000 in 2020, and the same in 2021). This required the Committee to make difficult choices, but they were able to fund most of the projects, including a total of approximately \$9.1 million in asphalt surfacing.

Referendum option

This year, the CIP Committee included a second option that we call “Plan B”. It includes another 9 street reconstructions and an extra \$1.8 million in asphalt surfacing during the 5 years, funded by a 1 mil increase in the City’s tax rate. (A list of the additional projects is attached.) The Committee’s recommendation is to put this option to a referendum, likely to be held in connection with the August 16th primary election, if the Council approves.

Recommendation

Staff asks that the Commission review the proposed CIP, and provide any suggestions for additions/changes. These recommendations will go to the Council, where the CIP will be reviewed on April 26th, with final action anticipated on May 10th.



City of Marshfield Memorandum

DATE: April 14, 2016
TO: Board of Public Works and Plan Commission
FROM: Steve Barg, City Administrator
RE: Proposed Capital Improvement Program for 2017-2021

Background

Every year, the City updates its 5-year Capital Improvement Program (CIP) to reflect its funding priorities for capital projects. Other than the annual budget, the CIP is our most important financial document. CIP projects are financed using a combination of sources, including tax levy, fund balance applied, long-term borrowing, user fees, and room tax revenue. Included with this memo are selected pages from the proposed CIP, but you can find the full plan by going onto the City website, and you'll see it under "Recent News".

Goals

Although there are many needs in streets, parks, buildings, etc., City policy identifies the following as the top priorities: 1) protect health/safety; and, 2) maintain existing facilities and infrastructure. After reviewing last year's budget and information from our financial advisor, the CIP Committee established the following as the maximum amounts in setting capital spending caps: \$120,000 from the operating budget for 2017, and adding \$20,000 each year after that (to \$200,000 in 2021); \$2,700,000 from long-term borrowing in 2017, and adding \$100,000 for each of the next 3 years (to \$3,000,000 in 2020, and the same in 2021). This required the Committee to make difficult choices, but they were able to fund most of the projects, including a total of approximately \$9.1 million in asphalt surfacing.

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Staff asks that you review the proposed CIP, and provide any suggestions for additions or changes. These recommendations will go to the Council, where the CIP will be reviewed on April 26th, with final action anticipated on May 10th.

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



Steve Barg
City Administrator
(715) 387-6597
Fax (715) 384-9310

DATE: April 18, 2016
TO: Mayor Meyer, Common Council, Plan Commission
FROM: Steve Barg, City Administrator
RE: Proposed Capital Improvement Program (CIP)

Introduction

On behalf of the CIP Committee, I am pleased to provide the proposed 2017-2021 Capital Improvement Program (CIP) for your review. As a 5-year plan for the development of facilities, infrastructure and other capital projects, the CIP is an important financial planning tool. The Committee and City staff worked hard to go through the growing list of capital project needs, and to prioritize these items for your consideration.

Funding Sources

Funding for capital projects comes from a variety of sources, including the following:

- Operating funds from current year tax levies, primarily budgeted in the City's general fund
- Special assessments levied against benefiting property owners, when deemed appropriate
- Borrowed funds secured from the use of long-term debt instruments, such as notes and bonds
- Room tax funds from a portion of the revenues generated by the City's 6% hotel/motel taxes
- Wastewater utility funds generated through customer fees and borrowing specific to this utility
- Non-local revenue received from other agencies, primarily the state or federal government
- Cemetery perpetual care funds from contributions made for future maintenance of grave sites
- Donations from the various civic and cultural groups, including the Wildwood Park Zoo Society
- TIF revenues from the incremental tax values generated on properties within active TIF districts
- Fund balance (this is proposed as a partial funding source for the "Community Square" project)

Financial Planning

The Committee began by establishing the following guidelines for the level of operating funds expected to be available for capital projects, and the maximum amount of borrowing deemed to be acceptable:

Year	Available from operating funds	Available from borrowed funds
2017	\$120,000	\$2,700,000
2018	140,000	2,800,000
2019	160,000	2,900,000
2020	180,000	3,000,000
2021	200,000	3,000,000

The planned issuance of long-term debt for recurring projects during the 5-year period is as follows:

2017

- E 29th - Washington to Hume - Reconstruction \$60,000
- Asphalt Street Surfacing & Mill-in-Place – 2017 \$1,718,000
- 4th Street & Peach Avenue – Traffic Signal Upgrade \$252,000
- City Hall Plaza Brick Waterproofing \$40,000

■ Forward Financial Building - Purchase & Remodel	\$75,000
■ Wildwood-McMillan Connector Trail	\$125,000
■ Park Asphalt Maintenance Program	\$20,000
■ McMillan Street at Galvin Ave - Culvert Extension	\$105,000
■ Laemie Ave - 21 st to 1,200 ft North - Storm Sewer	\$290,000
■ UW 2017 Projects	\$15,000

2018

■ Hwy 13/Spencer Em Warning Siren Replacement	\$18,000
■ E. 29 th - Hume to Veterans Parkway - Reconstruction	\$665,000
■ Asphalt Street Surfacing & Mill-in-Place 2018	\$1,775,000
■ Automation Controls (Police Dept.)	\$60,000
■ Zoo Welcome Center and Cougar Exhibit	\$155,000
■ STH 13/Popp Avenue Area Storm Sewer	\$50,000
■ UW 2018 Projects	\$77,000

2019

■ Reconstruction of Pavement (Airport)	\$125,000
■ E 29 th - Washington to Hume - Reconstruction	\$646,000
■ Alley Reconstruction - Central/Maple - 5 th to 6 th	\$88,000
■ Asphalt Street Surface & Mill-in-Place - 2019	\$1,930,000
■ Emergency Generator Replacement (Police Dept.)	\$53,000
■ UW 2019 Projects	\$58,000

2020

■ Construct Parallel Twy to Rwy 16/24	\$9,000
■ E. 17 th Street - Maple to Peach - Reconstruction	\$1,304,000
■ Asphalt Street Surfacing & Mill-in-Place – 2020	\$1,687,000

2021

■ Replace MALSRs	\$120,000
■ Lincoln Ave - 5 th to Adler - Reconstruction	\$598,000
■ Asphalt Street Surfacing & Mill-in-Place – 2021	\$1,941,000
■ Traffic Signal Interconnect - Central to Vets Pkwy	\$60,000
■ McMillan & St. Joes - Traffic Signals or Roundabout	\$250,000
■ UW 2021 Projects	\$31,000

The City may only borrow up to 5% of its total equalized value. Since the City's current equalized value is \$1,427,677,300, its debt limit is \$71,383,865. As of December 31, 2015, the City's outstanding debt is \$35,932,355; 50.3% of what is allowed by State law, leaving \$35,451,510 of borrowing capacity available for new debt.

Unfortunately, due to the City's current tight financial condition, and its desire to limit its future debt, some capital projects were either deleted from the proposed CIP or moved into a "non-year" (sometime beyond 2021). Although these are important improvements, the Committee and staff focused its attention and the City's limited resources on projects deemed essential to public health and safety, and those that maintain our current facilities and infrastructure to the greatest degree possible.

Plan B (referendum)

As part of its recommendation, the CIP Committee developed a second plan, containing more funding for capital projects. The revenue source is an increase of \$1.00/\$1000 in assessed value in the City property tax rate (now at \$9.07) for 5 years, raising an additional \$6.8 million. Included in "Plan B" is a list of major work staff recommends if the referendum passes, including \$5 million in street reconstruction projects and an additional \$1.8 million in our asphalt program. If the Council wants to hold a referendum, this would be possible with the August 16th primary election, which would enable staff to include the 2017 projects with the proposed 2017 City budget. A list of the proposed additional projects is contained within this section.

Summary

As you see, the Committee had a challenging task in preparing this year's CIP. Hopefully you will find that this document represents the best attempt to finance important capital projects, while still being financially prudent and responsible. Please let me know if you have any questions or concerns.

