



CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION

City of Marshfield, Wisconsin

Tuesday, September 15, 2015

Council Chambers Lower Level, City Hall Plaza

7:00 p.m.

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

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

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

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

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

- 13. Items for Future Agendas.

- 14. Adjourn.

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

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

NOTE

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

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

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF AUGUST 18, 2015**

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

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

EXCUSED: None

ABSENT: None

ALSO PRESENT: Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; the media; and others.

PC15-49 Motion by Wood, second by Penker to recommend approval of the minutes of the July 21, 2015 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - Conditional Use Request by Chad Breitzke for a “Conditional Home Occupation” to allow the Applicant to obtain a Federal Firearms License and sell firearms and ammunition out of his residence, located at 1102 West Arlington Street, zoned “SR-3” Single Family Residential.

COMMENTS: Chad Breitzke, just wanted to put a name with a face and reiterate that this is not an inventory type business. Only once a customer places an order, would he take delivery and then arrange for pick up by the customer, typically on the same day. He is available for questions.

PC15-50 Motion by Wood, second by Penker to recommend approval of the Conditional Use Request by Chad Breitzke for a “Conditional Home Occupation” to allow the Applicant to obtain a Federal Firearms License and sell firearms and ammunition out of his residence, located at 1102 West Arlington Street, zoned “SR-3” Single Family Residential, subject to the following conditions:

1. No signage would be permitted for the Conditional Home Occupation.
2. Business operations would be limited to phone calls, emails, other messaging devices and by appointment only.
3. Parking for customers must be provided on-site.
4. Failure to obtain a Federal Firearm License within 12 months of approval or the sale or transfer of the property will cause the conditional use permit to be null and void.
5. Failure by the applicant to be in good standings with all parties will be cause for immediate revocation of the conditional use permit.
6. Any significant changes to the Federal Firearm License would require a review of the conditional use permit.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Dan and Cindy Burns to exceed the maximum accessory structure allowance of 1,200 square feet for all “Residential Accessory Buildings”, located at 1515 West 5th Street, zoned “SR-3” Single Family Residential.

COMMENTS: None

PC15-51 Motion by Gustafson, second by Mazzini to recommend approval of the Conditional Use Request by Dan and Cindy Burns to exceed the maximum accessory structure allowance of 1,200 square feet for all “Residential Accessory Buildings”, located at 1515 West 5th Street, zoned “SR-3” Single Family Residential, subject to the following condition:

1. The proposed garage may be constructed as presented allowing minor site adjustments to be administratively approved.

Motion Carried

PUBLIC HEARING - Rezoning Request by Linda Fenske, representing M&M Rentals to change the zoning from “SR-6” Single Family Residential to “TR-6” Two Family Residential located at 511 and 513 South Peach Avenue, parcels 33-01628 and 33-01629, to correct the zoning district, allowing the existing twin house to conform to the Zoning Code

COMMENTS: None

PC15-52 Motion by Witt, second by Wood to recommend approval of the rezoning Request by Linda Fenske, representing M&M Rentals to change the zoning from “SR-6” Single Family Residential to “TR-6” Two Family Residential located at 511 and 513 South Peach Avenue, parcels 33-01628 and 33-01629, to correct the zoning district, allowing the existing twin house to conform to the Zoning Code, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Rezoning Request by Marawood Real Estate 100 LLC to change the zoning from “SR-4” Single Family Residential back to “CMU” Community Mixed Use located at 1308 West McMillan Street, parcel 33-03287CBA, to allow a lot line adjustment with the adjacent property also owned by Marawood.

COMMENTS: None

PC15-53 Motion by Wood, second by Witt to recommend approval of the Rezoning Request by Marawood Real Estate 100 LLC to change the zoning from “SR-4” Single Family Residential back to “CMU” Community Mixed Use located at 1308 West McMillan Street, parcel 33-03287CBA, to allow a lot line adjustment with the adjacent property also owned by Marawood, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Rezoning Request by Marshfield Clinic to change the zoning from “SR-4” Single Family Residential to “CD” Campus Development located at 1004, 1006, 1010, 1100, 1108, and 1114 North Walnut Avenue, parcels 33-03239A, 33-03239B, 33-03239C, 33-03239D; 33-03241, and 33-03241AA, to allow these properties to be included as part of the Marshfield Clinic Campus and for possible future developments.

COMMENTS: None

PC15-54 Motion by Mazzini, second by Gustafson to recommend approval of the rezoning Request by Marshfield Clinic to change the zoning from “SR-4” Single Family Residential to “CD” Campus Development located at 1004, 1006, 1010, 1100, 1108, and 1114 North Walnut Avenue, parcels 33-03239A, 33-03239B, 33-03239C, 33-03239D; 33-03241, and 33-03241AA, to allow these properties to be included as part of the Marshfield Clinic Campus and for possible future developments and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-42 and 18-54, allowing any land use to be either permitted by right or as conditional use if approved as part of a Campus Master Plan or as part of a Conditional Use Permit request in the Campus Development zoning district and direct staff to prepare an ordinance for Common Council consideration.

COMMENTS: None

PC15-55 Motion by Penker, second by Witt to recommend approval of the Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-42 and 18-54, allowing any land use to be either permitted by right or as conditional use if approved as part of a Campus Master Plan or as part of a Conditional Use Permit request in the Campus Development zoning district.

Motion Carried

Items for Future Agendas: None

Staff Updates: Miller reported that next week the Common Council will be asked to approve the steering committee for the upcoming Comprehensive Plan update.

There being no objections, Chairman Meyer adjourned the meeting at 7:33 PM.

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, Planner/Zoning Administrator
DATE: September 15, 2015

RE: Annexation request by Draxler Enterpizes, LLC., for 'LI' Light Industrial and "CMU" Community Mixed Use related to a Petition for Direct Annexation for lands consisting of 69.129 acres to be detached from the Town of Marshfield and annexed to the City of Marshfield; located east of State Highway "13" and north of Heritage Drive.

Background

A petition for annexation has been submitted by Draxler Enterprizes, LLC., to annex 69.129 acres, located just east of Veterans Parkway and north of Heritage Drive. The property would be detached from the Town of Marshfield. The request was brought forward due to the need for sanitary sewer and water services as the property owner is proposing commercial development on a portion of the land included in the annexation.

The petitioner is proposing commercial development on the southern 4 acre lot. To be able to build the development, City services are required. Sanitary sewer services are available along Veterans Parkway. Water mains would have to be extended from near the Veterans Parkway and 34th Street intersection. Mains would have to be extended south to be able to adequately serve the property. After the property has been annexed, staff plans on preparing a generalized plan for future commercial development in this area.

Analysis

The majority of the proposed annexation falls within the Employment and Retail Mixed Use future land use category. The north portion of the property falls within the Environmental Corridor area which includes floodplains and wetlands and is not suitable for development.

Evaluating Annexation and Utility Extensions

Marshfield should approve proposals for annexation into Marshfield only when they meet the following utilities and community facilities criteria in the Comprehensive Plan, or if other important community goals are met:

- *The area proposed for annexation has access to or can be easily connected to areas already served by the City, thereby allowing efficient delivery of services, facilities, and utilities.*
 - The City already has sanitary sewer beyond the proposed annexation along Veterans Parkway. Water service would need to be extended. Access will be provided off of Heritage Drive (to Draxler Drive).
 - Although the annexation is contiguous to the current City Limits, the only connecting portion of the annexation is a 70 foot stretch along the south property line of Marshfield Utilities Peaking Plant.
- *The City can readily provide services, utilities, and facilities to the area.*
 - Water service could be added within the first year of annexation.
- *The annexation is in an area designated for growth on the City's Future Land Use Map.*
 - The majority of the area is within the City's Future Land Use Map. There is a strip along the east side that appears to fall outside the limits of the designated growth area, but since it's all part of the same parcel, bringing in a small portion in seems reasonable considering the Future Land Use Map is generalized.
- *All public improvements, both off-site and on-site, necessary to serve the annexation area shall be constructed and financed in accordance with City standards and policies, and with goals and objectives within the plan.*
 - Yes.
- *The annexation area can be developed in a timely manner so the City does not invest in development costs without the timely return of necessary fees and taxes.*
 - Yes. While only a portion of the proposed annexation land is planned for development in the short term, extending the City boundaries closer to the Veterans Parkway and U.S. Highway 10 interchange will provide some excellent growth opportunities for the City.
- *State Annexation Statutes.*
 - Yes. This is a direct petition of 100% of all property owners. The Department of Administration has reviewed the proposed annexation and has stated that the annexation was reviewed and found to be in the public interest.

The Applicant is requesting "LI" Light Industrial zoning for the northern and eastern 65 acres of the proposed annexed area. This proposed zoning is consistent with the Comprehensive Plan which designates the area for Employment, Retail Mixed Use development. The Comprehensive Plan prohibits the more intense industrial uses, which are only allowed in the "GI" General Industrial district, in this area. The current use of the property (south of the floodplain area) is a trucking company, "Freight Terminal" land use. This is a conditional use in the "LI" Light Industrial zoning district. Any expansion of the

trucking company would require a Conditional Use Permit.

“CMU” Community Mixed Use is being request for the remaining portion (approximately 4 acres) of the annexed area to the southwest. This area is proposed for future commercial development. Once this development takes place, it is likely additional properties zoned “LI” would be rezoned in the future to accommodate more commercial development.

The subject property is surrounded by undeveloped land to the north, Veterans Parkway to the west, Schalow’s Nursery to the south, and agricultural land to the east (some of which is owned by the petitioner).

This area also falls within the City’s Sewer Service Area Boundary.

The Comprehensive Plan recommends that the City approve annexation petitions from property owners when they are consistent with the Plan, adopted intergovernmental agreements, and State Statutes.

Plan Commission Options

The Plan Commission can make the following recommendations:

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

Recommendation

APPROVE of “LI” Light Industrial and “CMU” Community Mixed Use zoning for the annexed area and direct staff to prepare an Annexation Ordinance for Common Council consideration.

Attachments

1. Petition for Annexation
2. Location Map
3. Proposed Certified Survey Map
4. Proposed Zoning

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Marshfield, Wood County, Wisconsin, lying contiguous to the City of Marshfield, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Marshfield, Wood County, Wisconsin.

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

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE S 89°23'11" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 74.96 FEET TO THE EAST LINE OF STATE HIGHWAY "13" AND TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°23'11" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 1227.65 FEET; THENCE S 0°27'59" W ALONG THE EAST LINE OF THE WEST ONE HALF OF THE SOUTHWEST QUARTER 2562.90 FEET TO THE NORTH LINE OF HERITAGE DRIVE; THENCE N 89°29'41" W ALONG THE NORTH LINE OF HERITAGE DRIVE 646.05 FEET TO THE EAST LINE OF DRAXLER DRIVE; THENCE N 0°54'19" W ALONG THE WEST LINE OF DRAXLER DRIVE 200.49 FEET; THENCE N 0°31'42" E ALONG THE EAST LINE OF DRAXLER DRIVE 294.66 FEET; THENCE N 89°32'23" W ALONG THE NORTH LINE OF DRAXLER DRIVE 70.00 FEET; THENCE S 0°36'41" W ALONG THE WEST LINE OF DRAXLER DRIVE 120.27 FEET; THENCE S 0°23'49" W ALONG THE WEST LINE OF DRAXLER DRIVE 142.02 FEET; THENCE N 89°28'49" W 525.99 FEET TO THE EAST LINE OF STATE HIGHWAY "13"; THENCE N 0°38'25" E ALONG THE EAST LINE OF STATE HIGHWAY "13" 510.26 FEET; THENCE S 89°16'29" E 9.95 FEET; THENCE N 0°38'03" E ALONG THE EAST LINE OF STATE HIGHWAY "13" 450.13 FEET; THENCE N 0°43'27" E ALONG THE EAST LINE OF STATE HIGHWAY "13" 1372.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 69.129 ACRES

There are no persons residing in this territory.

Dated this 6th day of August, 2015

Marty Draxler - member

Karl Draxler member

MARTY DRAXLER

KARL DRAXLER

Draxler Enterprises LLC.

P.O. Box 1121 10589 DRAXLER DRIVE
Marshfield, WI 54449



 Area to be Annexed
 City Limits
 Wood County Parcels

City Limits

A
13

34TH ST

Subject Properties
Request for
Annexation

1100211

1100211A

1100211B

1100212

1100211D

DOT

HERITAGE DR

0 250 500 1,000 Feet



Proposed Annexation
City of Marshfield - Plan Commission
Meeting Date: September 15, 2015

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.

CERTIFIED SURVEY MAP

WOOD COUNTY NO. _____ VOL. _____ PAGE _____

PART OF CSM'S 164, 165, 2098, 7603, 7631, ALL OF CSM 9661 AND PART OF THE SW1/4 SW1/4 AND NW1/4 SW1/4 OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF MARTY DRAXLER, I SURVEYED, MAPPED AND DIVIDED THAT PART OF CERTIFIED SURVEY MAP NUMBER'S 164, 165, 2098, 7603, 7631 AND ALL OF CERTIFIED SURVEY MAP NUMBER 9661 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS.

