



Project Plan for  
**Tax Incremental District No. 9  
Marshfield, Wisconsin**

Prepared for:

**City of Marshfield**



630 South Central Avenue  
Marshfield, Wisconsin 54449  
(715) 387-6597

Prepared by:

**SCS ENGINEERS**  
2235 East Main Street  
Reedsburg, Wisconsin 53959  
(608) 415-6098

Created August 13, 2013  
File No. 25213110.00

**Offices Nationwide**  
[www.scsengineers.com](http://www.scsengineers.com)

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## 1.0 INTRODUCTION

The City of Marshfield created Tax Increment District (TID) No. 9 Project Plan and Boundary to facilitate the elimination of blighted property within the City of Marshfield. TID No. 9 is created as a blight elimination tax increment district and will fund activities necessary to promote the elimination of blight, promote redevelopment, increase tax base, and create employment opportunities.

The creation of TID No 9 was authorized by the Common Council on May 14, 2013. The TID No. 9 boundary and Project Plan were reviewed and recommended at a City of Marshfield Plan Commission meeting held on May 21, 2013. A Notice of Public Hearing was published on June 4, 2013, and June 11, 2013. A Public Hearing reviewing TID No. 9 was held by the Plan Commission on June 18, 2013. The Plan Commission recommended TID No. 9 approval to the Common Council on June 18, 2013. The TID No. 9 boundary and Project Plan was approved by the Common Council on August 13, 2013.

The Project Plan is used as the official plan that guides City investment in development within and around TID No. 9. Implementation of the Plan and proposed projects requires authorization by the Common Council. Expenditures for projects listed in the Project Plan will be based on the status of development within TID No. 9 and economic conditions that exist at the time the project is scheduled for construction.

The Common Council is not required to make expenditures as listed within the Project Plan. The Common Council is limited to implementing projects identified in the Project Plan. Adding projects or changing the TID boundary requires amendment of the Project Plan and approval of the amendment by the Plan Commission, Common Council, and Joint Review Board.

The creation of TID No. 9 will provide the City with the ability to make public improvement projects that will foster private investment, promote job creation, and increase tax base. Activities listed in the Project Plan are in conformity with the City of Marshfield Comprehensive Plan based on the following:

- The City desires to promote continued retail and commercial development in the downtown area. Projects listed in this Project Plan will promote retail and commercial development.
- Street projects listed in the TID No. 9 Project Plan will improve traffic circulation in the area around TID No. 9.
- Infrastructure projects including replacement and installation of storm water facilities, water and sanitary sewer facilities, and street lighting and pedestrian amenities are included as eligible project costs.
- No recreational and community facility assets are located in TID No. 9.

Wisconsin State Statute 66.1105 requires the City to convene a Joint Review Board that must review and approve the TID No. 9 boundary and Project Plan. The Joint Review Board consists

of City of Marshfield – Keith Strey, Marshfield School District – Pat Saucerman, MidState College – Brenda Dillenburg, Wood County – Mike Martin, and Member-at-large – Michael Kobs.

The Joint Review Board held its organizational meeting on June 11, 2013. The approval meeting of the Joint Review Board was held on August 27, 2013.

TID No. 9 is composed of approximately 4.91 acres of property located on the southeast quadrant of the intersection of North Central Avenue and East Ives Street. Attachment 1 represents a summary of the property located within TID No. 9 boundary. Map 1 illustrates the boundary of TID No. 9. 4.91 (100 percent) acres of TID No. 9 has been identified as blighted.

### 1.1 DESCRIPTION OF AREA

TID No. 9 is located on the southeast corner of the intersection of North Central Avenue and East Ives Street. The land within the TID No. 9 boundary includes the existing Burger King restaurant building and property that formerly contained an abandoned apartment building known as Hartl Manor. TID No. 9 meets the definition of a blighted area in that building, structures, and improvements are delapidated, deteriorated, and obsolete. Below are pictures of the former Hartl Manor property prior to it being razed by the City. The Hartl Manor property is not deemed to be vacant to conform to TIF statutes because the property has not stood vacant for a period of 7 years. The City razed the burnt out structure two years ago.



A developer has proposed to redevelop the Hartl Manor property into new retail/commercial establishments.

## 2.0 STATEMENT OF KIND, NUMBER, AND LOCATION OF PROPOSED PROJECT

TID No. 9 is being created to eliminate blight and promote redevelopment of underutilized property. Redevelopment of the property located in TID No. 9 will result in increased tax base, increased employment opportunities, and the elimination of blight. TID No. 9 is being created as a blight elimination tax increment district. Commercial and retail redevelopment activity is expected to occur within the tax increment district.

Costs directly or indirectly associated with achieving blight elimination and redevelopment within TID No. 9 meets the definition of a project cost as identified under SS66.1105 and is eligible to be paid from tax increments generated by TID No. 9. Costs including engineering, planning, financial advisor fees, design, surveying, legal, financial consultants, bond counsel, environmental studies, permitting fees, easements, judgments or claims for damages, and other expenses for all projects are included as project costs.

### 2.1 REAL ESTATE ACQUISITION

Real estate acquisition includes, but is not limited to:

- The cost of easements, appraisals, broker and consultant fees, surveying and mapping, closing costs, evaluations, environmental studies and evaluations, fee title, lease, and/or sale of property at below market price. The sale of real estate at below market price is used to encourage development projects to move forward.