Respectfully submitted,

A handwritten signature in cursive script that reads "Steve Barg".

Steve Barg
City Administrator

City of Marshfield, Wisconsin
Capital Improvement Program
 2017 thru 2021

PROJECTS BY FUNDING SOURCE

Source	Project#	Priority	2017	2018	2019	2020	2021	Total
Borrowed - Taxes on Incremental Value								
Central Ave - Arnold to Harrison - Pavement Rehab	EN-A-2251	1			100,000			100,000
Borrowed - Taxes on Incremental Value Total					100,000			100,000
Borrowed - Nonrecurring Projects								
Forward Financial Building - Purchase & Remodel	FM-K-3968	2		3,100,000				3,100,000
Community Center Remodel	FM-K-3969	1	1,000,000					1,000,000
Garage Expansion	PD-K-5705	2			55,000	767,000		822,000
Hefko Pool	PR-L-2811	2		200,000	5,300,000			5,500,000
Remodel/Renovate Science Areas (STEM Cap. Proj)	UW-K-7325	2	1,000,000					1,000,000
Borrowed - Nonrecurring Projects Total			2,000,000	3,300,000	5,355,000	767,000		11,422,000
Borrowed Funds - Recurring Projects								
Replace MALSRs	AI-N-3812	1					120,000	120,000
Reconstruction of Pavement	AI-N-3816	1			125,000			125,000
Construct Parallel Twy to Rwy16/34	AI-N-3823	1				9,000		9,000
Hwy 13/Spencer Em Warning Siren Replacement	EM-N-5509	1		18,000				18,000
Lincoln Ave - 5th to Adler - Reconstruction	EN-B-1916	2					598,000	598,000
E 29th - Washington to Hume - Reconstruct	EN-B-2074	1	60,000		646,000			706,000
E 29th - Hume to Veterans Parkway - Reconstruct	EN-B-2195	1		665,000				665,000
E 17th Street - Maple to Peach - Reconstruction	EN-D-2067	1				1,304,000		1,304,000
Alley Reconstruction - Central/Maple - 5th to 6th	EN-D-2108	1			88,000			88,000
Asphalt Street Surfacing & Mill-in-Place - 2017	EN-D-2140	1	1,718,000					1,718,000
Asphalt Street Surface & Mill-in-Place - 2019	EN-D-2192	1			1,930,000			1,930,000
Asphalt Street Surfacing & Mill-in-Place - 2018	EN-D-2202	1		1,775,000				1,775,000
Asphalt Street Surface & Mill-in-Place 2020	EN-D-2216	1				1,687,000		1,687,000
Asphalt Street Surface & Mill-in-Place 2021	EN-D-2239	1					1,941,000	1,941,000
4th Street & Peach Avenue - Traffic Signal Upgrade	EN-F-2109	1	252,000					252,000
Traffic Signal Interconnect - Central & Vets Pkwy	EN-F-2204	2					60,000	60,000
McMillan & St Joes - Traffic Signals or Roundabout	EN-F-2250	1					250,000	250,000
City Hall Plaza Brick Waterproofing	FM-K-3962	1	40,000					40,000
Forward Financial Building - Purchase & Remodel	FM-K-3968	2	75,000					75,000
Automation Controls	PD-K-5707	2		60,000				60,000
Emergency Generator Replacement	PD-K-5711	2			53,000			53,000
Wildwood-McMillan Connector Trail	PR-L-1647	1	125,000					125,000
Zoo Welcome Center and Cougar Exhibit	PR-L-2847	1		155,000				155,000
Parks Asphalt Maintenance Program	PR-L-2854	2	20,000					20,000
STH 13/ Popp Avenue Area Storm Sewer	SW-G-6772	2		50,000				50,000
McMillan Street at Galvin Ave - Culvert Extension	SW-G-6775	1	105,000					105,000
Laemle Ave - 21st to 1,200 ft North - Storm Sewer	SW-G-6776	1	290,000					290,000
2017 Projects	UW-K-7336	n/a	15,000					15,000

Source	Project#	Priority	2017	2018	2019	2020	2021	Total
2018 Projects	UW-K-7337	n/a		77,000				77,000
2019 Projects	UW-K-7338	n/a			58,000			58,000
2021 Projects	UW-K-7340	n/a					31,000	31,000
Borrowed Funds - Recurring Projects Total			2,700,000	2,800,000	2,900,000	3,000,000	3,000,000	14,400,000

Donations/Private Funds

Downtown Community Square	DS-N-2866	2	900,000					900,000
Community Center Remodel	FM-K-3969	1	1,000,000					1,000,000
Wildwood-McMillan Connector Trail	PR-L-1647	1	125,000					125,000
Zoo Welcome Center and Cougar Exhibit	PR-L-2847	1		200,000				200,000
Donations/Private Funds Total			2,025,000	200,000				2,225,000

Fees - Wastewater Utility

Lincoln Ave - 5th to Adler - Reconstruction	EN-B-1916	2					146,000	146,000
E 17th Street - Maple to Peach - Reconstruction	EN-D-2067	1				40,000		40,000
Sanitary Sewer Lining - City Wide	EN-J-1796	1	578,000	875,000	875,000	835,000	729,000	3,892,000
Wood Ave - Blodgett to North - Sanitary Sewer	EN-J-2205	1	297,000					297,000
Fees - Wastewater Utility Total			875,000	875,000	875,000	875,000	875,000	4,375,000

Fund Balance

Downtown Community Square	DS-N-2866	2	400,000					400,000
Fund Balance Total			400,000					400,000

Operating Funds

Reconstruction of Pavement	AI-N-3816	1		9,000				9,000
Construct Parallel Twy to Rwy16/34	AI-N-3823	1		8,000		21,000		29,000
Runway 16/34 Exten and Partial Parallel Taxiway	AI-N-3825	1		5,000	12,000	50,000		67,000
Construct South Hangar Area Including Taxiways	AI-N-3826	1				4,000	30,000	34,000
Asphalt Street Surface & Mill-in-Place - 2019	EN-D-2192	1			39,000			39,000
McMillan & St Joes - Traffic Signals or Roundabout	EN-F-2250	1	25,000					25,000
Sidewalk Reconstruction - 2017 Ordered Repairs	EN-N-2142	1	30,000					30,000
Sidewalk Reconstruction - 2019 Ordered Repairs	EN-N-2193	1			30,000			30,000
Sidewalk Reconstruction - 2018 Ordered Repairs	EN-N-2207	1		30,000				30,000
Sidewalk Reconstruction - 2020 Ordered Repairs	EN-N-2217	1				30,000		30,000
Sidewalk Reconstruction - 2021 Ordered Repairs	EN-N-2240	1					30,000	30,000
Fairgrounds - Round Barn Improvements	FG-K-5600	1	25,000	25,000	25,000	25,000	25,000	125,000
Roof Replacement	PD-K-5706	2			54,000			54,000
Columbia Park Bandshell	PR-L-2821	2	15,000					15,000
Parks Maintenance Building	PR-L-2843	2					75,000	75,000
Zoo Welcome Center and Cougar Exhibit	PR-L-2847	1	25,000					25,000
Parks ADA Improvement Program	PR-L-2860	1		20,000				20,000
2018 Projects	UW-K-7337	n/a		43,000				43,000
2020 Projects	UW-K-7339	n/a				50,000		50,000
2021 Projects	UW-K-7340	n/a					40,000	40,000
Operating Funds Total			120,000	140,000	160,000	180,000	200,000	800,000