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THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE CITY OF MARSHFIELD, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 30TH DAY OF JULY, 2015

TIMOTHY G. VREELAND P.L.S. 2291

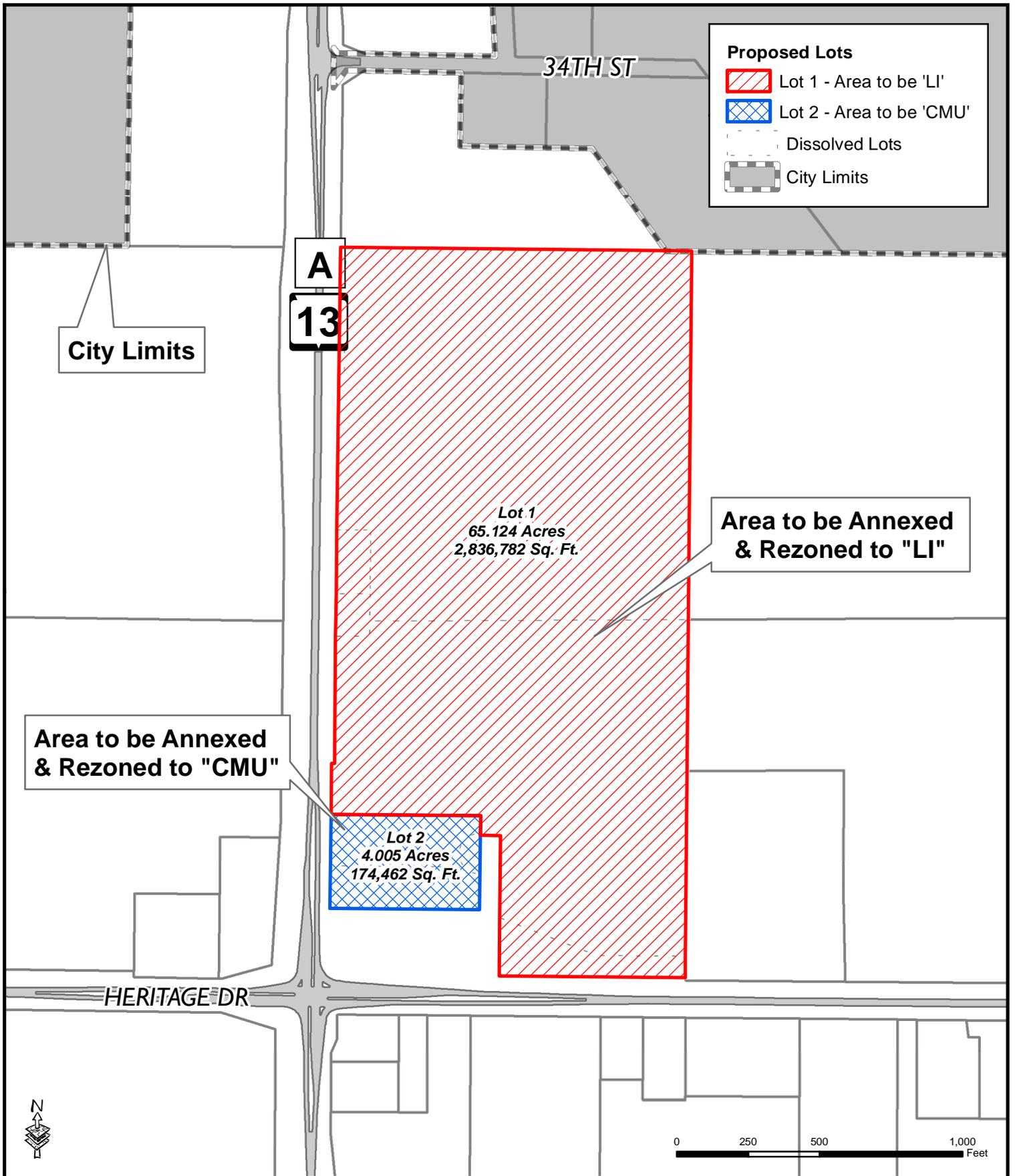
THIS CERTIFIED SURVEY MAP IS APPROVED IN ACCORDANCE WITH CHAPTER 19-61(3) OF THE MUNICIPAL CODE.

DATE _____ CITY OF MARSHFIELD ENGINEER _____

DRAXLER ANNEXATION DESCRIPTION

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

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Proposed Annexation
City of Marshfield - Plan Commission
Meeting Date: September 15, 2015

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City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: September 15, 2015

RE: Conditional Use Request by Hannah Shiltz for a 4-Bed Adult Family Home with an exception to the City population limitation, located at 1301 East Doege Street, zoned "TR-6" Two Family Residential District.

Background

The Applicant is requesting a Conditional Use Permit to develop an Adult Family Home (AFH) located at 1301 East Doege Street, zoned "TR-6" Two Family Residential District. The subject property is owned by Ashley Petersen and is presently utilized as a single-family residence. Tom Shiltz is proposing to purchase the property from Ms. Petersen, who would then rent it to Hannah Shiltz for the purpose of opening a state licensed 4-bed AFH to support up to four adults with a care provider on-site 24 hours a day, 365 days a year. Both the seller and buyer have submitting written approval of the application.

There are currently three bedrooms on the ground level of the house and a fourth bedroom in the basement. The basement bedroom cannot be used for residents, but would be a sleeping room for the live-in care provider. In order to convert the home into a 4-bed AFH, the Applicant will be converting a back portion of the garage into one of the bedrooms. The Applicant is proposing to have a live-in staff, with one or two other staff people on hand for a maximum of three staff at one time. The live-in staff person may or may not be there during day hours when other staff is working. With the current proposed plan, there will be parking available in the garage even after the additional bedroom is constructed. The proposed type of license for the facility will be for frail/elderly.

A 4-bed AFH (1-8 resident Community Living Arrangement) is a permitted use as long as it meets the regulations in Section 18-57(11) in the "TR-6" zoning district. In this case, a Conditional Use Permit is needed to allow an exception to the City population limitation.

Analysis

Under Section 18-57(11) there are multiple regulations for Community Living Arrangements (1-8 residents). These regulations include a distance separation from other care facilities, a maximum number of beds per City and Alderman District population, property screening, and parking requirements. The only regulation the Applicant is not able to meet is the City population limitation.

The Applicant is requesting an exception to the related statutory provision for total capacity of community living arrangements in a city. The maximum number of beds per City and aldermanic district allows cities to control the total number and location of care facilities if the total capacity of all licensed facilities exceeds either 25 persons or 1% of the total population on a citywide basis or within an aldermanic district, whichever is greater. If the capacity is exceeded, the Applicant may request an exception and the city plan commission may grant or deny the request.

As of January 1, 2015, the City of Marshfield regulated care facilities database shows licensed Community Living Arrangements (Community Based Residential Facilities and Adult Family Homes) in Marshfield provide 308 beds, plus the City has approved a 4-bed Adult Family Home (Monique Lane) that is not on the database yet, for a total of 312 beds. The proposed application would bring the total Community Living Arrangement bed count to 316 beds. The 4-bed AFH on Sycamore is no longer listed in the State Directory. If that facility were to start up again within a year, there would be an additional 4 beds added to the above total.

Based on the most recent available data (Estimates from August 10, 2015), U.S. Census population estimate for Marshfield is 19,186. Therefore, the total capacity for Community Living Arrangements is only 190 beds. Any additional facilities will to exceed this limit and will continue require a Conditional Use Permit.

The database shows licensed Community Living Arrangements in Aldermanic District 8 currently provides a total of 0 beds, so no exception is needed to that standard. Aldermanic District 8 has a population of 2,012 based on the 2010 U.S. Census population estimate and would therefore allow up to 20 beds before an exception to that standard is needed.

Based on the 2008 Adult Family Home and Community-Based Residential Facility (CBRF) Task Force Report and Recommendation, the demand for all types of assisted-living arrangements is expected to increase dramatically in Marshfield within future years. Greater growth is anticipated in Marshfield because of the existence of high-quality medical care for the entire range of assisted living clients through the Marshfield Clinic. The Clinic provides much-sought-after services for developmentally disabled, physically handicapped, geriatric and cognitively disabled citizens. Hence, Marshfield can easily become a location of choice for assisted living facilities. Since the report was published in

August of 2008, the following regulated care facilities have been approved by the City Plan Commission and Common Council:

- 60-bed CBRF (Stoney River)
- 24-bed CBRF (Stoney River II)
- 20-bed CBRF (Wells Nature View)
- 8 bed CBRF (Norwood Health Center)
- 4-bed AFH (on Monique Lane)
- two 4-bed AFH to increase to two 8-bed CBRF's

The code requires that one parking space be provided for each employee of the largest shift, plus one space for every three beds. Based on that calculation of 3 employees and 4 beds, the Applicant would need to provide 4-5 parking stalls on site. It is feasible to park 4 vehicles in the driveway as well as one in the garage (which is a legal parking spot). Therefore, the Applicant can meet the requirement for on-site parking.

In most cases, because there are a number of regulated care facilities throughout the City, an application for an AFH would require an exception to the 2,000 foot separation requirement. Since this is the first AFH in the neighborhood and it is located at a distance greater than 2,000 feet from any other regulated care facility, this exception is not needed.

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

The zoning ordinance describes a “conditional use” as: *a development which would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met.*

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.

Housing & Neighborhood Development – The proposed development will provide additional assisted-living housing in the city’s northeast quadrant. A Comprehensive Plan goal is to monitor the need for additional programs and housing options. The Plan establishes the following housing policy for the assisted-living sector “continue to consider special needs housing, such as community-based residential facilities (CBRFs), based on the community need, impact on

neighborhood, physical design, and the availability of existing facilities.”

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.*

Four additional residents on the property should not have an adverse impact to the neighborhood. Parking for the residents and employees shall be provided on-site. Because this facility is housed within a single-family home, screening is not required.

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 from the original parcel. The property is still a residence it will just have a care provider on-site 24/7 and occasional staff.

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, and requires no change or upgrade to 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.*

Providing needed housing to the elderly/frail in a residential setting is a public benefit. The facility is located in a single family residence and parking is provided on site, therefore, no adverse impacts are projected for the neighborhood due to the proposed AFH.

Plan Commission Options

The Plan Commission can make the following recommendations:

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

Recommendation

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

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

Attachments

1. Application
2. Regulated Care Facilities Buffer Map
3. Photo

Concurrence:



Jason Angell
Planning and Economic Development Director



MARSHFIELD
The City in the Center

Revised: 11/13/14

Department of Planning & Economic Development

City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449-0727

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: 8/15/2015

OFFICE USE ONLY

Date Received: 8-20-15	Fee Receipt Number:	Zoning District: SR-Ce	Parcel #: 3307025
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SITE INFORMATION

Site Address: 1301 E. Doege Marshfield	Present Land Use: Residential
Legal Description: C- mfld cliff and Johnette Reigel Subd LOT 14	

APPLICANT INFORMATION

Applicant Name: Hannah M. Shilts	Phone #: 715-650-7191	Email Address: missymarie81@gmail.com
Address, City, State, Zip: 2201 S. Maple Ave. Marshfield, WI 54449		
The Applicant is the <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Representative/Other (Describe): Will be renting property for use of my business.		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name: Thomas W. Shilts	Owner Phone #: 715-316-2716	Owner Email Address: twshilts@gmail.com
Owner Address, City, State, Zip: M225 Turtle Ridge Rd. Marshfield, WI 54449		

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: For purpose of an Adult Family Home	Proposed # of Employees: 3	Proposed Hours of Operation: 24 hour
<input checked="" type="checkbox"/> Residential or <input checked="" type="checkbox"/> Nonresidential	Number of Buildings: 1	Number of Units: 1
Density (units per acre):		
Narrative of Conditional Use Request	Requesting use of property for an adult family home.	
Future Plans/Modifications: Adding a room into the garage to make a fourth bedroom on the main floor.	Time Needed to Finish Request: 6 months	

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 type="checkbox"/> Photographs <input type="checkbox"/> Other:

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.