### 2.2 SITE DEVELOPMENT ACTIVITIES

Site development activity includes, but is not limited to:

- Demolition of existing buildings and infrastructure, environmental studies, environmental remediation, stripping topsoil, grading, filling, compaction of fill, placement of topsoil, installation and/or improvements of access drives, creation or improvement of parking areas, landscaping, railroad crossing, sidewalks, storm water detention or retention areas, relocating utility lines, signs, fencing, and related activities.
- Replacement or installation of utility laterals including but not limited to sanitary sewer, water service laterals, storm sewer, electric, natural gas, telecommunications, and related appurtenances.

## 2.3 INFRASTRUCTURE

Infrastructure costs include projects located within the TID No. 9 boundary and also outside the TID but serving or benefitting the tax increment district. Some costs located outside the District must be shared reasonably based upon the amount of benefit to the District.

The detailed proposed project list is included as Attachment 3, and Map 4 illustrates the location of proposed infrastructure improvements. Infrastructure costs may include:

- Street construction and reconstruction/upgrading to promote and facilitate development within TID No. 9. Work can include real estate acquisition, grading, filling, gravel, curb and gutter, pavement (concrete and asphaltic), sidewalks, street lighting, traffic signals, pedestrian warning signage, crosswalk improvements, railroad crossings, and related improvements.
- Sanitary sewer collection and treatment system to promote and facilitate development in TID No. 9. Project can include replacement, removal, and installation of sanitary sewer main to serve TID No. 9. Project costs may include, but are not limited to, evaluations and studies, sanitary sewer mains, lift stations, manholes, force mains, laterals, and upgrading the City's wastewater treatment plant. Upgrading downstream sanitary sewer main to accommodate increased flows from TID No. 9 is an eligible project cost.
- Construction, improvement, or upgrade of water system components including, but not limited to, water main, laterals, valves, hydrants, pumps, booster stations, water storage, water towers, and wells.
- Provision of other utilities including electric, telecommunications, fiber optics, cable TV, and natural gas.
- Upgrade, construction, and improvement of storm water facilities including storm water studies and evaluations, storm sewer piping, manholes, detention and retention basins and facilities, culverts, and bio-filtration facilities.
- Improvement of existing or construct new public parking lots or structures that will serve TID No 9. Parking facilities include real estate acquisition, planning, grading, demolition, gravel, pavement (concrete and asphaltic) access roads/drives, and lighting.
- Streetscape improvements including sidewalks, crosswalks, planters, street lights, signage, banners, decorative pavement and blocks, and benches.

Specific infrastructure projects anticipated to benefit TID No. 9 include:

1. Storm Sewer Improvements thru the Site	\$300,000
2. Cedar Avenue asphalt overlay (Grant to lves)	\$190,000
3. Central Avenue Lights/Crosswalks/Sidewalk	\$175,000 (\$350,000 total cost)

## 2.4 BUILDING CONSTRUCTION

The City may provide tax increment funds to or through a municipal corporate entity to plan, construct, and/or market a building to be rented, leased, or sold to a business willing to locate in TID No. 9. Funds can be provided to the Community Development Authority or a proposed economic development entity such as an Economic Development Authority.

## 2.5 DEVELOPMENT INCENTIVES

The City may enter into agreements for the purpose of sharing costs to encourage improvements of property within TID No. 9. Construction and installation of additional improvements or improvements deemed necessary or appropriate by the City are deemed eligible project costs. Development incentives are those necessary to induce the type of development that is desired by the City. Expenses may include, but are not limited to, demolition and utilization of sustainable construction practices. Expenditures for labor force training, provision of day care services for persons employed in TID No. 9, relocation costs, and other payments deemed necessary to implement this Project Plan are also eligible. This Plan includes \$450,000 in development incentives to promote redevelopment.

## 2.6 DEVELOPMENT GRANTS, LOANS, AND LOAN GUARANTEES

The City may provide funds to a development organization authorized by Wisconsin Statutes to make funds available to businesses within TID No. 9. Funds may be provided as a grant, forgivable loan, loan, or loan guarantee. Funds provided will be secured by real estate or personal guarantees and adequately tied to the performance of the project related to specific goals of the City. Loan repayments can be used to capitalize a revolving loan fund for TID No. 9.

## 2.7 MARKETING AND PROMOTION

Expenses incurred to promote and market development in TID No. 9 are eligible expenses. Eligible expenses include professional services, commissions, fees, marketing services, website development, advertising costs, material costs of marketing brochures and publications, signage, plans, development and feasibility studies, business recruitment expenses, site search consultant fees, administrative costs, and non-profit development organizations such as city, county, and regional economic development organizations.

## 2.8 ADMINISTRATIVE COSTS

Costs incurred to provide administrative support for implementation and on-going management of the tax increment district are eligible costs. Those costs include a portion of the salaries of the City Clerk, Building Inspector, City Attorney, City Engineer, Planning and Economic Development Director, City Planner, consultants, Auditor, Assessor, and anyone else directly or indirectly involved in the administration of TID No. 9.

## 2.9 ORGANIZATION COSTS

Costs to organize and create TID No. 9 including, but not limited to, consultants, planners, financial advisors, bond counsel, surveyors, mapmakers, and City staff time are eligible TID No. 9 expenses. These costs shall include preliminary engineering costs to determine project costs, maps, legal services, and other payments necessary to create TID No. 9. Organizational costs also include fees paid to the Department of Revenue.

## 2.10 RELOCATION COSTS

Relocation costs incurred to implement the project plan including, but not limited to, costs to prepare relocation plans, publications, staff and consultant expenses, appraisals, land acquisition, and relocation benefits as required by Wisconsin Statutes 32.9 and 32.195 are eligible costs.

## 2.11 PLANNING COSTS

Planning costs incurred by the City for planning for development in and within the ½-mile boundary of TID No. 9 are eligible expenses. Costs include development plans, feasibility studies, redevelopment plans, marketing plans, development of covenants and restrictions, and ordinance preparation.