Room Tax

Source	Project#	Priority	2017	2018	2019	2020	2021	Total
Oak Avenue Community Center Gym Floor	<i>PR-K-2867</i>	2					75,000	75,000
Playground Improvement Program	<i>PR-L-2804</i>	1				80,000		80,000
Softball Facilities	<i>PR-L-2808</i>	2			110,000			110,000
Zoo Pond & Stream	<i>PR-L-2818</i>	2				15,000	35,000	50,000
Braem Park Parking Lot	<i>PR-L-2827</i>	1		120,000				120,000
Parks Maintenance Building	<i>PR-L-2843</i>	2				15,000		15,000
Zoo Welcome Center and Cougar Exhibit	<i>PR-L-2847</i>	1		20,000				20,000
Parks Asphalt Maintenance Program	<i>PR-L-2854</i>	2			30,000		30,000	60,000
Braem Park Tennis Courts	<i>PR-L-2857</i>	1	140,000					140,000
Parks ADA Improvement Program	<i>PR-L-2860</i>	1				30,000		30,000
Room Tax Total			140,000	140,000	140,000	140,000	140,000	700,000
GRAND TOTAL			8,260,000	7,455,000	9,530,000	4,962,000	4,215,000	34,422,000

City of Marshfield, Wisconsin
Capital Improvement Program
 2017 thru 2021

PROJECTS & FUNDING SOURCES BY DEPARTMENT

Department	Project#	Priority	2017	2018	2019	2020	2021	Total
Airport								
Replace MALSRs	AI-N-3812	1					120,000	120,000
<i>Borrowed Funds - Recurring Projects</i>							120,000	120,000
Reconstruction of Pavement	AI-N-3816	1		9,000	125,000			134,000
<i>Borrowed Funds - Recurring Projects</i>							125,000	125,000
<i>Operating Funds</i>								9,000
Construct Parallel Twy to Rwy16/34	AI-N-3823	1		8,000		30,000		38,000
<i>Borrowed Funds - Recurring Projects</i>							9,000	9,000
<i>Operating Funds</i>								29,000
Runway 16/34 Exten and Partial Parallel Taxiway	AI-N-3825	1		5,000	12,000	50,000		67,000
<i>Operating Funds</i>							5,000	67,000
Construct South Hangar Area Including Taxiways	AI-N-3826	1				4,000	30,000	34,000
<i>Operating Funds</i>							4,000	34,000
Airport Total				22,000	137,000	84,000	150,000	393,000
Development Services								
Downtown Community Square	DS-N-2866	2	1,300,000					1,300,000
<i>Donations/Private Funds</i>			900,000					900,000
<i>Fund Balance</i>			400,000					400,000
Development Services Total			1,300,000					1,300,000
Emergency Management								
Hwy 13/Spencer Em Warning Siren Replacement	EM-N-5509	1		18,000				18,000
<i>Borrowed Funds - Recurring Projects</i>							18,000	18,000
Emergency Management Total				18,000				18,000
Engineering								
Central Ave - Arnold to Harrison - Pavement Rehab	EN-A-2251	1			100,000			100,000
<i>Borrowed - Taxes on Incremental Value</i>							100,000	100,000
Lincoln Ave - 5th to Adler - Reconstruction	EN-B-1916	2					744,000	744,000
<i>Borrowed Funds - Recurring Projects</i>							598,000	598,000
<i>Fees - Wastewater Utility</i>							146,000	146,000
E 29th - Washington to Hume - Reconstruct	EN-B-2074	1	60,000		646,000			706,000
<i>Borrowed Funds - Recurring Projects</i>							60,000	706,000
E 29th - Hume to Veterans Parkway - Reconstruct	EN-B-2195	1		665,000				665,000
<i>Borrowed Funds - Recurring Projects</i>							665,000	665,000
E 17th Street - Maple to Peach - Reconstruction	EN-D-2067	1				1,344,000		1,344,000
<i>Borrowed Funds - Recurring Projects</i>							1,304,000	1,304,000
<i>Fees - Wastewater Utility</i>							40,000	40,000
Alley Reconstruction - Central/Maple - 5th to 6th	EN-D-2108	1			88,000			88,000
<i>Borrowed Funds - Recurring Projects</i>							88,000	88,000
Asphalt Street Surfacing & Mill-in-Place - 2017	EN-D-2140	1	1,718,000					1,718,000

Department	Project#	Priority	2017	2018	2019	2020	2021	Total
<i>Borrowed Funds - Recurring Projects</i>			1,718,000					1,718,000
Asphalt Street Surface & Mill-in-Place - 2019	EN-D-2192	1			1,969,000			1,969,000
<i>Borrowed Funds - Recurring Projects</i>					1,930,000			1,930,000
<i>Operating Funds</i>					39,000			39,000
Asphalt Street Surfacing & Mill-in-Place - 2018	EN-D-2202	1		1,775,000				1,775,000
<i>Borrowed Funds - Recurring Projects</i>				1,775,000				1,775,000
Asphalt Street Surface & Mill-in-Place 2020	EN-D-2216	1				1,687,000		1,687,000
<i>Borrowed Funds - Recurring Projects</i>						1,687,000		1,687,000
Asphalt Street Surface & Mill-in-Place 2021	EN-D-2239	1					1,941,000	1,941,000
<i>Borrowed Funds - Recurring Projects</i>							1,941,000	1,941,000
4th Street & Peach Avenue - Traffic Signal Upgrade	EN-F-2109	1	252,000					252,000
<i>Borrowed Funds - Recurring Projects</i>			252,000					252,000
Traffic Signal Interconnect - Central & Vets Pkwy	EN-F-2204	2					60,000	60,000
<i>Borrowed Funds - Recurring Projects</i>							60,000	60,000
McMillan & St Joes - Traffic Signals or Roundabout	EN-F-2250	1	25,000				250,000	275,000
<i>Borrowed Funds - Recurring Projects</i>							250,000	250,000
<i>Operating Funds</i>			25,000					25,000
Sanitary Sewer Lining - City Wide	EN-J-1796	1	578,000	875,000	875,000	835,000	729,000	3,892,000
<i>Fees - Wastewater Utility</i>			578,000	875,000	875,000	835,000	729,000	3,892,000
Wood Ave - Blodgett to North - Sanitary Sewer	EN-J-2205	1	297,000					297,000
<i>Fees - Wastewater Utility</i>			297,000					297,000
Sidewalk Reconstruction - 2017 Ordered Repairs	EN-N-2142	1	30,000					30,000
<i>Operating Funds</i>			30,000					30,000
Sidewalk Reconstruction - 2019 Ordered Repairs	EN-N-2193	1			30,000			30,000
<i>Operating Funds</i>					30,000			30,000
Sidewalk Reconstruction - 2018 Ordered Repairs	EN-N-2207	1		30,000				30,000
<i>Operating Funds</i>				30,000				30,000
Sidewalk Reconstruction - 2020 Ordered Repairs	EN-N-2217	1				30,000		30,000
<i>Operating Funds</i>						30,000		30,000
Sidewalk Reconstruction - 2021 Ordered Repairs	EN-N-2240	1					30,000	30,000
<i>Operating Funds</i>							30,000	30,000
Engineering Total			2,960,000	3,345,000	3,708,000	3,896,000	3,754,000	17,663,000
Facilities Management								
City Hall Plaza Brick Waterproofing	FM-K-3962	1	40,000					40,000
<i>Borrowed Funds - Recurring Projects</i>			40,000					40,000
Forward Financial Building - Purchase & Remodel	FM-K-3968	2	75,000	3,100,000				3,175,000
<i>Borrowed - Nonrecurring Projects</i>				3,100,000				3,100,000
<i>Borrowed Funds - Recurring Projects</i>			75,000					75,000
Community Center Remodel	FM-K-3969	1	2,000,000					2,000,000
<i>Borrowed - Nonrecurring Projects</i>			1,000,000					1,000,000
<i>Donations/Private Funds</i>			1,000,000					1,000,000
Facilities Management Total			2,115,000	3,100,000				5,215,000
Fair Commission								
Fairgrounds - Round Barn Improvements	FG-K-5600	1	25,000	25,000	25,000	25,000	25,000	125,000
<i>Operating Funds</i>			25,000	25,000	25,000	25,000	25,000	125,000
Fair Commission Total			25,000	25,000	25,000	25,000	25,000	125,000
Parks & Recreation								
Oak Avenue Community Center Gym Floor	PR-K-2867	2					75,000	75,000
<i>Room Tax</i>							75,000	75,000