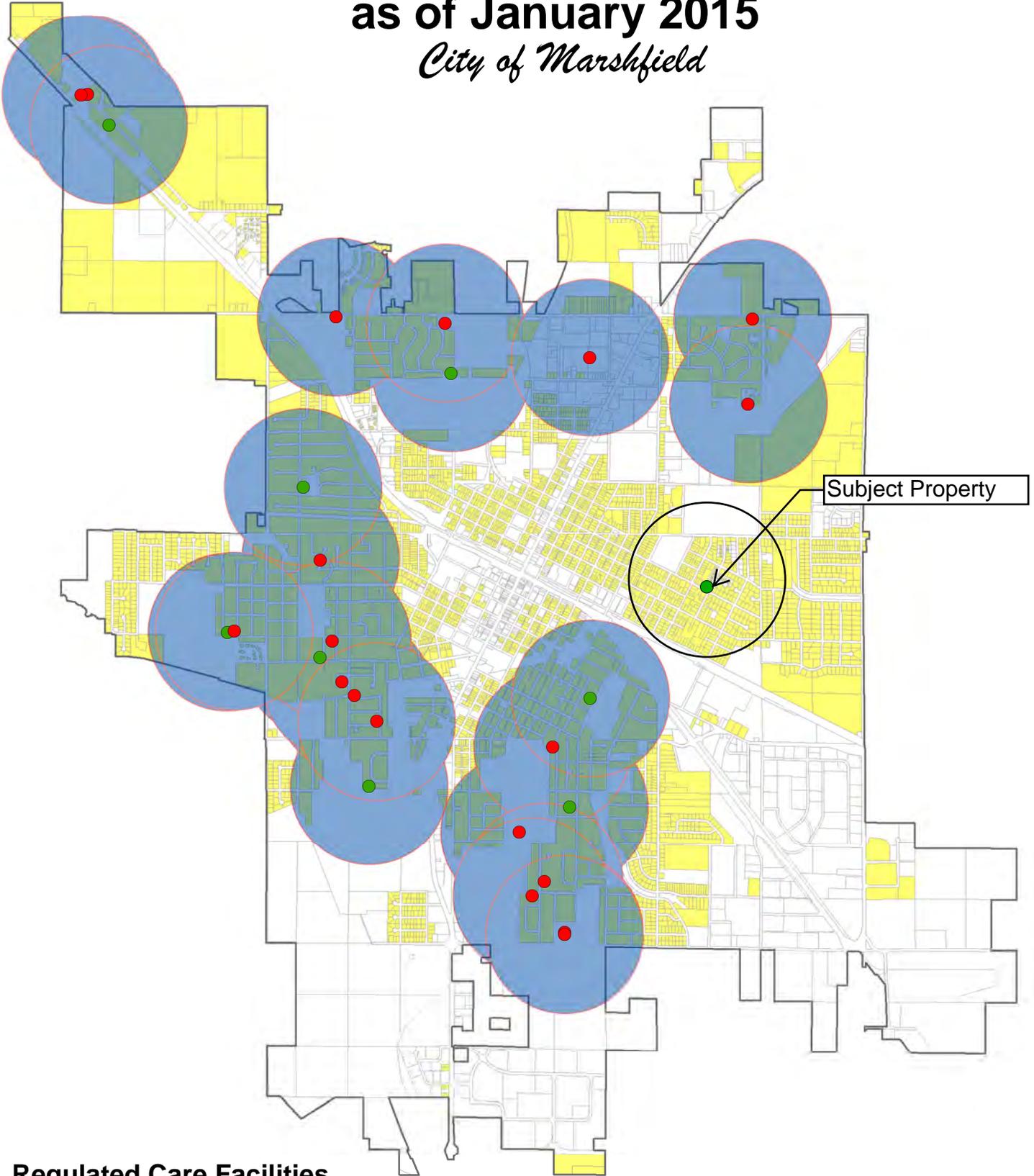
I hereby apply for a conditional use permit, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Statutes and Building Codes; that the Plan Commission may recommend conditions 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: Hannah M. Shilts

Date: 08/15/2015

Regulated Care Facilities as of January 2015

City of Marshfield



Regulated Care Facilities

- Adult Family Home
- Community Based Residential Facility

- 2,000 ft. Distance Buffer
- Residential Districts





City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: September 15, 2015

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

Background

The Applicant is proposing to construct a new detached garage on property zoned "SR-6" Single-Family Residential district, located at 406 West Leonhard Street. The existing garage (384 square feet) will be razed and replaced with the new garage. The proposed garage will have the dimensions of 26 feet wide by 36 feet deep (total of 936 square feet). The sidewalls will be approximately 9.5 feet with a 4/12 pitch roof. The height of the garage will be approximately 14.5 feet tall. The gable ends will face north and south. The proposed garage will have one door with two stalls facing Leonhard Street. The proposed garage will be setback a minimum of 3 feet off of the west property line meeting the minimum required setback for a detached accessory structure. The proposed driveway extending north of the garage will have a zero foot setback as they have a shared driveway with the neighbor.

The principal structure residence is a single story ranch, with a roof peak of 12 feet. The home was built in 1974 and has a footprint of 1,008 square feet. The parcel is 65 feet wide by 135 feet deep for a total of 8,775 square feet. The garage footprint is smaller than the ground floor area of the house and will therefore meet the maximum accessory structure allowance. The total area of both the principal structure and proposed garage are 1,944 square feet, putting the lot coverage percent for all structure less than 23% of the lot area. Properties in the "SR-6" district are allowed a maximum lot coverage of 40%.

Analysis

Reconstructing a standard two-stall garage at a height of less than 12 feet above grade would either be a challenge or leave the Applicant with a less than desirable situation for the new garage. The principal structure is only 24 feet wide

(less than the average two stall garage nowadays). In order to keep a new garage lower than 12 feet, the pitch would have to be less (less desirable for snow loads), or the garage would have to be narrowed (making it more challenging to get in and out of).

Because the house is close to the west property line, there is limited room for a driveway. The Application already shares a driveway with the neighbor to the west and the request would be to extend the driveway at a 0 foot setback south to the front of the garage. The neighbor submitted a signed letter stating they have no issue extending the driveway south another 24 feet (front edge of the garage).

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

The zoning ordinance describes a “conditional use” as: *a development which would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met.*

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.

One of the preferred design concepts in the Comprehensive Plan was to limit the appearance of garages in residential neighborhoods. Although the garage would be a little taller than the principal structure, the proposed location for the garage would move it back, away from the street more and tuck it behind the home. Having an accessory structure height exceed the principal structure peak by a couple of feet would not be contrary to the recommendations in the Comprehensive Plan since the garage would be moving further away from the street.

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 some physical or visual changes to the property by adding a larger and taller garage. However, nearly half of the garage won't be visible from the street since it will be behind the home. The increase in size is minimal and should not have an adverse impact on nearby property.

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 and intensity of the land use shall 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 supports no change.

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

There will be no adverse impact to the City.

Plan Commission Options

The Plan Commission can make the following recommendations:

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

Recommendation

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

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

Attachments

1. Application
2. Location Map
3. Elevation
4. Letter from Neighbor
5. Photos of House and Existing Garage

Concurrence:

A handwritten signature in black ink, appearing to read "Jason Angell". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jason Angell
Planning and Economic Development Director



MARSHFIELD
The City in the Center

Revised: 11/13/14

Department of Planning & Economic Development

City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449-0727

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: <u>8/26/15</u>	Fee Receipt Number:	Zoning District: <u>SR-6</u>	Parcel #: <u>33-04103</u>
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SITE INFORMATION

Site Address: 406 W Leonhard St	Present Land Use: garage
Legal Description: Building 26' X 36' non-attached garage	

APPLICANT INFORMATION

Applicant Name: Tanya Esser / <u>Tom Esser</u>	Phone #: 715-305-7169	Email Address: grandprixgtp04@gmail.com
Address, City, State, Zip: 406 W Leonhard St, Marshfield, WI 54449		
The Applicant is the <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Representative/Other (Describe): <u>Father of property owner</u>		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

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

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: <u>Detached Garage on Res. lot</u>	Proposed # of Employees: <u>—</u>	Proposed Hours of Operation: <u>—</u>
<input checked="" type="checkbox"/> Residential or <input type="checkbox"/> Nonresidential	Number of Buildings: <u>1</u>	Number of Units: <u>—</u>
Density (units per acre): <u>—</u>		
Narrative of Conditional Use Request: <u>CUP request to exceed the maximum height allowance of 20' or the height of the principal structure whichever less. The height of the principal structure is 12'. The proposed height of the detached garage is 14.5'.</u>		
Future Plans/Modifications:	<u>height of the detached garage is 14.5'</u>	Time Needed to Finish Request: <u>1yr.</u>

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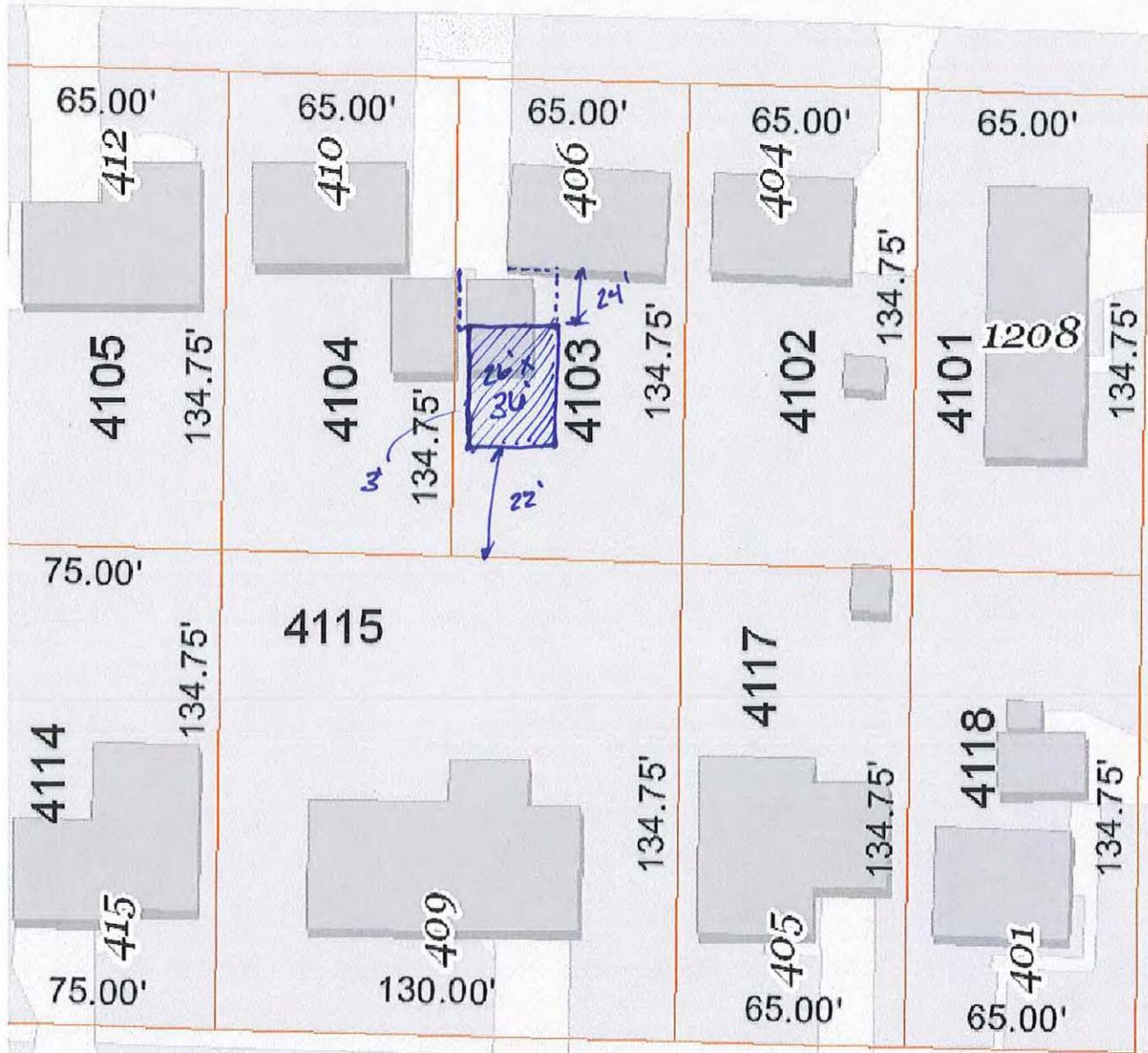
Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort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