## 2.12 FINANCING COSTS

Financing costs are eligible TID expenses and include interest, finance fees, bond discounts, redemption fees, bond premiums, legal opinions, ratings, and other expenses associated with project financing. Principal and interest payments made to the City for fronting expenses are an eligible expense.

## 3.0 DETAILED LIST OF PROJECT COSTS

The following project cost estimates depict projects that are anticipated to occur as development within TID No. 9 occurs. A detailed list of projects and costs is included as Attachment 3. All costs shown below are based on 2013 costs and are preliminary estimates that can change. The City reserves the right to revise these cost estimates to reflect changes in scope, inflation, and other unforeseen circumstances.

Project		Cost Estimate
1.	Development Incentives	\$ 450,000
2.	Infrastructure	\$ 665,000
3.	Organizational Costs	\$ 12,000
4.	Administration	\$ 12,000
<b>5.</b>	<b>Subtotal Costs</b>	<b>\$1,139,000</b>
6.	Financing Costs	\$ 479,367
<b>7.</b>	<b>Total Costs</b>	<b>\$1,618,367</b>

The City should search for alternative funding sources to assist with financing these projects. Potential funding programs include WEDC grants, Rural Development Grants and Loans, Environmental Improvement Fund, Blight Elimination programs, or Economic Development Administration Grants and Loans.

#### 4.0 ECONOMIC FEASIBILITY

To evaluate the economic feasibility of TID No. 9, the City has projected the amount of tax increment revenue that can be generated from property within TID No. 9. Other components that can be taken into account to project tax increment revenue include:

- Expected increase in value of property due to inflation.
- Expected increase in value of property due to new development within the TID.
- Increase or decrease in the tax rate.

Conservative assumptions will be utilized to project tax increment revenue. The inflation factor used to project future TIF revenue is zero (0) percent.

The creation of TID No. 9 allows the City to make improvements to property that will induce new development to occur within the TID boundary. Redevelopment of blighted property is anticipated to occur within TID No. 9 as a result of City investment. The increase in property value due to new development is summarized as follows:

Year	Value
2013 Redevelopment Project	\$ 775,000
2016 Redevelopment Project	\$1,500,000
2017 Redevelopment Project	\$1,600,000
Total New Valuation	\$3,875,000

The final variable to consider is the increase or decrease in the tax rate. A mill rate of \$23.75/\$1,000 of valuation will be used during the life of the TID. Attachment 4 summarizes the projected TID No. 9 financial performance. The total revenue projected for TID No. 9 is

estimated to be \$2,209,428. Revenue from grants has not been included in these projections. The total cost associated with project expenditures is estimated to be \$1,618,367.

The projected financials for TID No. 9 show that tax increment revenue is adequate to support the proposed expenditures.

## 5.0 FINANCING METHODS AND TIMETABLE

Determining the economic feasibility of TID No. 9 includes reviewing the City's ability to finance the proposed projects. Financial resources available include general obligation notes and bonds, special assessments, revenue bonds, lease revenue bonds, and loans and grants from state and federal agencies. The City can also front money from other City accounts and repay those internal fund transfers at a later date with TID revenue.

General obligations of the City are limited by state law to five percent of equalized property value. Marshfield's general obligation debt and debt capacity at the end of 2011 are \$33,132,750 and \$35,149,585.

The Marshfield Community Development Authority can issue bonds that do not count against the G.O. capacity of the City. The City may also utilize revenue bonds to pay for utility related project costs. Revenue bonds are repaid from fees for services charged by the City. There is no statutory limitation on the amount of revenue bonds that the City can issue. Some project costs can be paid through special assessments levied on property benefiting from the improvements. Costs of streets, curb, gutter, water, and sewer system improvements are commonly paid through special assessments.

### 5.1 TIMETABLE

The City of Marshfield has 22 years, until July 2035 to incur TIF expenses for the projects outlined in this plan. The life of TID No. 9 can be a maximum of 27 years. The schedule shown in Attachment 3 is for planning purposes only. The actual timing of expenditures will be made when development occurs within the district or when the City deems those projects should move forward. The Common Council is not mandated to begin the projects as listed or incur those costs. The decision to proceed will be made on a case by case basis. Actual implementation of the proposed projects will depend on conditions existing at the time of redevelopment of the property in TID No. 9.

### 5.2 FINANCING METHODS AND TIMING OF COSTS

The financing of projects listed in the project plan are anticipated to be financed as shown in Attachment 3. The actual timing of the projects can vary from this schedule depending on economic conditions of the City and the timing of proposed redevelopment projects.

## 6.0 ANALYSIS OF OVERLYING TAXING DISTRICTS

Taxing districts overlying TID No. 9 include Marshfield School District, MidState Tech, Wood County, and the State of Wisconsin.

The analysis of impact on overlying taxing districts is included as Attachment 5. Most of the projected increase in property valuation is expected to be caused by the investment of tax increment revenue to promote redevelopment. The property within TID No. 9 has been underutilized for many years. The overlying taxing entities will forego increased revenue from increases in property value. Most, if not all, of the projected increase in value would not occur within the timeframe laid out in this plan without the use of tax incremental financing (TIF).

Increases in employment and wages will cause increases in consumer spending and expansion of the overall local economy. The increase in local spending can result in increases in property value outside the TID boundary. Development outside the TID can offset the short-term loss of increases in property value.

When project expenses are recouped by the City, TID No. 9 will be terminated. The City will attempt to minimize the life of the TID. All overlying taxing entities will realize the benefit of the increase in value within TID No. 9 when the district is terminated.