Department	Project#	Priority	2017	2018	2019	2020	2021	Total
Wildwood-McMillan Connector Trail	PR-L-1647	1	250,000					250,000
<i>Borrowed Funds - Recurring Projects</i>			125,000					125,000
<i>Donations/Private Funds</i>			125,000					125,000
Playground Improvement Program	PR-L-2804	1				80,000		80,000
<i>Room Tax</i>						80,000		80,000
Softball Facilities	PR-L-2808	2			110,000			110,000
<i>Room Tax</i>					110,000			110,000
Hefko Pool	PR-L-2811	2		200,000	5,300,000			5,500,000
<i>Borrowed - Nonrecurring Projects</i>				200,000	5,300,000			5,500,000
Zoo Pond & Stream	PR-L-2818	2				15,000	35,000	50,000
<i>Room Tax</i>						15,000	35,000	50,000
Columbia Park Bandshell	PR-L-2821	2	15,000					15,000
<i>Operating Funds</i>			15,000					15,000
Braem Park Parking Lot	PR-L-2827	1		120,000				120,000
<i>Room Tax</i>				120,000				120,000
Parks Maintenance Building	PR-L-2843	2				15,000	75,000	90,000
<i>Operating Funds</i>							75,000	75,000
<i>Room Tax</i>						15,000		15,000
Zoo Welcome Center and Cougar Exhibit	PR-L-2847	1	25,000	375,000				400,000
<i>Borrowed Funds - Recurring Projects</i>				155,000				155,000
<i>Donations/Private Funds</i>				200,000				200,000
<i>Operating Funds</i>			25,000					25,000
<i>Room Tax</i>				20,000				20,000
Parks Asphalt Maintenance Program	PR-L-2854	2	20,000		30,000		30,000	80,000
<i>Borrowed Funds - Recurring Projects</i>			20,000					20,000
<i>Room Tax</i>					30,000		30,000	60,000
Braem Park Tennis Courts	PR-L-2857	1	140,000					140,000
<i>Room Tax</i>			140,000					140,000
Parks ADA Improvement Program	PR-L-2860	1		20,000		30,000		50,000
<i>Operating Funds</i>				20,000				20,000
<i>Room Tax</i>						30,000		30,000
Parks & Recreation Total			450,000	715,000	5,440,000	140,000	215,000	6,960,000

Police Department

Garage Expansion	PD-K-5705	2			55,000	767,000		822,000
<i>Borrowed - Nonrecurring Projects</i>					55,000	767,000		822,000
Roof Replacement	PD-K-5706	2			54,000			54,000
<i>Operating Funds</i>					54,000			54,000
Automation Controls	PD-K-5707	2		60,000				60,000
<i>Borrowed Funds - Recurring Projects</i>				60,000				60,000
Emergency Generator Replacement	PD-K-5711	2			53,000			53,000
<i>Borrowed Funds - Recurring Projects</i>					53,000			53,000
Police Department Total				60,000	162,000	767,000		989,000

Storm Water

STH 13/ Popp Avenue Area Storm Sewer	SW-G-6772	2		50,000				50,000
<i>Borrowed Funds - Recurring Projects</i>				50,000				50,000
McMillan Street at Galvin Ave - Culvert Extension	SW-G-6775	1	105,000					105,000
<i>Borrowed Funds - Recurring Projects</i>			105,000					105,000
Laemle Ave - 21st to 1,200 ft North - Storm Sewer	SW-G-6776	1	290,000					290,000
<i>Borrowed Funds - Recurring Projects</i>			290,000					290,000

Department	Project#	Priority	2017	2018	2019	2020	2021	Total
Storm Water Total			395,000	50,000				445,000
UW - Marshfield/Wood County								
Remodel/Renovate Science Areas (STEM Cap. Proj)	UW-K-7325	2	1,000,000					1,000,000
<i>Borrowed - Nonrecurring Projects</i>			<i>1,000,000</i>					<i>1,000,000</i>
2017 Projects	UW-K-7336	n/a	15,000					15,000
<i>Borrowed Funds - Recurring Projects</i>			<i>15,000</i>					<i>15,000</i>
2018 Projects	UW-K-7337	n/a		120,000				120,000
<i>Borrowed Funds - Recurring Projects</i>				<i>77,000</i>				<i>77,000</i>
<i>Operating Funds</i>				<i>43,000</i>				<i>43,000</i>
2019 Projects	UW-K-7338	n/a			58,000			58,000
<i>Borrowed Funds - Recurring Projects</i>					<i>58,000</i>			<i>58,000</i>
2020 Projects	UW-K-7339	n/a				50,000		50,000
<i>Operating Funds</i>						<i>50,000</i>		<i>50,000</i>
2021 Projects	UW-K-7340	n/a					71,000	71,000
<i>Borrowed Funds - Recurring Projects</i>							<i>31,000</i>	<i>31,000</i>
<i>Operating Funds</i>							<i>40,000</i>	<i>40,000</i>
UW - Marshfield/Wood County Total			1,015,000	120,000	58,000	50,000	71,000	1,314,000
GRAND TOTAL			8,260,000	7,455,000	9,530,000	4,962,000	4,215,000	34,422,000

City of Marshfield, Wisconsin
Capital Improvement Program
 2017 thru 2021

PROJECTS BY YEAR

Project Name	Department	Project #	Priority	Project Cost
2017				
Downtown Community Square	Development Services	DS-N-2866	2	1,300,000
E 29th - Washington to Hume - Reconstruct	Engineering	EN-B-2074	1	60,000
Asphalt Street Surfacing & Mill-in-Place - 2017	Engineering	EN-D-2140	1	1,718,000
4th Street & Peach Avenue - Traffic Signal Upgrade	Engineering	EN-F-2109	1	252,000
McMillan & St Joes - Traffic Signals or Roundabout	Engineering	EN-F-2250	1	25,000
Sanitary Sewer Lining - City Wide	Engineering	EN-J-1796	1	578,000
Wood Ave - Blodgett to North - Sanitary Sewer	Engineering	EN-J-2205	1	297,000
Sidewalk Reconstruction - 2017 Ordered Repairs	Engineering	EN-N-2142	1	30,000
City Hall Plaza Brick Waterproofing	Facilities Management	FM-K-3962	1	40,000
Forward Financial Building - Purchase & Remodel	Facilities Management	FM-K-3968	2	75,000
Community Center Remodel	Facilities Management	FM-K-3969	1	2,000,000
Fairgrounds - Round Barn Improvements	Fair Commission	FG-K-5600	1	25,000
Wildwood-McMillan Connector Trail	Parks & Recreation	PR-L-1647	1	250,000
Columbia Park Bandshell	Parks & Recreation	PR-L-2821	2	15,000
Zoo Welcome Center and Cougar Exhibit	Parks & Recreation	PR-L-2847	1	25,000
Parks Asphalt Maintenance Program	Parks & Recreation	PR-L-2854	2	20,000
Braem Park Tennis Courts	Parks & Recreation	PR-L-2857	1	140,000
McMillan Street at Galvin Ave - Culvert Extension	Storm Water	SW-G-6775	1	105,000
Laemle Ave - 21st to 1,200 ft North - Storm Sewer	Storm Water	SW-G-6776	1	290,000
Remodel/Renovate Science Areas (STEM Cap. Proj)	UW - Marshfield/Wood County	UW-K-7325	2	1,000,000
2017 Projects	UW - Marshfield/Wood County	UW-K-7336	n/a	15,000
Total for 2017				8,260,000
2018				
Reconstruction of Pavement	Airport	AI-N-3816	1	9,000
Construct Parallel Twy to Rwy16/34	Airport	AI-N-3823	1	8,000
Runway 16/34 Exten and Partial Parallel Taxiway	Airport	AI-N-3825	1	5,000
Hwy 13/Spencer Em Warning Siren Replacement	Emergency Management	EM-N-5509	1	18,000
E 29th - Hume to Veterans Parkway - Reconstruct	Engineering	EN-B-2195	1	665,000
Asphalt Street Surfacing & Mill-in-Place - 2018	Engineering	EN-D-2202	1	1,775,000
Sanitary Sewer Lining - City Wide	Engineering	EN-J-1796	1	875,000
Sidewalk Reconstruction - 2018 Ordered Repairs	Engineering	EN-N-2207	1	30,000
Forward Financial Building - Purchase & Remodel	Facilities Management	FM-K-3968	2	3,100,000
Fairgrounds - Round Barn Improvements	Fair Commission	FG-K-5600	1	25,000
Hefko Pool	Parks & Recreation	PR-L-2811	2	200,000
Braem Park Parking Lot	Parks & Recreation	PR-L-2827	1	120,000
Zoo Welcome Center and Cougar Exhibit	Parks & Recreation	PR-L-2847	1	375,000
Parks ADA Improvement Program	Parks & Recreation	PR-L-2860	1	20,000
Automation Controls	Police Department	PD-K-5707	2	60,000
STH 13/ Popp Avenue Area Storm Sewer	Storm Water	SW-G-6772	2	50,000
2018 Projects	UW - Marshfield/Wood County	UW-K-7337	n/a	120,000
Total for 2018				7,455,000