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

Applicant Signature: Thomas Esser

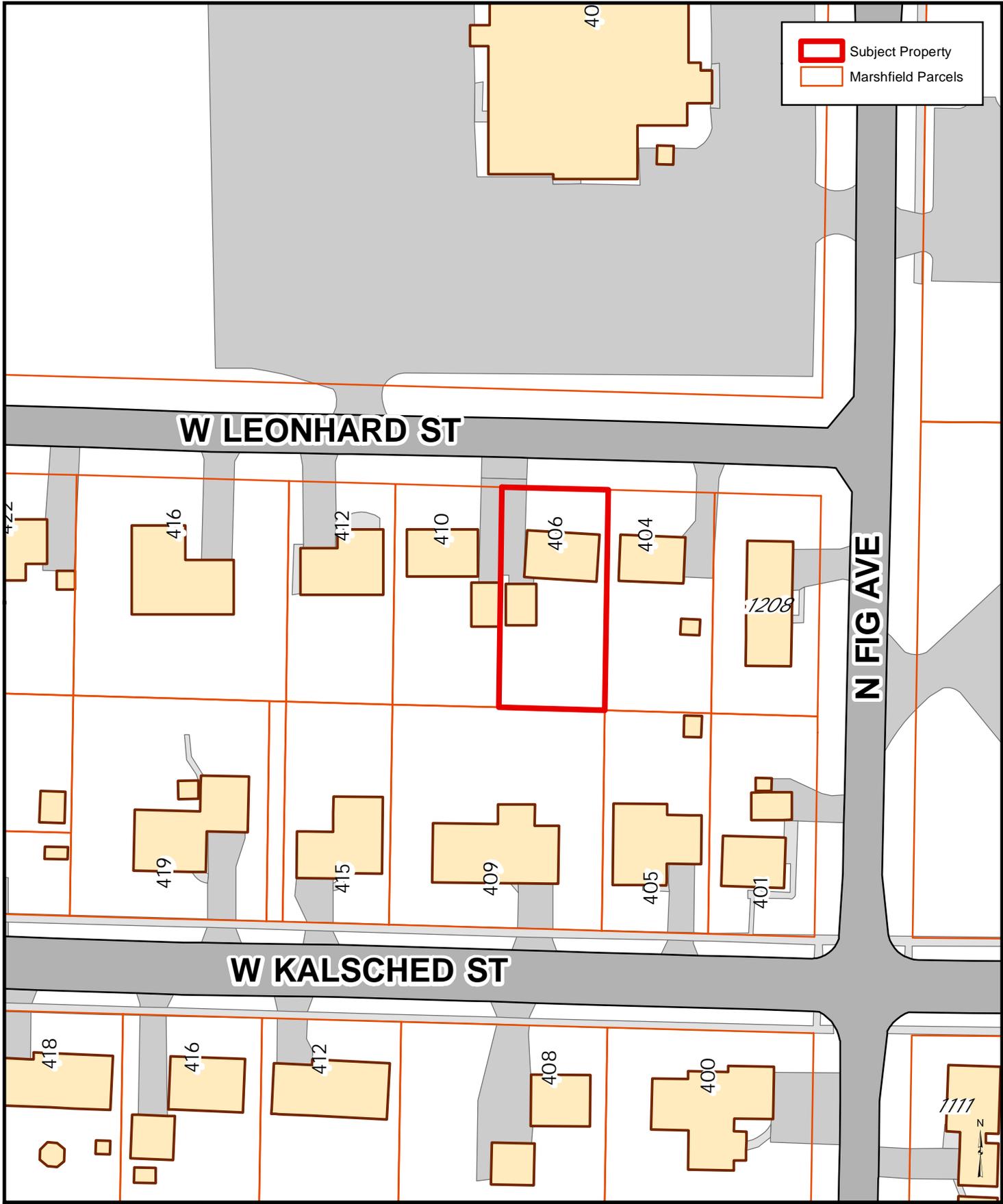
Date: 8-26-15

W Leonhard St



City of Marshfield GIS Intranet Mapping Application

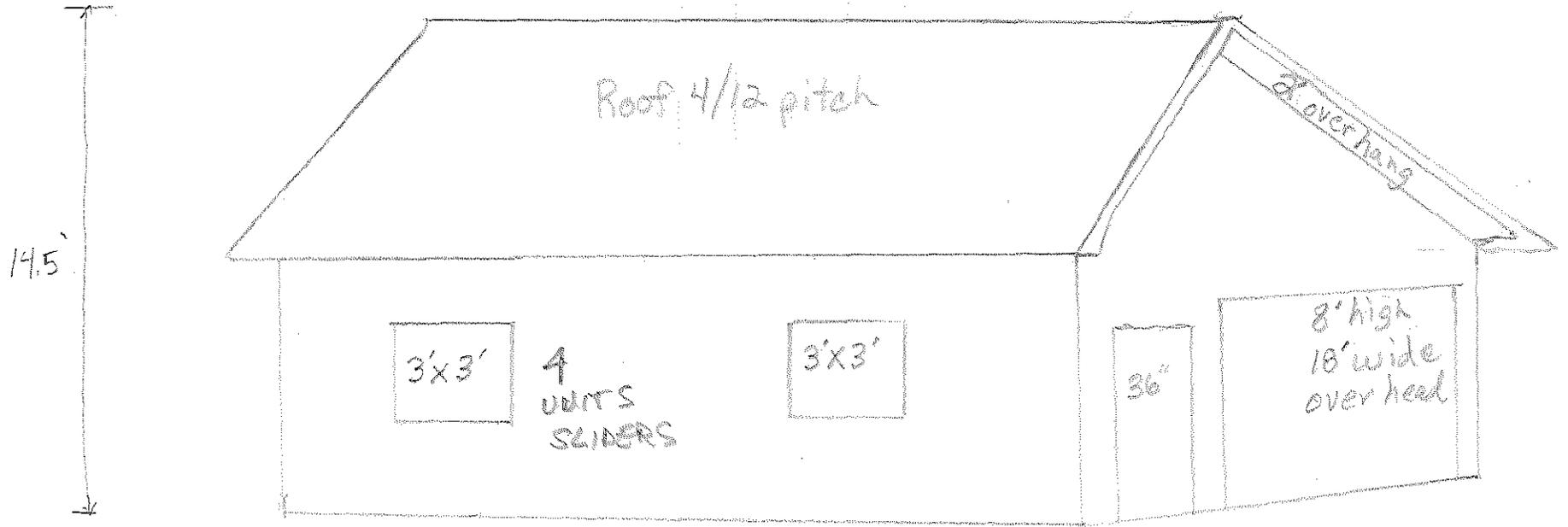




CUP: Accessory Height - 406 W Leonhard St
City of Marshfield - Plan Commission
Meeting Date: September 15, 2015

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.



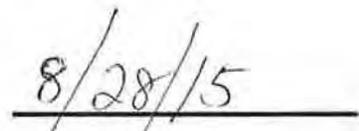
wall construction 2x4 @ 16' on center

* (stickert putting on steel roof) cut roof for ridge vent

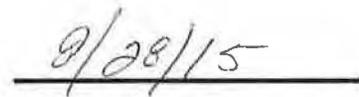
Garage is to be 26' wide x 36' Deep
Vinyl Dbl 4" Lap siding - (S. Blue)

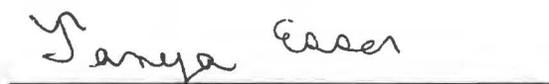
We, Dennis and Linda Christenson at 410 W Leonhard St, Marshfield, WI 54449, are in agreement with Tanya Esser at 406 W Leonhard St, Marshfield, WI 54449, to have Tanya's driveway extended 24 feet to the south on her west lot line.

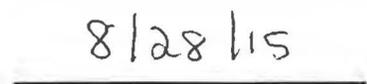

Dennis Christenson


Date


Linda Christenson


Date


Tanya Esser


Date





City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: September 15, 2015

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

Background

Marshfield Clinic is requesting a conditional use permit to expand the existing East Wing facility located at 1001 North Oak Avenue. This expansion includes additional space for Marshfield Clinic to provide radiation and oncology treatments and additional mechanical space. The radiation oncology addition includes office space, exam rooms, a linear accelerator vault, and other rooms assimilated with this use of large scale indoor institutional. The additional mechanical space will allow Marshfield Clinic to keep up with the needs of the facility.

In addition to the two building additions, Marshfield Clinic is also requesting to install an on-grade air cooled chiller adjacent to the existing loading docks along the northwest corner of the East Wing.

Analysis

Section 18-42(4)(b) requires a conditional use for “all future land uses, structures, and paved areas” within the “CD” Campus Development zoning district prior to the adoption of a Campus Master Plan. Marshfield Clinic has not, to this date, adopted a Campus Master Plan.

Building Details

The proposed radiation oncology addition is a one story addition along the Southeast portion of the existing East Wing approximately 4,500 square feet in size. The additional mechanical space is a second story addition to the Northwest corner of the East Wing. Although the proposed mechanical space is an expansion to the existing facility, this proposed addition does not add any additional footprint to the structure because it is a second floor expansion. Other

than possibly the linear accelerator vault, which needs to be built of specific materials for containment reasons, both of these additions will be built of similar materials as the existing East Wing.

The air cooled chiller is also located in the Northwest corner of the East Wing, but will be placed on the ground level near the existing loading docks.

Location

Other than the major street setback and the minimum building separation, the requirements for height, bulk and intensity in the "CD" Campus Development district are not defined in the Zoning Code, but rather set forth through an approved Campus Master Plan or by a Conditional Use prior to the adoption of a Campus Master Plan. Since Marshfield Clinic does not have an approved Campus Master Plan, setbacks for these facilities can be defined through the conditional use process.

- Radiation Oncology Addition
 - South Setback: West Ives Street is a major street which would require a 50 foot setback; however, this setback can be reduced by averaging the adjoining properties per Section 18-72(4). With that averaging, the building may be located a minimum of 34.3 feet from the right-of-way line. The proposed setback per the conditional use request is 34.3 feet.
 - East Setback: Section 18-73(h) states additions or similar appurtenances not extending beyond the setback of the existing façade may be located in the provided or required yard setback, whichever is more permissive. The proposed addition does not extend past the existing façade of the building and is located about 75 feet from the adjacent residential property line.
 - West Setback: Section 18-73(h) states additions or similar appurtenances not extending beyond the setback of the existing façade may be located in the provided or required yard setback, whichever is more permissive. The proposed addition does not extend past the existing façade of the building.
 - North Setback: Not applicable
- Mechanical Space Addition: Section 18-73(h) states additions or similar appurtenances not extending beyond the setback of the existing façade may be located in the provided or required yard setback, whichever is more permissive. The proposed addition is a vertical addition which does not extend past any facades or the overall height of the building.
- Air Cooled Chiller: Although detached, the air cooled chiller does not go any closer to the street than existing façade and is setback about 25 feet from the property line and about 15 feet from the existing sidewalk. The existing sidewalk is proposed to be widened in the upcoming future to accommodate the future bike trail. Staff did not see any concerns with the location of the air cooled chiller and suggested that Marshfield Clinic work with the City when it comes times to install the landscaping for the trail for this area.

Parking

Minimum required parking for large scale indoor institutional uses are generally based on the number of patrons at maximum capacity. In general, a large scale indoor institutional requires 1 space per 3 expected patrons at maximum capacity. The proposed radiation oncology addition is expected to have about 40 patrons per day or about 5 per hour with an additional 4 to 8 staff. At max capacity this addition would require a total of 4 parking stalls.

Because of future proposed developments on this site that are planning to be presented at the following Plan Commission meeting on October 20, 2015, a parking analysis has not yet been completed for this project. Marshfield Clinic is planning to do a complete parking analysis and traffic analysis for next month's proposals. Since these proposals will likely eliminate existing parking but propose additional parking, staff thought it unnecessary to conduct a complete parking analysis at this time for the current conditional use request.

Landscaping

Landscaping for the proposed development will meet the requirements of a "CMU" Community Mixed Use zoning district. This would require a minimum of 40 points of landscaping per 100 linear feet of street frontage, 60 points of landscaping per 20 parking stalls or 10,000 square feet of parking area whichever is greater, and a 0.5 opacity separating the proposed development to the adjoining residential property to the east.

Lighting

The Applicant currently does not have a specific lighting plan, but anticipates that all lighting will meet the minimum requirements set forth in Section 18-104.

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

The zoning ordinance describes a "conditional use" as: a development which would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met.

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.*

Part of the economic development recommendations is to retain and expand existing businesses and focus efforts of growth specifically on the Health Care industry.

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

The proposed projects should not have any undue adverse impacts on the surrounding neighborhood or the general welfare of the public.

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 building additions are expanding the Marshfield Clinic's existing land use, large scale indoor institutional.

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

The proposed conditional use request will not require any additional 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.*

Staff does not foresee any potential adverse impacts of the proposed conditional use request, but rather this request will allow Marshfield Clinic to provide additional specialty services to this community.