## 7.0 MAP OF EXISTING USES AND ZONING

See Map 1 for parcel numbers and boundary. Map 2 illustrates existing land use and conditions, including blighted property.

## 8.0 MAP OF PROPOSED IMPROVEMENTS AND USES

See Map 3 for proposed improvements and land uses.

## 9.0 PROPOSED ZONING

See Map 4. Future rezoning could take place to implement this plan.

## 10.0 PROPOSED CHANGES IN MASTER PLAN, MAPS, BUILDING CODES, AND CITY ORDINANCES

No changes or revisions are anticipated in the City's Comprehensive Plan, Building Codes, or Ordinances to implement this Project Plan.

## 11.0 LIST OF ESTIMATED NON-PROJECT COSTS

Private construction within TID No. 9 is estimated to total \$3,875,000. The City is proposing to construct projects that have proportional benefit to TID No. 9 and other areas of the City. The Central Avenue project has a total project cost of \$350,000, of which only \$175,000 is charged to TID No. 9, leaving the remaining balance of \$175,000 as a non-project cost to be paid by others.

## 12.0 RELOCATION

If land acquisition is pursued within TID No. 9, the City will provide an informational pamphlet prepared by the State of Wisconsin to any person, land owner, or business that may be displaced as the result of the acquisition. They will be given a Relocation Benefits pamphlet as prepared by the State of Wisconsin. The City will file a relocation plan with the State as required by Wisconsin State Statutes. The City will provide each owner a full narrative appraisal, a map showing all property affected by the proposed project, and a list of neighboring landowners who are receiving offers as required by law.

## 13.0 STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY

TID No. 9 is being created to promote redevelopment of blighted and underutilized property in Marshfield. The creation of TID No. 9 provides the City with financial resources to encourage redevelopment that would otherwise not occur, or occur at a much slower pace. Use of tax increment financing allows the City to promote orderly redevelopment that would not otherwise occur.

## 14.0 DISTRICT BOUNDARY

The Common Council and Plan Commission utilized the requirements outlined in SS 66.1105 to develop the boundary of TID No. 9. The boundary criteria included:

- The total value of taxable property within TID No. 9 plus the increment value of all other TIDs cannot exceed 12 percent of the City's equalized value.
- TID No. 9 meets the definition of a blight elimination tax increment district including the fact that not less than 50 percent by area of the real property within TID No. 9 is blighted.
- All land within TID No. 9 boundary is contiguous.
- TID No. 9 does not include wetlands.

## 15.0 FINDINGS

- TID No. 9 meets the definition of a blight elimination tax increment district.
- The improvement of TID No. 9 is likely to enhance significantly the value of substantially all of the other real property in the District.
- Project costs relate directly to promote blight elimination consistent with the purpose for which the District is created.
- The equalized value of property within TID No. 9 plus the increment value of all existing TIDs does not exceed 12 percent of the equalized value of the City of Marshfield.

## 16.0 OPINION OF CITY ATTORNEY

The Opinion Letter Regarding Compliance with SS 66.1105 from the City Attorney can be found in Attachment 13.

## 17.0 LEGAL DESCRIPTION

A parcel located in the Northwest Quarter of the Southeast Quarter of Section 5, Town 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin bound by the following described line;

Commencing at the intersection of the southerly right-of-way line of East Ives Street with the westerly right-of-way line of North Cedar Avenue, said point being the Point of Beginning;

Thence Southerly, 552 feet more or less, along the west right-of-way line of North Cedar Avenue to the southerly line of Lot 1, Wood County Certified Survey Number 7228;

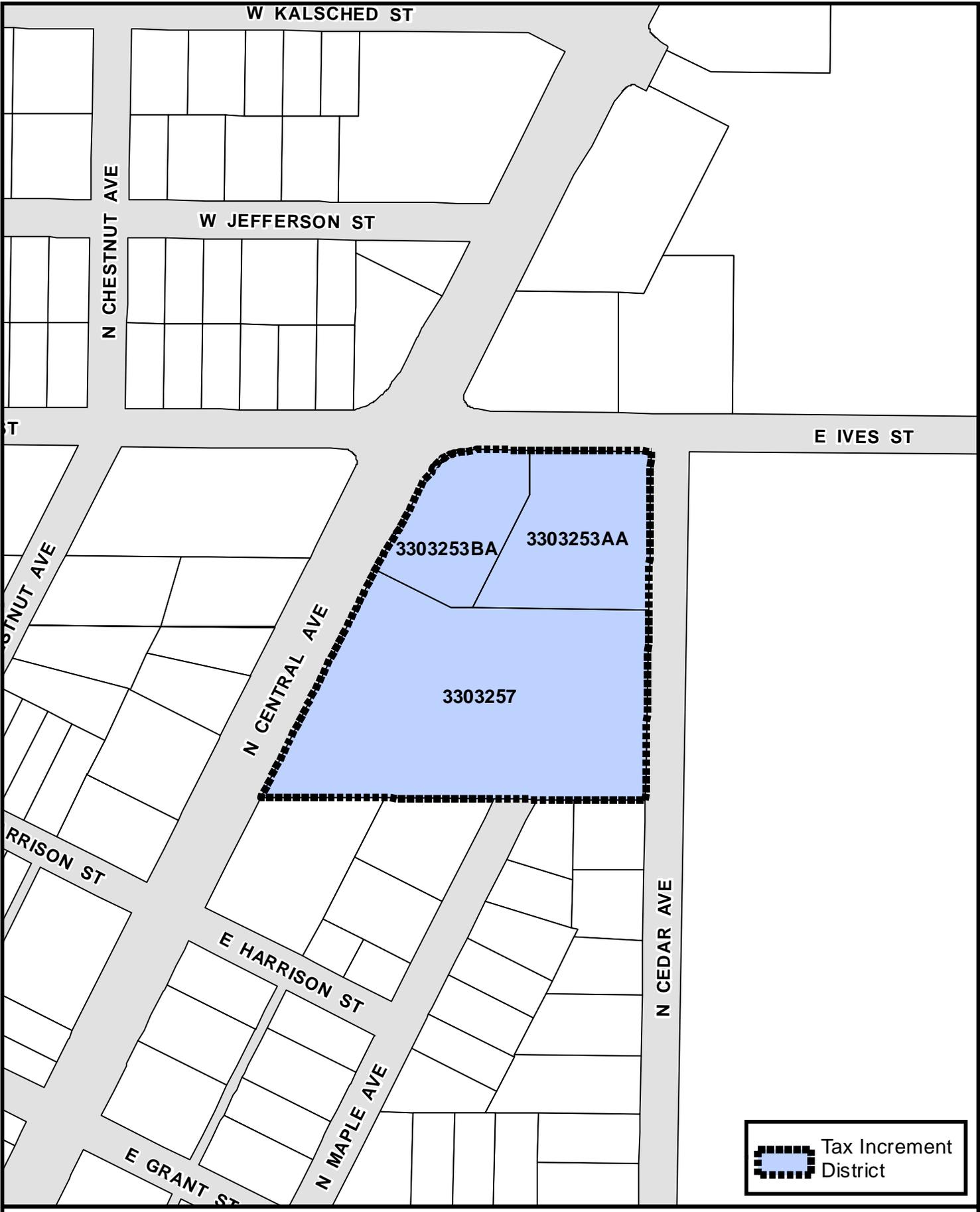
Thence Westerly, 606.5 feet more or less, along the southerly line of Lot 1, Wood County Certified Survey Number 7228 to the easterly right-of-way line of North Central Avenue;