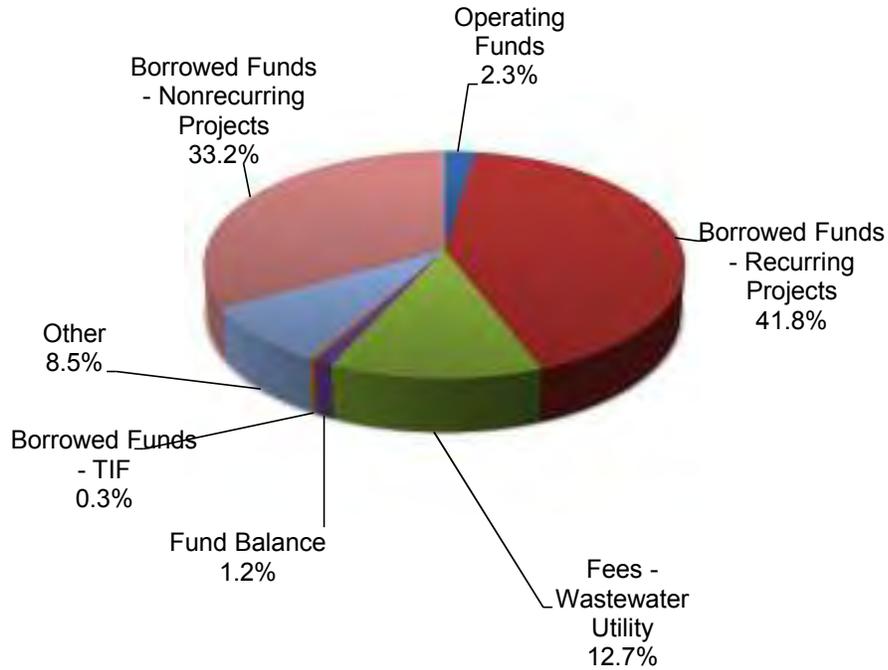
Project Name	Department	Project #	Priority	Project Cost
2019				
Reconstruction of Pavement	Airport	AI-N-3816	1	125,000
Runway 16/34 Exten and Partial Parallel Taxiway	Airport	AI-N-3825	1	12,000
Central Ave - Arnold to Harrison - Pavement Rehab	Engineering	EN-A-2251	1	100,000
E 29th - Washington to Hume - Reconstruct	Engineering	EN-B-2074	1	646,000
Alley Reconstruction - Central/Maple - 5th to 6th	Engineering	EN-D-2108	1	88,000
Asphalt Street Surface & Mill-in-Place - 2019	Engineering	EN-D-2192	1	1,969,000
Sanitary Sewer Lining - City Wide	Engineering	EN-J-1796	1	875,000
Sidewalk Reconstruction - 2019 Ordered Repairs	Engineering	EN-N-2193	1	30,000
Fairgrounds - Round Barn Improvements	Fair Commission	FG-K-5600	1	25,000
Softball Facilities	Parks & Recreation	PR-L-2808	2	110,000
Hefko Pool	Parks & Recreation	PR-L-2811	2	5,300,000
Parks Asphalt Maintenance Program	Parks & Recreation	PR-L-2854	2	30,000
Garage Expansion	Police Department	PD-K-5705	2	55,000
Roof Replacement	Police Department	PD-K-5706	2	54,000
Emergency Generator Replacement	Police Department	PD-K-5711	2	53,000
2019 Projects	UW - Marshfield/Wood County	UW-K-7338	n/a	58,000
Total for 2019				9,530,000
2020				
Construct Parallel Twy to Rwy16/34	Airport	AI-N-3823	1	30,000
Runway 16/34 Exten and Partial Parallel Taxiway	Airport	AI-N-3825	1	50,000
Construct South Hangar Area Including Taxiways	Airport	AI-N-3826	1	4,000
E 17th Street - Maple to Peach - Reconstruction	Engineering	EN-D-2067	1	1,344,000
Asphalt Street Surface & Mill-in-Place 2020	Engineering	EN-D-2216	1	1,687,000
Sanitary Sewer Lining - City Wide	Engineering	EN-J-1796	1	835,000
Sidewalk Reconstruction - 2020 Ordered Repairs	Engineering	EN-N-2217	1	30,000
Fairgrounds - Round Barn Improvements	Fair Commission	FG-K-5600	1	25,000
Playground Improvement Program	Parks & Recreation	PR-L-2804	1	80,000
Zoo Pond & Stream	Parks & Recreation	PR-L-2818	2	15,000
Parks Maintenance Building	Parks & Recreation	PR-L-2843	2	15,000
Parks ADA Improvement Program	Parks & Recreation	PR-L-2860	1	30,000
Garage Expansion	Police Department	PD-K-5705	2	767,000
2020 Projects	UW - Marshfield/Wood County	UW-K-7339	n/a	50,000
Total for 2020				4,962,000
2021				
Replace MALSRs	Airport	AI-N-3812	1	120,000
Construct South Hangar Area Including Taxiways	Airport	AI-N-3826	1	30,000
Lincoln Ave - 5th to Adler - Reconstruction	Engineering	EN-B-1916	2	744,000
Asphalt Street Surface & Mill-in-Place 2021	Engineering	EN-D-2239	1	1,941,000
Traffic Signal Interconnect - Central & Vets Pkwy	Engineering	EN-F-2204	2	60,000
McMillan & St Joes - Traffic Signals or Roundabout	Engineering	EN-F-2250	1	250,000
Sanitary Sewer Lining - City Wide	Engineering	EN-J-1796	1	729,000
Sidewalk Reconstruction - 2021 Ordered Repairs	Engineering	EN-N-2240	1	30,000
Fairgrounds - Round Barn Improvements	Fair Commission	FG-K-5600	1	25,000
Oak Avenue Community Center Gym Floor	Parks & Recreation	PR-K-2867	2	75,000
Zoo Pond & Stream	Parks & Recreation	PR-L-2818	2	35,000
Parks Maintenance Building	Parks & Recreation	PR-L-2843	2	75,000
Parks Asphalt Maintenance Program	Parks & Recreation	PR-L-2854	2	30,000
2021 Projects	UW - Marshfield/Wood County	UW-K-7340	n/a	71,000
Total for 2021				4,215,000