Plan Commission Options

The Plan Commission can make the following recommendations:

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

Recommendation

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

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

Attachments

1. Application
2. Location Map
3. Site Plan
4. Floor Plans
5. Elevations

Concurrence:



Jason Angell
Planning and Economic Development Director



MARSHFIELD
The City in the Center

Revised: 11/13/14

Department of Planning & Economic Development

City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449-0727

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 #:
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SITE INFORMATION

Site Address: 1001 N. Oak Avenue	Present Land Use: Clinic Use
Legal Description: C - MFLD S5 T25N R3E LOT 1, WCCSM #7430, BNG PRT OF SW NW & PRT OF SE NW INCL PRT OF WCCSM'S #192 & #7337, INCL ALL OF WCCSM #2874, & WCCSM #7042, ALSO INCL PRT OF MEDICAL VIEW SUBD	

APPLICANT INFORMATION

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

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

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

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: Same	Proposed # of Employees: Same	Proposed Hours of Operation: Same
<input type="checkbox"/> Residential or <input checked="" type="checkbox"/> Nonresidential	Number of Buildings: Addition & Renovation to Ex Bldg	Density (units per acre): N/A
	Number of Units: N/A	
Narrative of Conditional Use Request	Marshfield Clinic is requesting the construction of a building addition and renovations to the existing East Wing building. The project will include the construction of sidewalk and landscaping adjacent to the proposed addition. This project also includes the construction of a 2nd floor mechanical space in the East Wing Building and the construction of an on grade air cooled chiller adjacent to the existing loading dock.	
Future Plans/Modifications:	Time Needed to Finish Request:	

CODE REQUIREMENT REFERENCES (ZONING CODE - CHAPTER 18)

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

DOCUMENTATION SUBMITTED

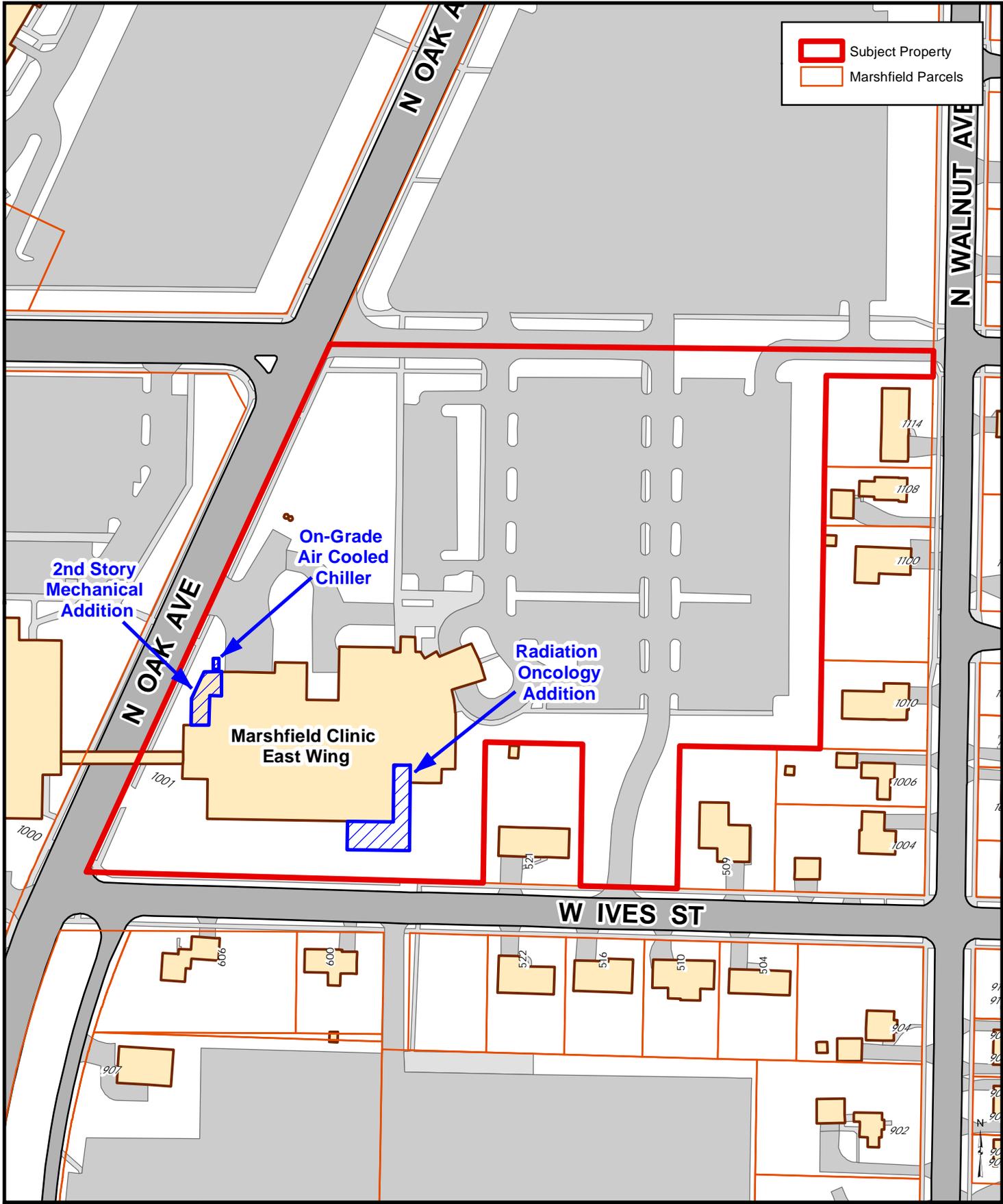
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Landscape Plan	<input type="checkbox"/> Lighting Plan	<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Photographs	<input type="checkbox"/> Other:
---	--	--	--	--------------------------------------	---------------------------------

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: 20 Aug 2015



Subject Property
 Marshfield Parcels



CUP: Marshfield Clinic Addition - 1001 N Oak Ave
 City of Marshfield - Plan Commission
 Meeting Date: September 15, 2015

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
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City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: September 15, 2015

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

Background

Marshfield Clinic is requesting a conditional use permit to allow the use of a temporary contractor's project office for longer than 365 days. This temporary contractor's office will be used by Boldt Construction for current remodel projects and possibly future projects for Marshfield Clinic pending approval, including the radiation oncology addition.

Analysis

Section 18-66(7) of the Zoning code states that projects requiring the use of a temporary contractor's office for more than 365 days shall require a conditional use permit. Marshfield Clinic is anticipating that the current projects and proposed projects will take approximately 3 years to complete and would like to maintain this temporary contractor's office throughout the duration of construction.

Also Section 18-42(4)(b) requires a conditional use for "all future land uses, structures, and paved areas" within the "CD" Campus Development zoning district prior to the adoption of a Campus Master Plan. Marshfield Clinic has not, to this date, adopted a Campus Master Plan.

Building Details

The proposed temporary contractor's office is a triple wide unit that will mostly be made up of one large conference room for the contractors and inspectors to meet and discuss the projects that are taking place on-site. The building is approximately 36 feet wide by 61 feet long.

Location

The Applicant is proposing to place the temporary contractors office on 1 of the 6 properties along west side of North Walnut Avenue that are all owned by Marshfield Clinic and were rezoned from "SR-4" Single Family Residential to "CD" Campus Development last month to include these properties as part of the Marshfield Clinic Campus. This property is still currently rented as a residential lot.

The site plan for the proposed temporary structure shows the building will be setback approximately 42 feet from North Walnut Avenue right-of-way, 15 feet from the property to the south, 20 feet to the property to the west, and separated from the principal structure to the north on the same property about 34 feet. The southern portion of the property was at one time a 60 foot wide public right-of-way, but was previously vacated. Because of this vacated right-of-way, this property is large enough that it could potentially be split off into separate lots.

Parking

Because of the current projects and future projects that are proposed to be taking place in the near future for Marshfield Clinic, Marshfield Clinic will be submitting a parking analysis and traffic analysis at the following Plan Commission meeting on October 20, 2015. The upcoming proposals will also include designated parking areas for the temporary construction workers that will be working on these projects.

Currently the construction workers that have been working on-site have been parking in the large parking lot, south of West Ives Street. The Applicant has expressed that they will try to contain all parking for staff, patients, and construction workers on Clinic properties and parking lots and will attempt to avoid at all possible people parking on public streets near the Clinic.

Landscaping

Because this is a temporary use, the Applicant is not proposing any screening to neighboring properties or from the street frontage.

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

The zoning ordinance describes a "conditional use" as: a development which would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met.

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.*

This temporary office will allow Marshfield Clinic as stated in the Comprehensive Plan to follow part of the economic development recommendations to retain and expand existing businesses and focus efforts of growth specifically on the Health Care industry.

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

The proposed temporary structure should not have any undue adverse impacts on the surrounding neighborhood or the general welfare of the public.

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 primary land use of the subject property is currently a single family rented dwelling unit owned by Marshfield Clinic. The proposed temporary use will be secondary to the primary residence with access from the East Wing property. Because all of these properties are located in the "CD" Campus Development district staff views all these properties as being one campus although there are wide varieties of land uses.

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.*

Other than temporary power, the proposed temporary contractor's office will not require any additional public services.

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

Allowing the temporary use of this property will allow Marshfield Clinic to make improvements to the Marshfield Clinic Campus.

Plan Commission Options

The Plan Commission can make the following recommendations:

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

Recommendation

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

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

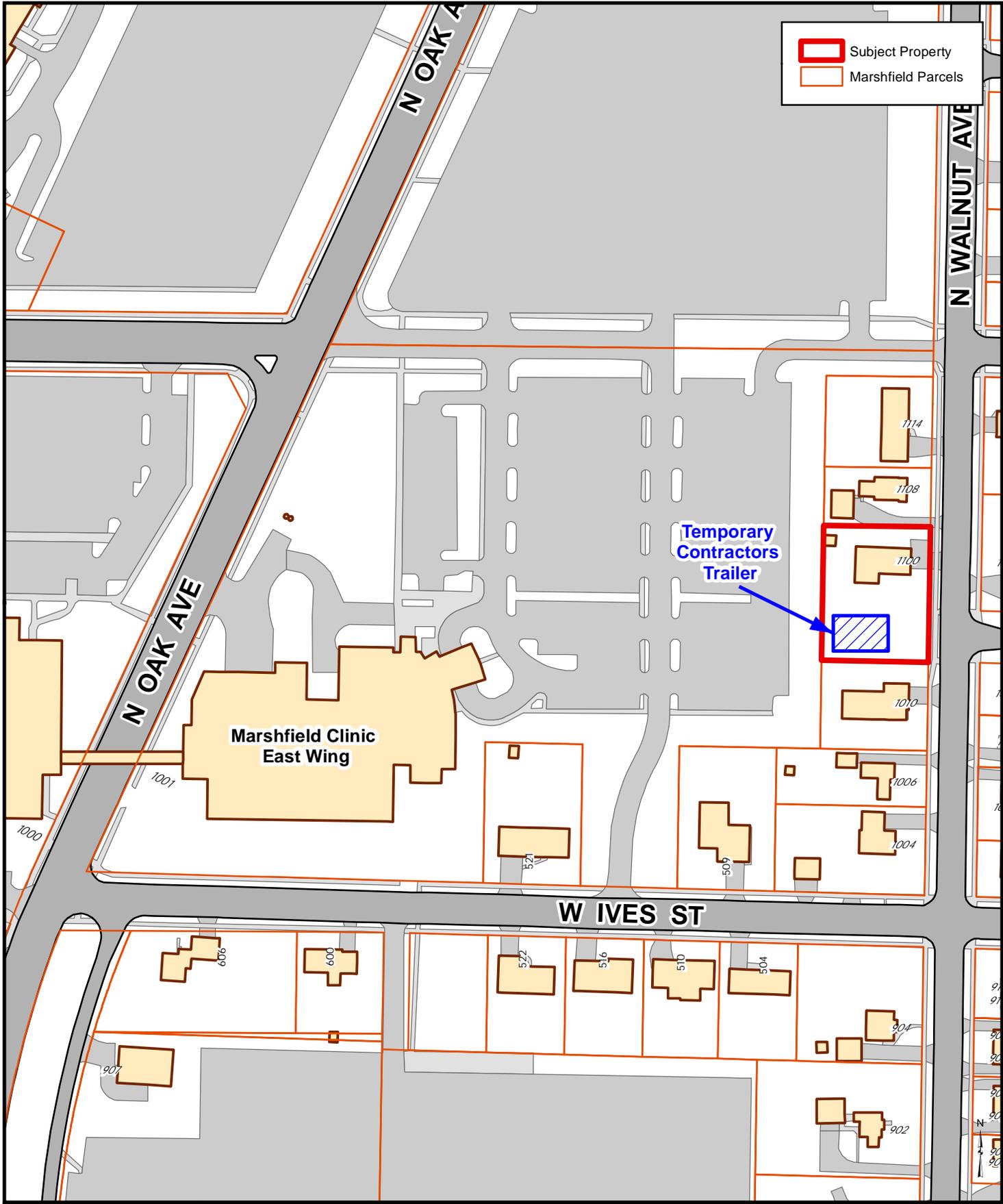
Attachments

1. Application
2. Location Map
3. Site Plan
4. Photo

Concurrence:



Jason Angell
Planning and Economic Development Director



 Subject Property
 Marshfield Parcels

Temporary Contractors Trailer

Marshfield Clinic East Wing

W IVES ST

N OAK AVE

N WALNUT AVE



CUP: Temporary Contractors Trailer - 1100 N Walnut Ave
 City of Marshfield - Plan Commission
 Meeting Date: September 15, 2015

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POINT OF BEGINNING, INC. MAKES THE SHIRTS TO CONVEYANCE IN AND TO
 ATTORNEYS AT LAW AND TO THE PUBLIC. THE SHIRTS ARE NOT TO BE
 CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION
 CONTAINED HEREIN. THE SHIRTS ARE NOT TO BE USED FOR ANY OTHER
 PURPOSES WITHOUT THE WRITTEN PERMISSION OF POINT OF BEGINNING, INC.



POB
 Point of Beginning

Land Surveying
 Engineering
 Landscape Architecture

5709 Windy Drive, Suite D
 Stevens Point, WI 54482
 715.344.9999 (Ph) 715.344.9922 (Fx)

MARSHFIELD CLINIC
TEMPORARY BOLDT TRAILER
CITY OF MARSHFIELD
WOOD COUNTY, WISCONSIN

CONCEPTUAL SITE PLAN

CHECKED BY:	JL
DRAWN BY:	ME
DATE:	08/25/15
PROJECT NO.:	15.104



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(4 / 5)

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

DRAFT

Prepared For:
City of Marshfield
630 S. Central Avenue
Marshfield, WI 54449

Prepared By:

vierbicher
planners | engineers | advisors



999 Fourier Drive, Suite 201
Madison, WI 53717

DRAFT Date: September 01, 2015

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Acknowledgements

Common Council

TO BE ADDED

Plan Commission

TO BE ADDED

City Staff

TO BE ADDED

Joint Review Board

TO BE ADDED

Vierbicher Associates, Inc.