Thence Northeasterly, 614 feet more or less, along the easterly right-of-way line of North Central Avenue to the southerly right-of-way line of East Ives Street;

Thence Easterly, 341 feet more or less along the southerly right-of-way line of East Ives Street to the Point of Beginning.

## **MAPS**

- 1 District Boundary and Parcels
- 2 Existing Land Use and Conditions
- 3 Proposed Improvements
- 4 Zoning



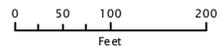
# Tax Increment District #9

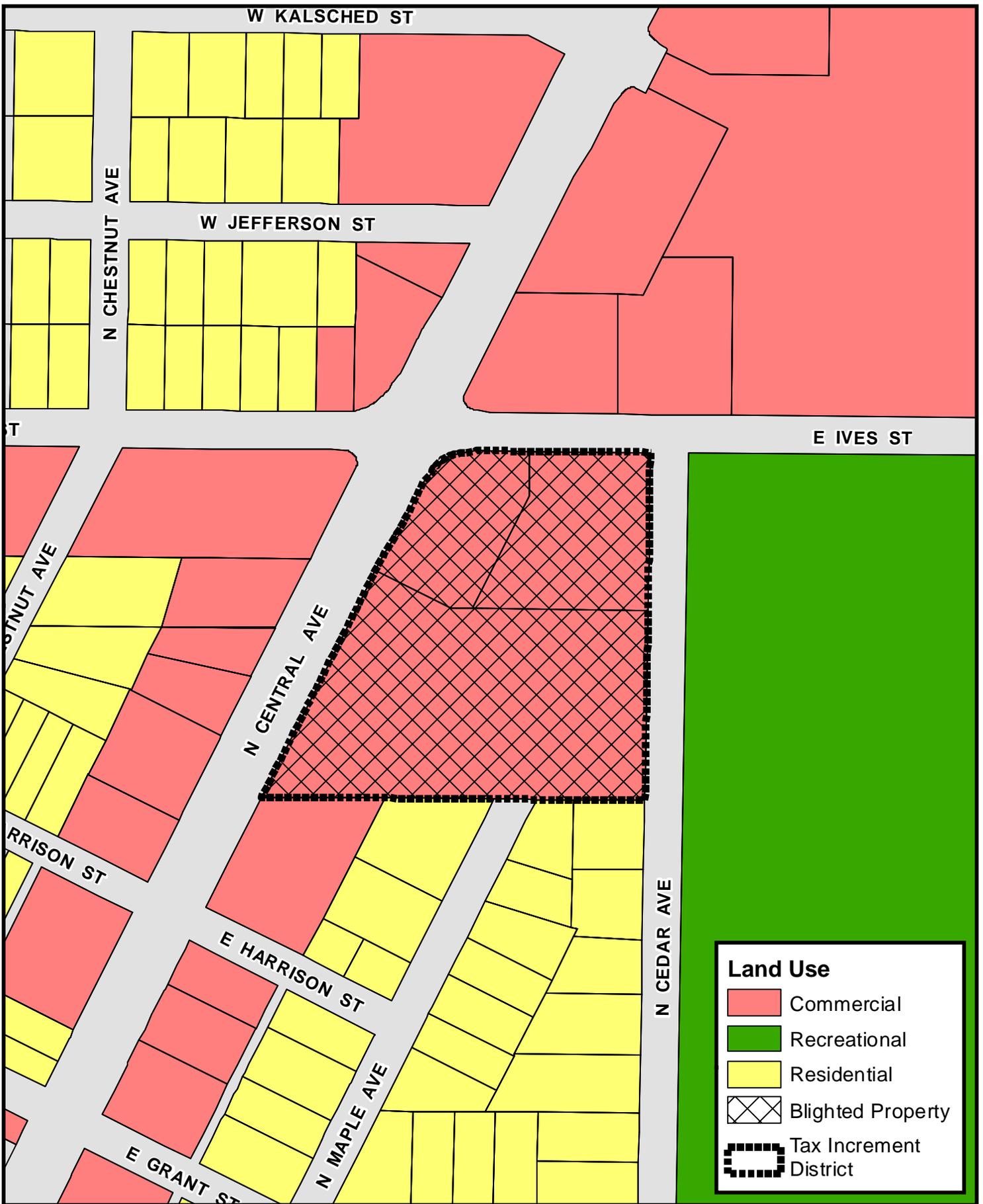
City of Marshfield

5/15/2013

## Map #1

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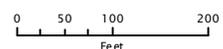
**Land Use**