City of Marshfield, Wisconsin
Capital Improvement Program
 2017 thru 2021

FUNDING SOURCE SUMMARY

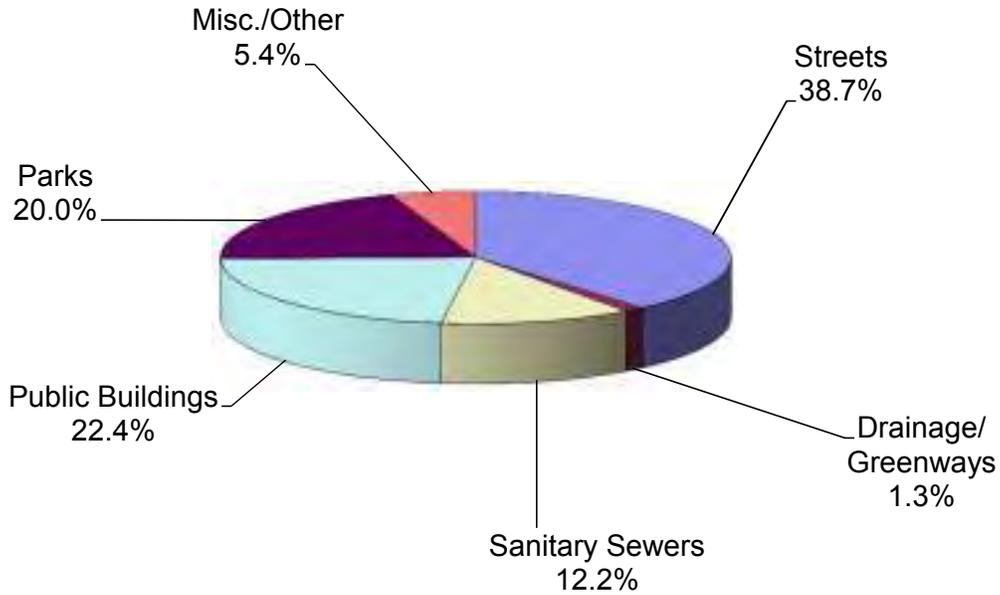
Source	2017	2018	2019	2020	2021	Total
Borrowed - Taxes on Incremental Value			100,000			100,000
Borrowed - Nonrecurring Projects	2,000,000	3,300,000	5,355,000	767,000		11,422,000
Borrowed Funds - Recurring Projects	2,700,000	2,800,000	2,900,000	3,000,000	3,000,000	14,400,000
Donations/Private Funds	2,025,000	200,000				2,225,000
Fees - Wastewater Utility	875,000	875,000	875,000	875,000	875,000	4,375,000
Fund Balance	400,000					400,000
Operating Funds	120,000	140,000	160,000	180,000	200,000	800,000
Room Tax	140,000	140,000	140,000	140,000	140,000	700,000
GRAND TOTAL	8,260,000	7,455,000	9,530,000	4,962,000	4,215,000	34,422,000

**2017-2021
CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY FUNDING SOURCE**



Operating Funds		\$800,000
Borrowed Funds - Recurring Projects		14,400,000
Borrowed Funds - Nonrecurring Projects		11,422,000
Borrowed Funds - TIF		100,000
Wastewater Utility Fees		4,375,000
Wastewater Utility Debt		0
Fund Balance		400,000
Other		
Non-Local Funding	\$0	
Room Tax Funds	700,000	
Donations/Private Funds	2,225,000	2,925,000
		<u>\$34,422,000</u>

**2017-2021
CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY PROJECT TYPE**



Streets	\$13,324,000
Drainage/Greenways	445,000
Sanitary Sewers	4,189,000
Public Buildings	7,718,000
Parks	6,885,000
Wastewater	0
Misc./Other	1,861,000
Total	<u><u>\$34,422,000</u></u>

SCHEDULE D

CITY OF MARSHFIELD 2017-2021 CAPITAL IMPROVEMENT PROGRAM
 PROJECTED TAX LEVY RATES TO FINANCE CAPITAL IMPROVEMENT PROJECTS

BUDGET YEAR	ANNUAL DEBT SERVICE FOR CURRENT OUT-STANDING DEBT	CURRENT/ PROJECTED TAX LEVY RATE (mils) FOR OUTSTANDING DEBT	CIP COMMITTEE RECOMMENDED RECURRING BORROWING 2017-2021 CIP	PROJECTED TAX LEVY RATE IMPACT OF FUTURE DEBT ISSUES (mils)	TAX LEVY RATE EXISTING/ FUTURE DEBT SERVICE (mils)	CIP COMMITTEE OPERATING FUND REQUIREMENT 2017-2021 CIP	TAX LEVY RATE TO FUND OPERATING FUND REQUIREMENT (mils)	CURRENT/ PROJECTED TAX LEVY REQUIREMENT FOR 2017-2021 CIP
2017	\$ 4,716,469	\$3.42	2,700,000	\$0.24	\$3.66	\$ 120,000	\$0.09	\$3.75
2018	4,413,966	3.17	2,800,000	0.47	3.65	140,000	0.10	3.75
2019	4,592,316	3.27	2,900,000	0.72	3.99	160,000	0.11	4.10
2020	3,977,417	2.80	3,000,000	0.96	3.77	180,000	0.13	3.89
2021	3,841,820	2.68	3,000,000	1.21	3.89	200,000	0.14	4.03

**Note: Above calculations assume a 1.0% annual growth in City's assessed valuation
 The projected annual borrowing listed above does not include debt for, Fire Equipment, TIF District and nonrecurring projects.**

SCHEDULE E

CITY OF MARSHFIELD 2017-2021 CAPITAL IMPROVEMENT PROGRAM
 VARIANCES BETWEEN RECOMMENDED BORROWED / OPERATING FUNDS
 AND INITIAL REQUESTED BORROWED / OPERATING FUNDS

BUDGET YEAR	CIP COMMITTEE RECOMMENDED BORROWING 2017-2021	INITIAL CIP REQUESTED BORROWING 2017-2021	VARIANCE	CIP COMMITTEE RECOMMENDED OPERATING FUNDS 2017-2021	INITIAL CIP REQUESTED OPERATING FUNDS 2017-2021	VARIANCE	TOTAL VARIANCE
2017	\$ 2,700,000	\$ 3,172,000	\$ (472,000)	\$ 120,000	\$ 450,000	\$ (330,000)	\$ (802,000)
2018	2,800,000	3,003,000	(203,000)	140,000	532,000	(392,000)	(595,000)
2019	2,900,000	3,057,000	(157,000)	160,000	297,000	(137,000)	(294,000)
2020	3,000,000	4,136,000	(1,136,000)	180,000	311,000	(131,000)	(1,267,000)
2021	3,000,000	6,110,000	(3,110,000)	200,000	559,000	(359,000)	(3,469,000)
	<u>\$ 14,400,000</u>	<u>\$ 19,478,000</u>	<u>\$ (5,078,000)</u>	<u>\$ 800,000</u>	<u>\$ 2,149,000</u>	<u>\$ (1,349,000)</u>	<u>\$ (6,427,000)</u>

Note: The projected annual borrowing listed above does not include debt for Fire Equipment, TIF District and Nonrecurring projects.