TO BE ADDED

DRAFT

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

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

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

- Attachment #1: Timetable
- Attachment #2: Opinion Letter from City Attorney Regarding Compliance with Statutes
- Attachment #3: Letter Chief Elected Official of Overlying Taxing Entities
- Attachment #4: Joint Review Board Meeting Notices
- Attachment #5: Joint Review Board Meeting Agendas
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- Attachment #8: Public Hearing Notice to Overlying Taxing Jurisdictions
- Attachment #9: Letter and Public Hearing Notice to Property Owners within the TID
- Attachment #10: Public Hearing Notice Proof of Publication
- Attachment #11: Plan Commission Meeting Agendas
- Attachment #12: Plan Commission Public Hearing an Meeting Minutes
- Attachment #13: Plan Commission Resolution Approving TID #10
- Attachment #14: Common Council Meeting Agenda
- Attachment #15: Common Council Resolution Creating TID #10
- Attachment #16: Common Council Meeting Minutes

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1 Introduction

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

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

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

Approval Process

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

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

A draft TID #10 project plan and district boundary was reviewed by the Plan Commission at a public hearing on September 15th 2015. Notice of the TID #10 Public Hearing was sent to the overlying taxing jurisdictions on _____. Notice of the public hearing was published on August 28, 2015 and September _____. Following the public hearing, the Plan Commission recommended to _____ the creation of TID #10, and recommended _____ of the TID #10 project plan to the Common Council.

The TID #10 project plan and district boundary was adopted by resolution of the Common Council on _____.

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

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

Plan of Rehabilitation within TID #10

Inventory of Area

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

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

Table 1: TID #10 Property Summary

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

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

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

General site conditions that are present throughout the district include:

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

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

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

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

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

Rehabilitation and Redevelopment Plan

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

Map #4 in Appendix A shows existing land uses in the area. The City intends to encourage the continuation of high-quality commercial development throughout the area, in conjunction with the proposed land uses in the City of Marshfield Comprehensive Plan (Map #5 of Appendix A).

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

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

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

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

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

A. Capital Improvements

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

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

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

Approximately \$295,000 is budgeted for infrastructure.

B. Site Development, Redevelopment, and Infrastructure Costs

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

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

C. Development Incentives

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

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

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

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

D. Administration Costs

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

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

E. TID Organizational Costs

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

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

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

F. Inflation

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

Approximately \$111,000 of inflation has been included in the projections². Detailed numbers are included within Section 3 of this plan and Attachment 1 of Appendix B.

G. Financing Costs

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

Approximately \$890,000 is estimated for financing costs over the life of the TID³ and the capitalized interest of approximately \$100,000. Detailed numbers are included within Section 3 of this plan and Attachment 1 of Appendix B.

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

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

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

3 Detailed Project Costs

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

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

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

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

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

Proposed Improvements	Total Cost	Others' Share	TID Share
A. Capital Improvements	\$ 295,000	\$ -	\$ 295,000
B. Site Development, Redevelopment, and Infrastructure Costs	\$ 300,000	\$ -	\$ 300,000
C. Development Incentives	\$ 1,200,000	\$ -	\$ 1,200,000
G. Administration Costs	\$ 25,000	\$ -	\$ 25,000
H. TIF Organizational Costs	\$ 20,000	\$ -	\$ 20,000
I. Inflation	\$ 111,295	\$ -	\$ 111,295
Subtotal	\$ 1,951,295	\$ -	\$ 1,951,295
J. Financing Costs (<i>Interest, Fin. Fees, Less Cap. Interest</i>)			\$ 884,826
Capitalized Interest			\$ 103,875
Total TID Expenditure			\$ 2,899,995

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

4 Economic Feasibility

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

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

Following is a discussion of these components.

A. Inflation and Property Appreciation Rates

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

B. Increase in Property Value

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

C. Full Value Tax Rate

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

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

Table #3: Full Gross Value Tax Rate

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

⁴ Source: City of Marshfield

D. TIF Revenues

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

E. Cash Flow

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

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5 Financing Methods & Timetable

A. Financing Methods

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

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

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

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

* per Moody's Investors Services report

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

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

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

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

B. Timetable

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

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

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

C. Financing Methods and Costs to be Incurred

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

6 Overlying Taxing Jurisdictions

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

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

7 "12% Test"

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

Table #5: TID Capacity

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

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

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

Table #6: Current and Proposed TID Values

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

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

8 Changes to Maps, Plans, Ordinances

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

Quality of Life

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

Community Growth and Development

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

Economic Development

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

Community Appearance

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

Public Service

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

Transportation

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

9 Relocation

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

10 Promoting Orderly Development

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

11 Base Value Redetermination

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

12 District Boundaries

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

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

City of Marshfield TID #10 Boundary Description:

(TO BE DRAFTED AFTER JRB MEETING)

Appendix A: Parcel List & Maps

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

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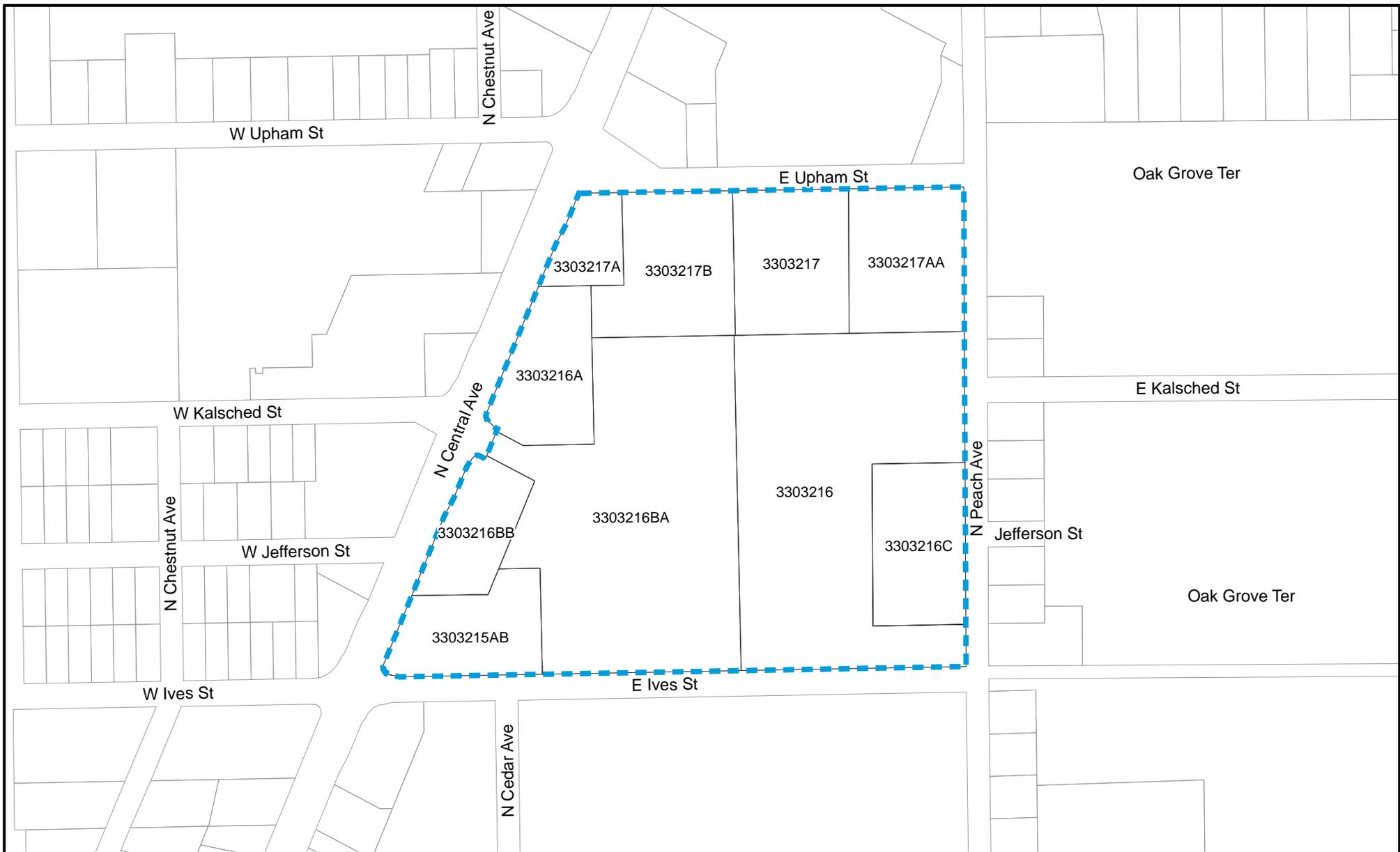
TID 10 Parcel List

Spreadsheet of Parcel Ownership, Value, and Property Conditions

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

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

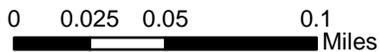
Rehab	27.92	83.12%
Other	5.67	16.88%
Total	33.59	100.00%



Map 1: Proposed TID 10 District Boundary

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



-  Proposed TID Boundary
-  Parcels (ID)

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August 18, 2015



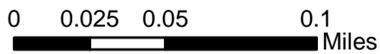


Map 2: Orthographic Photo

City of Marshfield - TID 10 Creation

 Proposed TID Boundary

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



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August 18, 2015

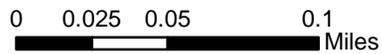




Map #3: Condition of Property

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



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Proposed TID Boundary

Map ID

Parcels (ID)

Study Area Parcels

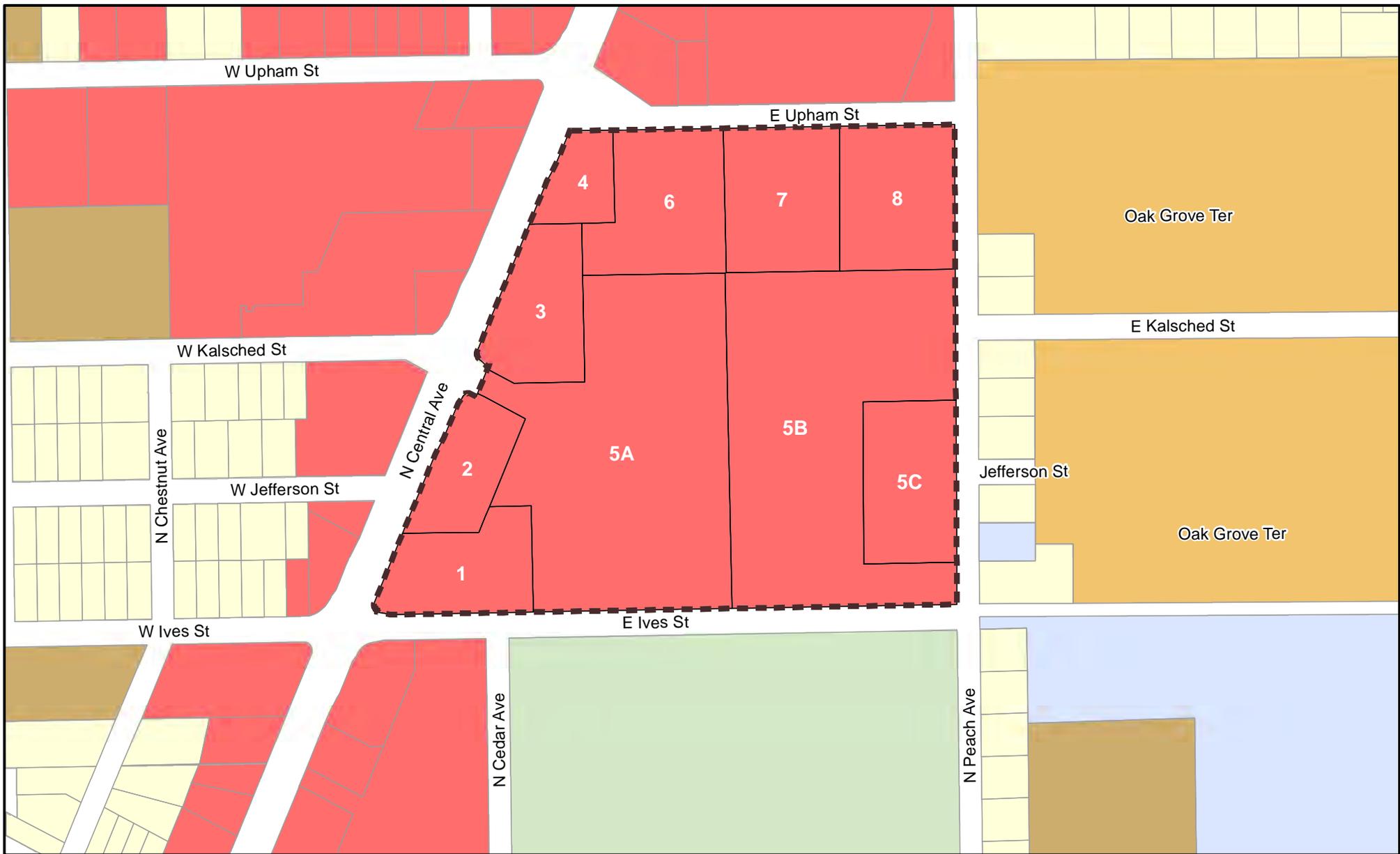
Rehab/Conversation Eligible Study Area Parcels