- Commercial
- Recreational
- Residential
- Blighted Property
- Tax Increment District

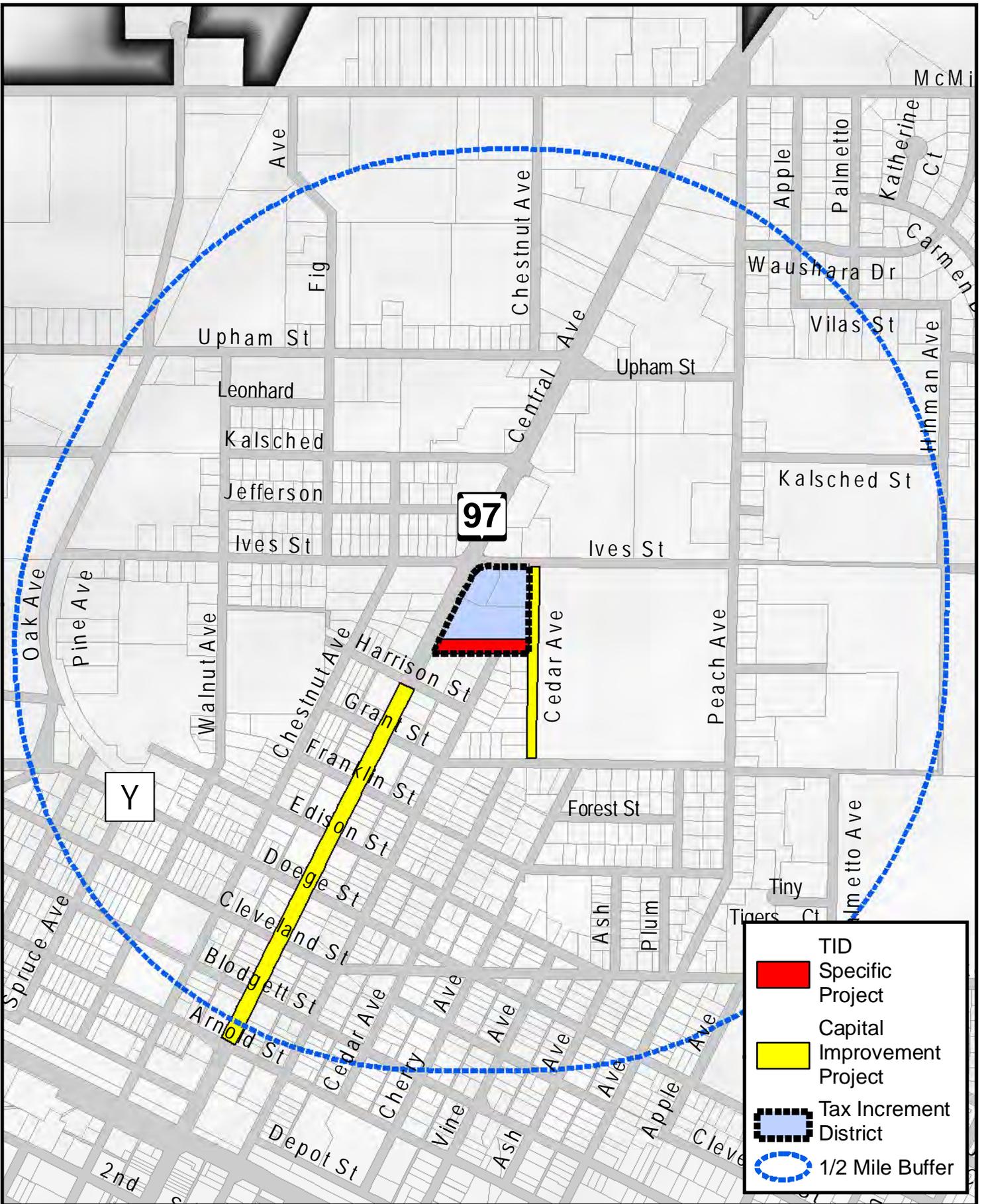


**Existing Land Use and Conditions**  
**Tax Increment District #9**  
 City of Marshfield  
 5/15/2013  
**Map #2**

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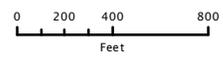