SCHEDULE F

CITY OF MARSHFIELD 2017-2021 CAPITAL IMPROVEMENT PROGRAM
 CIP COMMITTEE RECOMMENDED
 GENERAL OBLIGATION (G.O.) DEBT SUMMARY

<u>BUDGET YEAR</u>	<u>CIP COMMITTEE RECOMMENDED RECURRING PROJECT DEBT</u>	<u>CIP COMMITTEE RECOMMENDED NONRECURRING PROJECT DEBT</u>	<u>CIP COMMITTEE RECOMMENDED TIF DISTRICT PROJECT DEBT</u>	<u>TOTAL CIP COMMITTEE RECOMMENDED G. O. DEBT</u>
2017	\$ 2,700,000	\$ 2,000,000	\$ -	\$ 4,700,000
2018	2,800,000	3,300,000	-	6,100,000
2019	2,900,000	5,355,000	100,000	8,355,000
2020	3,000,000	767,000	-	3,767,000
2021	<u>3,000,000</u>	<u>-</u>	<u>-</u>	<u>3,000,000</u>
	<u>\$ 14,400,000</u>	<u>\$ 11,422,000</u>	<u>\$ 100,000</u>	<u>\$ 25,922,000</u>

2017 - 2021 Capital Improvement Program
Plan B - Referendum
Projects to be completed with Referendum Funding

Asphalt Program	\$1,819,000
5th Street - Chestnut to Oak	\$860,000
9th - Central to Chestnut & Chestnut	\$787,000
Arnold - Peach to Elm	\$224,000
Broadway - Blodgett to North	\$408,000
Blodgett - St Joseph to Wood	\$601,000
Cleveland - Walnut to Doege	\$638,000
Grant Street - Central to Chestnut	\$158,000
Laurel Court	\$253,000
Schmidt - State to Ives	<u>\$1,072,000</u>
Grand Total	\$6,820,000 *

* 1 Mil = \$1,363,548 per year for 5 years for a total of \$6,827,740
CIP funding was rounded to \$6,820,000

Capital Improvement Program

2017 *thru* 2021

Department Engineering

City of Marshfield, Wisconsin

Contact Dan Knoeck

Project # EN-C-1837
Project Name West 5th Street - Chestnut to Oak - Reconstruction

Type N/A

Useful Life 50

Category C - Street - Collector

Priority Level 1

Assessable Project Yes

Companion Project Yes

Description

Street and Utility Reconstruction including new concrete pavement with curb & gutter, and new sidewalk, sanitary sewer, sanitary sewer laterals, storm sewer, water main, and water lateral.

Justification

The street surface is in fair to poor condition. The sanitary sewer main has had some spot failures and is in need of replacement. Other underground utilities are also in need of reconstruction.

Expenditures	2017	2018	2019	2020	2021	Total
Engineering					110,000	110,000
Sanitary Sewer Construction					270,000	270,000
Street Construction					620,000	620,000
Storm Sewer Construction					110,000	110,000
Water Main and/or Services					50,000	50,000
Total					1,160,000	1,160,000

Funding Sources	2017	2018	2019	2020	2021	Total
Fees - Wastewater Utility					300,000	300,000
Operating Funds - Referendum					860,000	860,000
Total					1,160,000	1,160,000

Budget Impact/Other

Roadway maintenance costs will decrease initially and then increase as the pavement ages.

Companion Projects: EN-J-1838 (Sanitary Sewer), EN-N-2174 (Water Services) and SW-H-6702 (Storm Sewer)

Capital Improvement Program

2017 *thru* 2021

Department Engineering

City of Marshfield, Wisconsin

Contact Dan Knoeck

Project # EN-D-2133
Project Name 9th - Central to Chestnut & Chestnut - Reconst

Type N/A

Useful Life 40

Category D - Street - Residential/Neighb

Priority Level II

Assessable Project Yes

Companion Project Yes

Description
 9th Street - Central to Chestnut and Chestnut - 9th to 11th, street and utility reconstruction including new concrete pavement with curb & gutter, new sidewalk, sanitary sewer laterals, storm sewer, water main, and water laterals.

Justification
 The existing pavement is in fair condition, however there is a need for additional parking and sidewalk along 9th Street.

Expenditures	2017	2018	2019	2020	2021	Total
Construction			510,000			510,000
Engineering			85,000			85,000
Sanitary Sewer Construction			50,000			50,000
Sidewalk - New Installation			67,000			67,000
Storm Sewer Construction			120,000			120,000
Water Main and/or Services			10,000			10,000
Total			842,000			842,000

Funding Sources	2017	2018	2019	2020	2021	Total
Fees - Wastewater Utility			55,000			55,000
Operating Funds - Referendum			787,000			787,000
Total			842,000			842,000

Budget Impact/Other
 Roadway maintenance costs will be reduced initially and then increase as pavement ages.
 Companion Projects: EN-J-2134 (Sanitary Sewer), EN-N-2135 (New Sidewalk), EN-N-2136 (Water Services), SW-H-6763 (Storm Sewer)

Capital Improvement Program

2017 *thru* 2021

City of Marshfield, Wisconsin

Department Engineering

Contact Dan Knoeck

Type N/A

Useful Life 40

Category D - Street - Residential/Neighb

Priority Level II

Project # EN-D-1851

Project Name Arnold Street - Peach to Elm - Reconst

Assessable Project Yes

Companion Project Yes

Description

Reconstruction of Arnold Street from Peach Ave to Elm Ave in conjunction with water main and sanitary sewer replacement. The new street will consist of curb & gutter with an asphalt center and sidewalk.

Justification

The sanitary sewer is in need of replacement. The street surface is in poor condition. The water department must replace the water main due to it's history of failures.

Expenditures	2017	2018	2019	2020	2021	Total
Construction		166,000				166,000
Engineering		17,000				17,000
Storm Sewer Construction		41,000				41,000
Total		224,000				224,000

Funding Sources	2017	2018	2019	2020	2021	Total
Operating Funds - Referendum		224,000				224,000
Total		224,000				224,000

Budget Impact/Other

Roadway maintenance costs will decrease initially and then increase as the pavement ages.

Companion Projects - SW-H-6755 (Storm Sewer w/Paving)

Capital Improvement Program

2017 *thru* 2021

City of Marshfield, Wisconsin

Department Engineering

Contact Dan Knoeck

Type N/A

Useful Life 50

Category D - Street - Residential/Neighb

Priority Level II

Project # EN-D-2175

Project Name Broadway Ave - Blodgett to North - Reconstruction

Assessable Project Yes

Companion Project Yes

Description

Reconstruct approximately 1000 LF of existing residential street and construct curb, gutter with asphalt pavement and sidewalk. The street will measure 28 feet from face of curb to face of curb due to the narrow right-of-way.

Justification

The street is in very poor condition and the sanitary sewer is in need of replacement. Existing ditches are difficult to maintain. Curb and gutter will allow for a better fit in the narrow right-of-way.

Expenditures	2017	2018	2019	2020	2021	Total
Construction		250,000				250,000
Engineering		44,000				44,000
Sanitary Sewer Construction		84,000				84,000
Sidewalk - New Installation		34,000				34,000
Storm Sewer Construction		78,000				78,000
Water Main and/or Services		10,000				10,000
Total		500,000				500,000

Funding Sources	2017	2018	2019	2020	2021	Total
Fees - Wastewater Utility		92,000				92,000
Operating Funds - Referendum		408,000				408,000
Total		500,000				500,000

Budget Impact/Other

Roadway maintenance costs will decrease initially and then increase as the pavement ages.

Companion Projects: EN-J-2176 (Sanitary Sewer), SW-G-6766 (Storm Sewer), EN-N-2177 (Water Services), EN-N-2180 (New Sidewalk)

Capital Improvement Program

2017 *thru* 2021

Department Engineering

City of Marshfield, Wisconsin

Contact Dan Knoeck

Project # EN-D-2243
Project Name Blodgett Street - St Joseph to Wood - Reconstruct

Type N/A
Useful Life 40
Category D - Street - Residential/Neighb
Priority Level II

Assessable Project Yes

Companion Project Yes

Description

Reconstruction of Blodgett Street from St Joseph Ave to Wood Ave. The new street will consist of curb & gutter with an asphalt center.

Justification

The existing street is in very poor condition. Existing sidewalk with ditches makes this a candidate for conversion to curb & gutter with an asphalt center. Street reconstruction will allow for replacement of sewer and water laterals.