August 18, 2015

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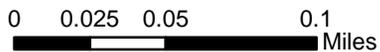


Map #4: Existing Land Uses

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI

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Proposed TID Boundary
 Parcels (Map ID)

Park

Residential

Mobile Homes

Multi-Family Residential

Commercial

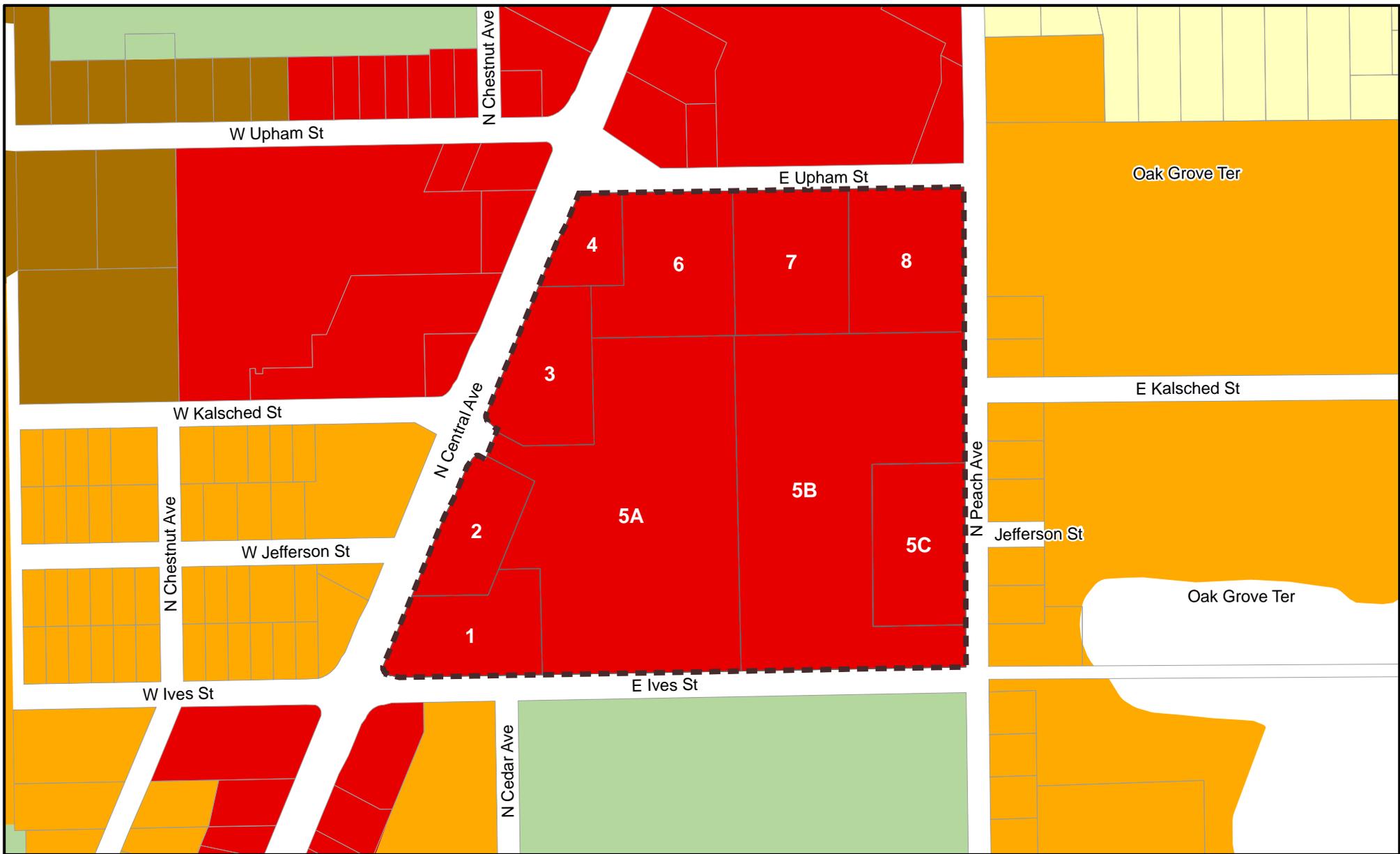
Drainage Area



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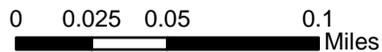




Map #5: Future Land Use

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



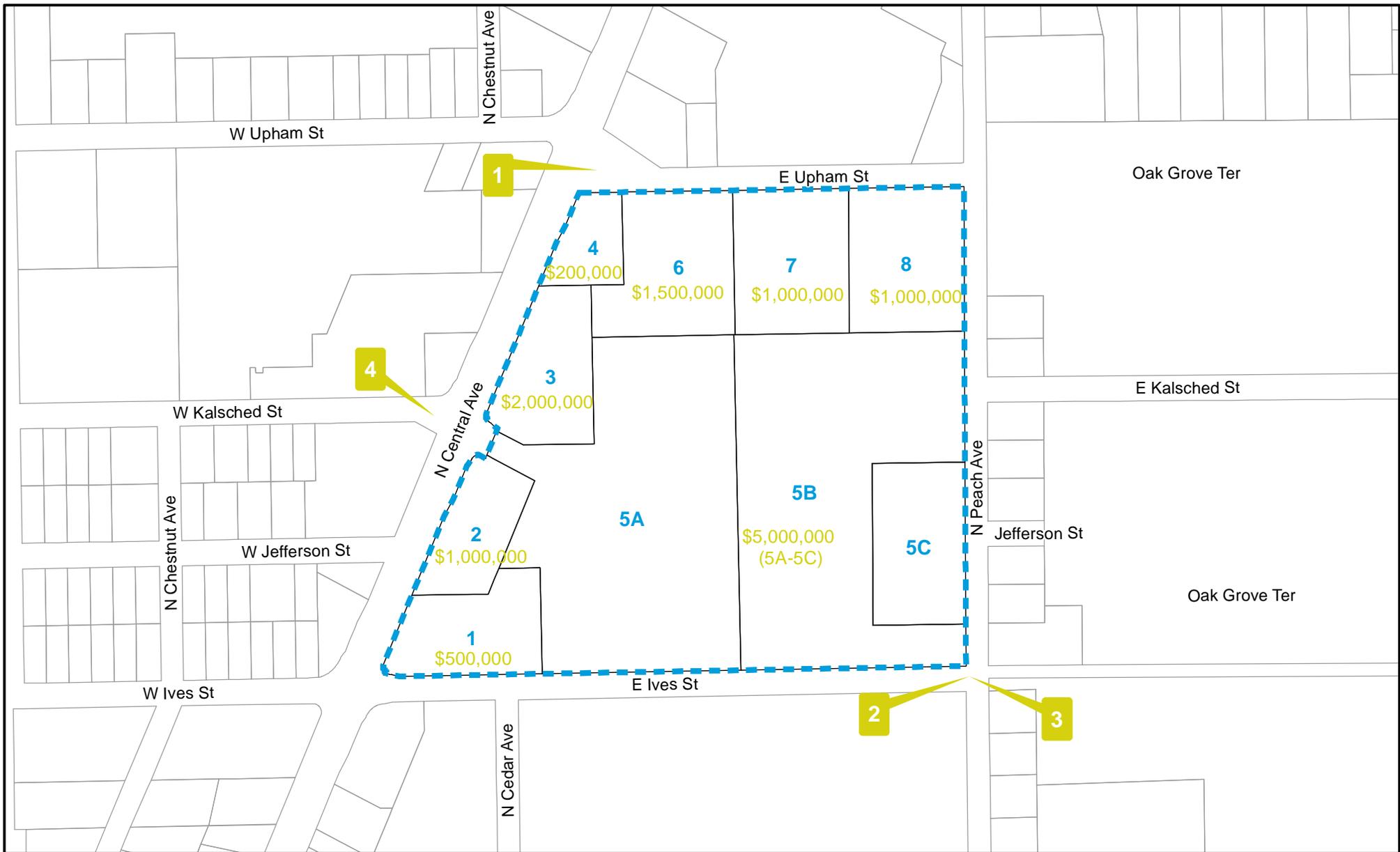
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- Proposed TID Boundary
- Parkland
- Existing City Residential
- Existing High Density Residential
- Existing Suburban Residential
- General Commercial



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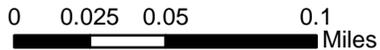




Map #6: Proposed Improvements

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



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Proposed TID Boundary Parcels (ID)

TID ID

Improvement Value over life of the TID

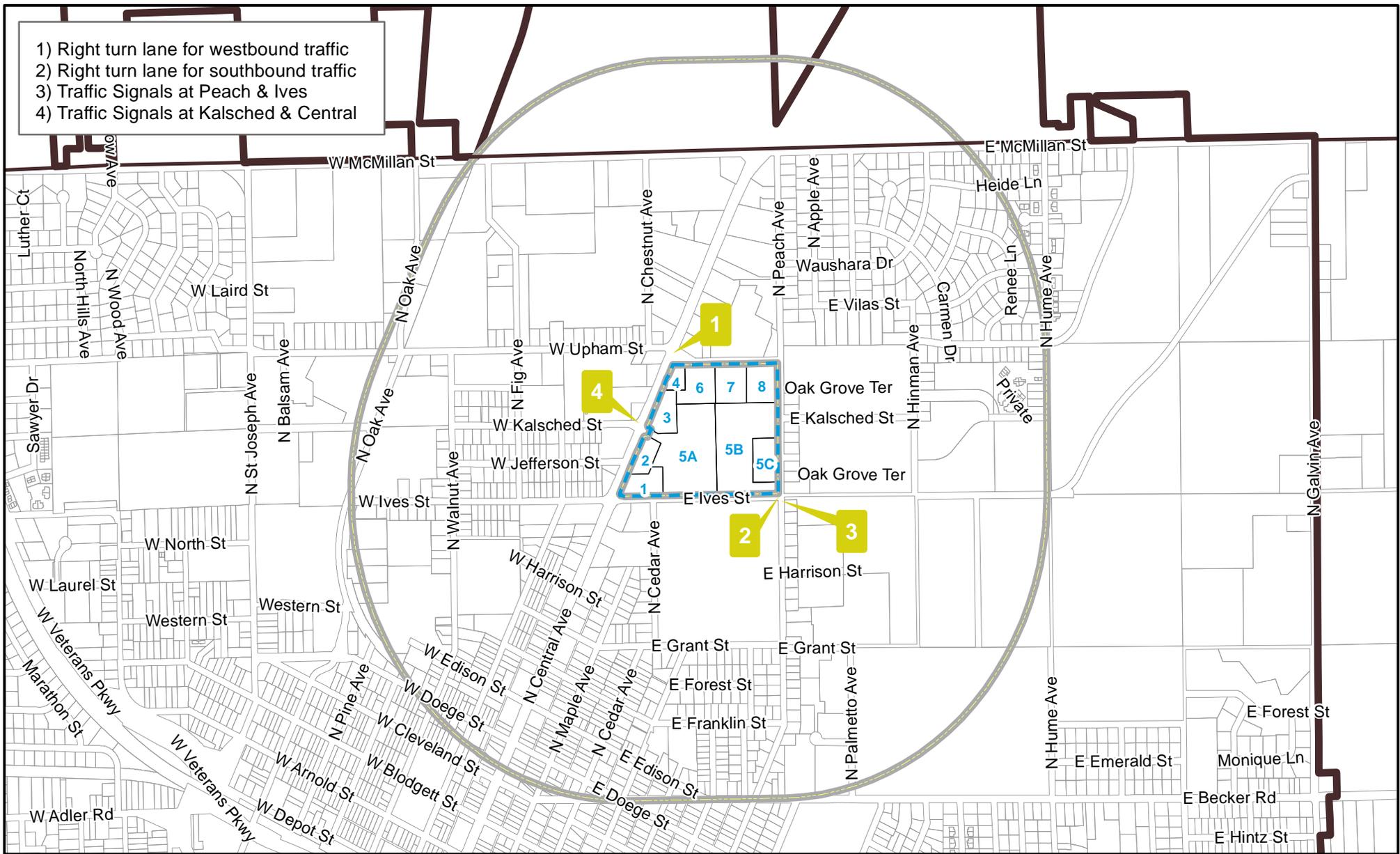


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- 1) Right turn lane for westbound traffic
- 2) Right turn lane for southbound traffic
- 3) Traffic Signals at Peach & Ives
- 4) Traffic Signals at Kalsched & Central