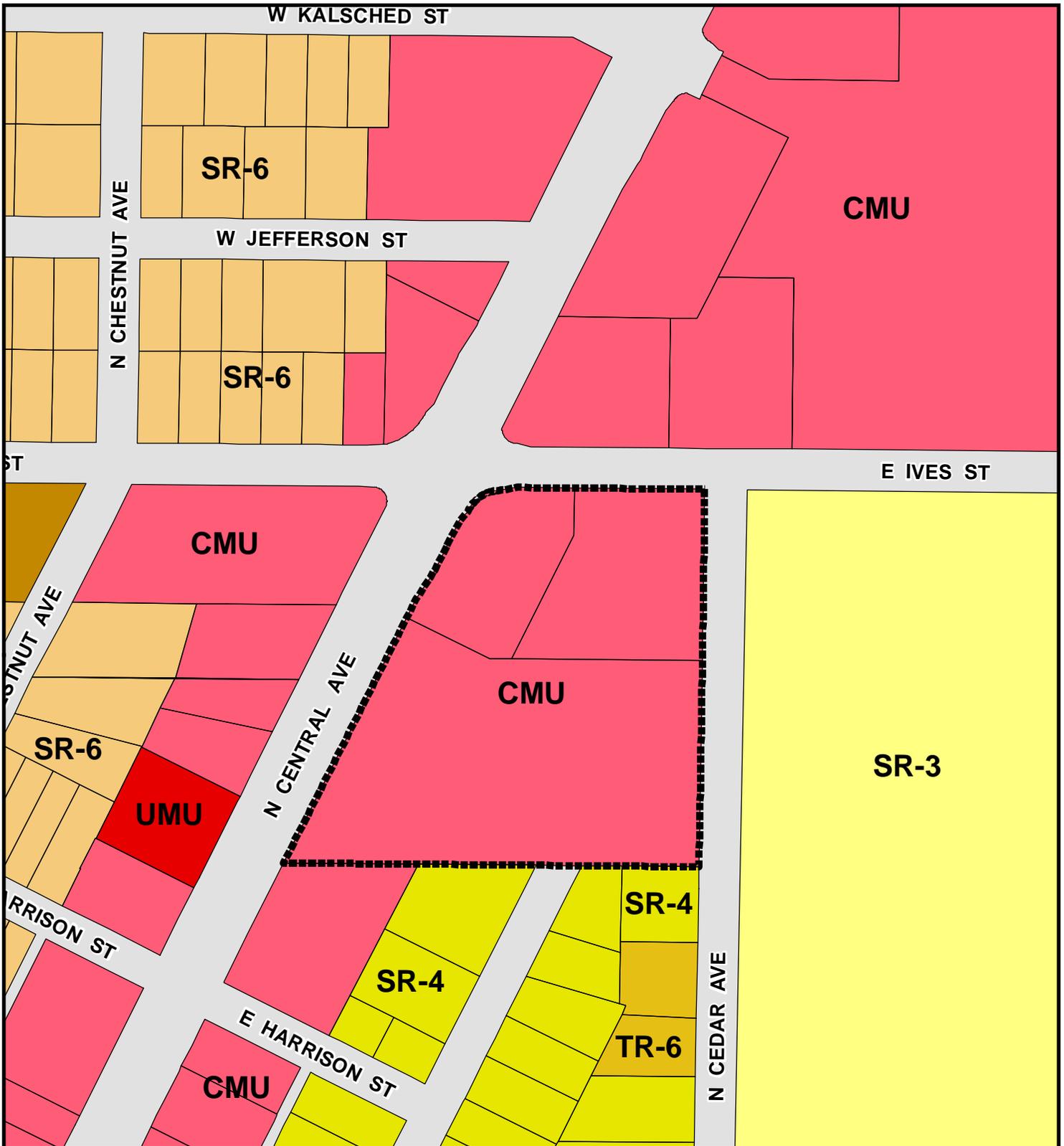
**Proposed Improvements  
Tax Incremental District #9**

City of Marshfield  
5/15/2013

**Map #3**

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





**Zoning**

- SR-3 - Single Family Residential
- SR-4 - Single & Two-Family Residential
- SR-6 - Single & Two-Family Residential
- TR-6 - Single & Two-Family Residential
- MR-12 - Multi-Family Residential
- CMU - Community Mixed Use
- UMU - Urban Mixed Use

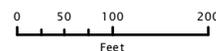
Tax Increment District



**Zoning-  
Tax Increment District #9**  
City of Marshfield  
5/15/2013

**Map #4**

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# **ATTACHMENT 1**

District Summary

**ATTACHMENT 1**  
**District Summary**  
**City of Marshfield TID No. 9**

**Profile of Community**

County	Wood
Mill Rate (2013)	\$23.75/\$1,000
2012 Total Equalized Value in City	\$1,365,292,300
12% of Total Equalized Value	\$163,835,076

**Analysis of Proposed TID**

Projected Increment Value in TID No. 9	\$3,875,000
Increment Value Existing TIDs	\$54,919,800
Projected Equalized Increment Value of Property in all TIDs	\$58,794,800
Percent of City's Equalized Value in Proposed TIDs	4.3%
Area of Real Property TID No. 9 (Acres)	4.91
Percent of TID Area Blighted	100%

**Significant Assumptions**

Inflation Increment	0.0%
Annual Increase/Decrease in Tax Rate	0
Net-Valuation of Developed Property for Projection Purposes	\$3,875,000

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## **ATTACHMENT 2**

District Parcel List

**ATTACHMENT 2**  
**District Parcel List**  
**City of Marshfield TID No. 9**

<b>Parcel Number</b>	<b>Owner</b>	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
3303253BA	GE Capital Franchise	\$327,200	\$443,700	\$770,900
3303253AA	Big Sky II LLC	\$233,400	\$0	\$233,400
3303257	Big Sky II LLC	\$447,900	\$0	\$447,900
<b>Totals</b>		<b>\$1,008,500</b>	<b>\$443,700</b>	<b>\$1,452,200</b>