Expenditures	2017	2018	2019	2020	2021	Total
Construction		456,000				456,000
Engineering		57,000				57,000
Sanitary Sewer Construction		52,000				52,000
Storm Sewer Construction		63,000				63,000
Water Main and/or Services		30,000				30,000
Total		658,000				658,000

Funding Sources	2017	2018	2019	2020	2021	Total
Fees - Wastewater Utility		57,000				57,000
Operating Funds - Referendum		601,000				601,000
Total		658,000				658,000

Budget Impact/Other

Roadway maintenance costs will decrease initially and then increase as the pavement ages.

Companion Projects - EN-J-2244 (Sanitary Sewer Laterals), SW-H-6778 (Storm Sewer w/Paving) and EN-N-2245 (Water Services)

Capital Improvement Program

2017 *thru* 2021

Department Engineering

City of Marshfield, Wisconsin

Contact Dan Knoeck

Project # EN-D-2241

Type N/A

Project Name Cleveland Street - Walnut to Doege - Reconstruct

Useful Life 40

Category D - Street - Residential/Neighb

Assessable Project Yes

Priority Level II

Companion Project Yes

Description

Reconstruction of Cleveland Street from Walnut Ave to Doege Street in conjunction with sanitary sewer replacement. The new street will consist of curb & gutter with an asphalt center.

Justification

The sanitary sewer main and laterals are in need of replacement. This underground reconstruction will require the street surface to be rebuilt which provides an opportunity to upgrade this ditched street with sidewalks to curb & gutter with sidewalks. .

Expenditures	2017	2018	2019	2020	2021	Total
Construction				460,000		460,000
Engineering				74,000		74,000
Sanitary Sewer Construction				184,000		184,000
Storm Sewer Construction				96,000		96,000
Water Main and/or Services				26,000		26,000
Total				840,000		840,000

Funding Sources	2017	2018	2019	2020	2021	Total
Fees - Wastewater Utility				202,000		202,000
Operating Funds - Referendum				638,000		638,000
Total				840,000		840,000

Budget Impact/Other

Roadway maintenance costs will decrease initially and then increase as the pavement ages.

Companion Projects - EN-J-2144 (Sanitary Sewer), SW-H-6777 (Storm Sewer w/Paving) and EN-N-2242 (Water Services)

Capital Improvement Program

2017 *thru* 2021

Department Engineering

City of Marshfield, Wisconsin

Contact Dan Knoeck

Project # EN-D-2114
Project Name Grant St - Central to Chestnut - Street Reconst

Type N/A

Useful Life 40

Category D - Street - Residential/Neighb

Priority Level II

Assessable Project Yes

Companion Project Yes

Description

Street and utility reconstruction including new asphalt pavement with curb & gutter, sidewalk replacement, sanitary sewer, sanitary sewer laterals, storm sewer, and water laterals.

Justification

The existing asphalt street surface is in poor to failing condition. Reconstruction will allow conversion of this street from ditches to curb & gutter and improve drainage. Utilities must be upgraded before the new surface is constructed.

Expenditures	2017	2018	2019	2020	2021	Total
Construction					120,000	120,000
Engineering					20,000	20,000
Sanitary Sewer Construction					72,000	72,000
Storm Sewer Construction					25,000	25,000
Total					237,000	237,000

Funding Sources	2017	2018	2019	2020	2021	Total
Fees - Wastewater Utility					79,000	79,000
Operating Funds - Referendum					158,000	158,000
Total					237,000	237,000

Budget Impact/Other

Roadway maintenance costs will be reduced initially and then increase as pavement ages.

Companion Projects - EN-J-2115 (Sanitary Sewer), SW-H-6756 (Storm Sewer w/Paving)

Capital Improvement Program

2017 *thru* 2021

City of Marshfield, Wisconsin

Department Engineering

Contact Dan Knoeck

Type N/A

Useful Life 40

Category D - Street - Residential/Neighb

Priority Level II

Project # EN-D-2247

Project Name Laurel Ct - Laurel St to Cul-de-sac - Reconstruct

Assessable Project Yes

Companion Project Yes

Description

Reconstruction of Laurel Court north of Laurel Street. The new street will consist of curb & gutter with an asphalt center.

Justification

The existing street is in very poor condition. Existing sidewalk around the cul-de-sac bulb is not connected to the sidewalk on Laurel Street. The existing ditches make it difficult to complete the sidewalk so this street is a candidate for conversion to curb & gutter with an asphalt center.

Expenditures	2017	2018	2019	2020	2021	Total
Construction			193,000			193,000
Engineering			23,000			23,000
Storm Sewer Construction			37,000			37,000
Total			253,000			253,000

Funding Sources	2017	2018	2019	2020	2021	Total
Operating Funds - Referendum			253,000			253,000
Total			253,000			253,000

Budget Impact/Other

Roadway maintenance costs will decrease initially and then increase as the pavement ages.

Companion Projects - SW-H-6779 (Storm Sewer w/Paving)

Capital Improvement Program
City of Marshfield, Wisconsin

2017 *thru* 2021

Department Engineering
Contact Dan Knoeck
Type N/A
Useful Life 40
Category D - Street - Residential/Neighb
Priority Level II

Project # EN-D-2248
Project Name Schmidt Ave - State to Ives - Reconstruct

Assessable Project Yes
Companion Project Yes

Description
 Reconstruction of Schmidt Avenue from State Street to Ives Street with curb & gutter, an asphalt center and sidewalk.

Justification
 The existing street is in very poor condition. This street serves as a direct link from the neighborhood to the Wildwood/McMillan Trail, just south of State Street which makes this a candidate for conversion to curb & gutter with sidewalk.

Expenditures	2017	2018	2019	2020	2021	Total
Construction				718,000		718,000
Engineering				98,000		98,000
Sidewalk - New Installation				106,000		106,000
Storm Sewer Construction				150,000		150,000
Total				1,072,000		1,072,000

Funding Sources	2017	2018	2019	2020	2021	Total
Borrowed Funds - Recurring Projects				1,072,000		1,072,000
Total				1,072,000		1,072,000

Budget Impact/Other
 Roadway maintenance costs will decrease initially and then increase as the pavement ages.
 Companion Projects - SW-H-6780 (Storm Sewer w/Paving) and EN-N-2249 (Sidewalk)

SCHEDULE D

CITY OF MARSHFIELD 2017-2021 CAPITAL IMPROVEMENT PROGRAM
PROJECTED TAX LEVY RATES TO FINANCE CAPITAL IMPROVEMENT PROJECTS

BUDGET YEAR	ANNUAL DEBT SERVICE FOR CURRENT OUT-STANDING DEBT	CURRENT/ PROJECTED TAX LEVY RATE (mils) FOR OUTSTANDING DEBT	CIP COMMITTEE RECOMMENDED RECURRING BORROWING 2017-2021 CIP	PROJECTED TAX LEVY RATE IMPACT OF FUTURE DEBT ISSUES (mils)	TAX LEVY RATE EXISTING/ FUTURE DEBT SERVICE (mils)	CIP COMMITTEE OPERATING FUND REQUIREMENT 2017-2021 CIP	REFERENDUM OPERATING FUND REQUIREMENT 2017-2021 CIP	TAX LEVY RATE TO FUND OPERATING FUND REQUIREMENT (mils)	CURRENT/ PROJECTED TAX LEVY REQUIRMENT FOR 2017-2021 CIP
2017	\$ 4,716,469	\$3.42	2,700,000	\$0.24	\$3.66	\$ 120,000	\$ 1,364,000	\$1.08	\$4.74
2018	4,413,966	3.17	2,800,000	0.47	3.65	140,000	1,364,000	1.08	4.73
2019	4,592,316	3.27	2,900,000	0.72	3.99	160,000	1,364,000	1.08	5.07
2020	3,977,417	2.80	3,000,000	0.96	3.77	180,000	1,364,000	1.09	4.86
2021	3,841,820	2.68	3,000,000	1.21	3.89	200,000	1,364,000	1.09	4.98

**Note: Above calculations assume a 1.0% annual growth in City's assessed valuation
The projected annual borrowing listed above does not include debt for, Fire Equipment, TIF District and nonrecurring projects.**