Map #7: Proposed Improvements & Half Mile Radius

City of Marshfield - TID 10 Creation

Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI

0 0.075 0.15 0.3
 Miles

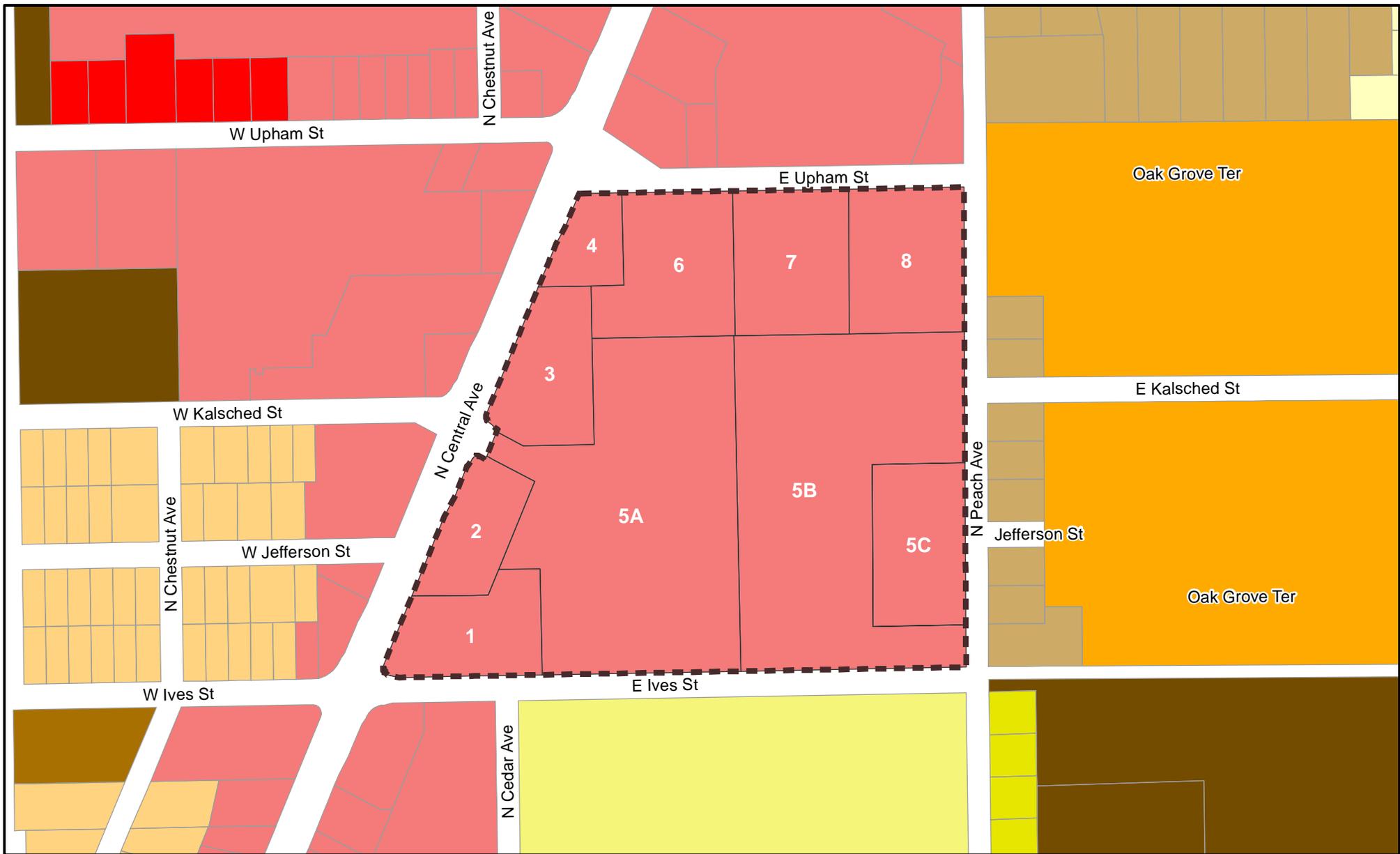
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-  Proposed TID Boundary
-  Lands within half mile of TID Boundary

 Improvement ID

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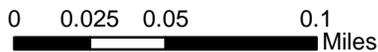
Map #8: Zoning

City of Marshfield - TID 10 Creation

August 18, 2015



Data Sources:
 City of Marshfield
 Wood County
 US Census
 ESRI



Proposed TID Boundary

SR-2: Single Family Residential

SR-3: Single Family Residential

SR-4: Single Family & Two Family Residential

SR-6: Single Family & Two Family Residential

TR-6: Single Family & Two Family Residential

MR-12: Multi-Family Residential

MR-24: Multi-Family Residential

MH-8: Mobile Home Residential

CMU: Commercial Mixed Use

UMU: Urban Mixed Use

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

0.50% = Assumed Investment Rate For Interest Income

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

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

**Attachment 8: Opinion of Probable Construction Cost
Marshfield Mall Storm Sewer Relocation - Public Storm Sewer Only
8/27/2015**

Item No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
General					
1	Performance & Payment Bonds	LS	1	\$ 2,000.00	\$ 2,000.00
2	Mobilization	LS	1	\$ 3,000.00	\$ 3,000.00
General Subtotal =					\$ 5,000.00
Erosion Control & Restoration					
3	Restoration - Seed, Fertilize, and Mulch	SY	150	\$ 4.00	\$ 600.00
4	Inlet Protection - Type D	EA	7	\$ 200.00	\$ 1,400.00
Erosion Control & Restoration Subtotal =					\$ 2,000.00
General Excavation and Demolition					
5	Sawcut Asphalt Pavement	LF	590	\$ 3.00	\$ 1,770.00
6	Pavement Removal	SY	680	\$ 5.00	\$ 3,400.00
7	Remove Curb	LF	100	\$ 8.00	\$ 800.00
8	Remove Sidewalk	SF	500	\$ 2.00	\$ 1,000.00
9	Remove Ex. 54" CMP Storm Sewer	LF	180	\$ 25.00	\$ 4,500.00
General Excavation and Demolition Subtotal =					\$ 11,470.00
Parking Lot					
10	Concrete Curb & Gutter	LF	100	\$ 25.00	\$ 2,500.00
11	Concrete Sidewalk	SF	500	\$ 6.00	\$ 3,000.00
12	Base Aggregate Dense - 1-1/4" (6" Thick)	TON	220	\$ 16.00	\$ 3,520.00
13	Base Aggregate Dense - 3" (Phase I Parking Lot - 6" Thick)	TON	220	\$ 14.00	\$ 3,080.00
14	HMA Pavement - Lower Layer 2.25", 12.5 mm, Type E1, PG 58-28	TON	80	\$ 80.00	\$ 6,400.00
15	HMA Pavement - Upper Layer 1.25", 12.5 mm, Type E1, PG 58-28	TON	70	\$ 80.00	\$ 5,600.00
Parking Lot Subtotal =					\$ 24,100.00
Storm Sewer					
16	Connect to Ex. Storm Structures	EA	2	\$ 3,000.00	\$ 6,000.00
17	RCP Storm Sewer - 54"	LF	230	\$ 200.00	\$ 46,000.00
18	Precast Storm Manhole - 96"	EA	1	\$ 7,500.00	\$ 7,500.00
19	Field Inlet - 36"	EA	1	\$ 3,000.00	\$ 3,000.00
20	Trench Compaction	TF	230	\$ 4.00	\$ 920.00
Storm Sewer Subtotal =					\$ 63,420.00
TOTAL ESTIMATE PRICE =					\$ 106,000
CONTINGENCY (15%) =					\$ 16,000
TOTAL =					\$ 122,000

NOTES

1.5% of construction costs rounded up
2.5% of construction costs

assume full terrace length along project - 230 x 6

approx. 230' along parking edge, 180 x 2 interior
assume 230 x 15', 180 x 15'
assume two sections about 50'
assume two sections about 50 x 5
180' through parking lot, assume contractor salvages for self

assume parking lot is 230 x 15, interior is 180 x 15 = 6150 sf
assume parking lot is 230 x 15, interior is 180 x 15 = 6150 sf
assume parking lot is 230 x 15, interior is 180 x 15 = 6150 sf
assume parking lot is 230 x 15, interior is 180 x 15 = 6150 sf

Recent bid for 60" = 208 / lf

Attachment 8: Opinion of Probable Construction Cost
Marshfield Mall Storm Sewer Relocation - Public and Private Storm Sewers
8/27/2015

Item No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
General					
1	Performance & Payment Bonds	LS	1	\$ 4,000.00	\$ 4,000.00
2	Mobilization	LS	1	\$ 6,000.00	\$ 6,000.00
General Subtotal =					\$ 10,000.00
Erosion Control & Restoration					
3	Restoration - Seed, Fertilize, and Mulch	SY	400	\$ 4.00	\$ 1,600.00
4	Inlet Protection - Type D	EA	9	\$ 200.00	\$ 1,800.00
Erosion Control & Restoration Subtotal =					\$ 3,400.00
General Excavation and Demolition					
5	Sawcut Asphalt Pavement	LF	1,140	\$ 3.00	\$ 3,420.00
6	Pavement Removal	SY	1,350	\$ 5.00	\$ 6,750.00
7	Remove Curb	LF	300	\$ 8.00	\$ 2,400.00
8	Remove Sidewalk	SF	1,000	\$ 2.00	\$ 2,000.00
9	Remove Ex. 54" CMP Storm Sewer	LF	180	\$ 25.00	\$ 4,500.00
10	Remove and Salvage Ex. 42" RCP Storm Sewer	LF	372	\$ 40.00	\$ 14,880.00
General Excavation and Demolition Subtotal =					\$ 33,950.00
Parking Lot					
11	Concrete Curb & Gutter	LF	300	\$ 25.00	\$ 7,500.00
12	Concrete Sidewalk	SF	1,000	\$ 6.00	\$ 6,000.00
13	Trees and Landscaping Allowance	LS	1	\$ 5,000.00	\$ 5,000.00
14	Base Aggregate Dense - 1-1/4" (6" Thick)	TON	430	\$ 16.00	\$ 6,880.00
15	Base Aggregate Dense - 3" (Phase I Parking Lot - 6" Thick)	TON	430	\$ 14.00	\$ 6,020.00
16	HMA Pavement - Lower Layer 2.25", 12.5 mm, Type E1, PG 58-28	TON	170	\$ 80.00	\$ 13,600.00
17	HMA Pavement - Upper Layer 1.25", 12.5 mm, Type E1, PG 58-28	TON	130	\$ 80.00	\$ 10,400.00
Parking Lot Subtotal =					\$ 55,400.00
Storm Sewer					
18	Replace/Connect to Ex. Storm Structures - Private System	EA	2	\$ 4,500.00	\$ 9,000.00
19	Modify / Connect to Ex. Storm Structures - Public R/W	EA	2	\$ 6,000.00	\$ 12,000.00
20	Cast-in-Place Storm Manhole (53" x 83" HERCP Bend)	EA	1	\$ 11,000.00	\$ 11,000.00
21	Field Inlet - 36"	EA	1	\$ 3,000.00	\$ 3,000.00
22	Place Salvaged 42" RCP Storm Sewer	LF	140	\$ 90.00	\$ 12,600.00
23	RCP Storm Sewer - 48"	LF	260	\$ 170.00	\$ 44,200.00
24	HERCP Storm Sewer - 53" x 83"	LF	230	\$ 280.00	\$ 64,400.00
25	Trench Compaction	TF	630	\$ 4.00	\$ 2,520.00
Storm Sewer Subtotal =					\$ 158,720.00
TOTAL ESTIMATE PRICE =					\$ 261,000
CONTINGENCY (15%) =					\$ 39,000
TOTAL =					\$ 300,000

NOTES

1.5% of construction costs rounded up
2.5% of construction costs

assume full terrace length along project - 230 x 6 + interior green space (250x8)
guess

approx. 500' along parking edge, 180 x 2 , 140 x 2 interior
assume 230 x 15', 180 x 15', 260 x 15, 140 x 15
assume two sections about 50', add entry to mall, curb along E. ives (assume 200')
assume two sections about 50 x 5, add 100 x 5
180' through parking lot, assume contractor salvages for self

assume parking lot is 230 x 15, interior is 180 x 15 , 260 x 15, 140 x 15 = 12200
assume parking lot is 230 x 15, interior is 180 x 15 , 260 x 15, 140 x 15 = 12200
assume parking lot is 230 x 15, interior is 180 x 15 , 260 x 15, 140 x 15 = 12200
assume parking lot is 230 x 15, interior is 180 x 15 , 260 x 15, 140 x 15 = 12200

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

(To be added at the completion of the process)

Attachment #1:	Timetable
Attachment #2:	Opinion Letter from City Attorney Regarding Compliance with Statutes
Attachment #3:	Letter Chief Elected Official of Overlying Taxing Entities
Attachment #4:	Joint Review Board Meeting Notices
Attachment #5:	Joint Review Board Meeting Agendas
Attachment #6:	Joint Review Board Meeting Minutes
Attachment #7:	Joint Review Board Resolution Approving TID #10
Attachment #8:	Public Hearing Notice to Overlying Taxing Jurisdictions
Attachment #9:	Letter and Public Hearing Notice to Property Owners within the TID
Attachment #10:	Public Hearing Notice Proof of Publication
Attachment #11:	Plan Commission Meeting Agendas
Attachment #12:	Plan Commission Public Hearing an Meeting Minutes
Attachment #13:	Plan Commission Resolution Approving TID #10
Attachment #14:	Common Council Meeting Agenda
Attachment #15:	Common Council Resolution Creating TID #10
Attachment #16:	Common Council Meeting Minutes

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

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

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

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

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

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

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

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

_____, Chair

_____, Secretary