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## **ATTACHMENT 3**

Summary of Potential TID Projects and Estimated Costs

**ATTACHMENT 3**  
**Summary of Potential TID Projects and Estimated Costs**  
**City of Marshfield TID No. 9**

<b>Activity</b>	<b>2013</b>	<b>2016</b>	<b>2017</b>	<b>Total Cost</b>
1. Development Incentives	\$100,000	\$150,000	\$200,000	\$450,000
2. Storm Sewer	\$300,000			\$300,000
3. Cedar Avenue		\$190,000		\$190,000
4. Central Avenue			\$175,000	\$175,000
5. Organizational Costs	\$12,000			\$12,000
6. Administration		\$6,000	\$6,000	\$12,000
<b>Totals</b>	<b>\$412,000</b>	<b>\$346,000</b>	<b>\$381,000</b>	<b>\$1,139,000</b>

\\Laked-fs01\Lake Delton\Projects\25213110.00\Project Plan\Attachments\[Attachments 1 through 3.xls]Attachment 3

## **ATTACHMENT 4**

Tax Increment Financial Analysis

**ATTACHMENT 4**  
**TAX INCREMENT PROFORMA**  
**City of Marshfield TID No. 9**  
**5/15/2013**

<b>Year</b>	<b>Previous Valuation</b>	<b>Construction Increment</b>	<b>Total Valuation</b>	<b>Increment</b>	<b>Tax Rate</b>	<b>TIF Revenue</b>
2013	\$0	\$775,000	\$775,000	\$775,000	\$ 0.02375	\$0
2014	\$775,000	\$0	\$775,000	\$775,000	\$ 0.02375	\$0
2015	\$775,000	\$1,500,000	\$2,275,000	\$2,275,000	\$ 0.02375	\$18,406
2016	\$2,275,000	\$0	\$2,275,000	\$2,275,000	\$ 0.02375	\$18,406
2017	\$2,275,000	\$1,600,000	\$3,875,000	\$3,875,000	\$ 0.02375	\$54,031
2018	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$54,031
2019	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2020	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2021	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2022	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2023	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2024	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2025	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2026	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2027	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2028	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2029	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2030	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2031	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2032	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2033	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2034	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2035	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2036	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2037	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2038	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2039	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
2040	\$3,875,000	\$0	\$3,875,000	\$3,875,000	\$ 0.02375	\$92,031
	<b>TOTALS</b>					<b>\$2,169,563</b>

**ATTACHMENT 4 - 1**  
**Debt Service Plan #1**  
**Interest = 3.5%**  
**Issue Date - 2013**  
**City of Marshfield TID No. 9**  
**5/15/2013**

<b>Year</b>	<b>Principal Balance</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>
2013	\$412,000	\$0	\$0	\$0
2014	\$412,000	\$0	\$14,420	\$14,420
2015	\$412,000	\$15,631	\$14,420	\$30,051
2016	\$396,369	\$16,179	\$13,873	\$30,051
2017	\$380,190	\$16,745	\$13,307	\$30,051
2018	\$363,445	\$17,331	\$12,721	\$30,051
2019	\$346,114	\$17,937	\$12,114	\$30,051
2020	\$328,177	\$18,565	\$11,486	\$30,051
2021	\$309,612	\$19,215	\$10,836	\$30,051
2022	\$290,397	\$19,888	\$10,164	\$30,051
2023	\$270,509	\$20,584	\$9,468	\$30,051
2024	\$249,926	\$21,304	\$8,747	\$30,051
2025	\$228,622	\$22,050	\$8,002	\$30,051
2026	\$206,572	\$22,821	\$7,230	\$30,051
2027	\$183,751	\$23,620	\$6,431	\$30,051
2028	\$160,131	\$24,447	\$5,605	\$30,051
2029	\$135,684	\$25,302	\$4,749	\$30,051
2030	\$110,381	\$26,188	\$3,863	\$30,051
2031	\$84,193	\$27,105	\$2,947	\$30,051
2032	\$57,088	\$28,053	\$1,998	\$30,051
2033	\$29,035	\$29,035	\$1,016	\$30,051
<b>Totals</b>		\$412,000	\$173,397	\$585,397

**ATTACHMENT 4 - 2**  
**Debt Service Plan #2**  
**Interest = 3.5%**  
**Issue Date - 2016**  
**City of Marshfield TID No. 9**  
**5/15/2013**

<b>Year</b>	<b>Principal Balance</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>
2016	\$346,000	\$0	\$0	\$0
2017	\$346,000	\$0	\$12,110	\$12,110
2018	\$346,000	\$13,127	\$12,110	\$25,237
2019	\$332,873	\$13,587	\$11,651	\$25,237
2020	\$319,286	\$14,062	\$11,175	\$25,237
2021	\$305,223	\$14,555	\$10,683	\$25,237
2022	\$290,669	\$15,064	\$10,173	\$25,237
2023	\$275,605	\$15,591	\$9,646	\$25,237
2024	\$260,014	\$16,137	\$9,100	\$25,237
2025	\$243,877	\$16,702	\$8,536	\$25,237
2026	\$227,175	\$17,286	\$7,951	\$25,237
2027	\$209,889	\$17,891	\$7,346	\$25,237
2028	\$191,998	\$18,517	\$6,720	\$25,237
2029	\$173,480	\$19,166	\$6,072	\$25,237
2030	\$154,315	\$19,836	\$5,401	\$25,237
2031	\$134,479	\$20,531	\$4,707	\$25,237
2032	\$113,948	\$21,249	\$3,988	\$25,237
2033	\$92,699	\$21,993	\$3,244	\$25,237
2034	\$70,706	\$22,763	\$2,475	\$25,237
2035	\$47,943	\$23,559	\$1,678	\$25,237
2036	\$24,384	\$24,384	\$853	\$25,237
<b>Totals</b>		\$346,000	\$145,620	\$491,620

**ATTACHMENT 4 - 3**  
**Debt Service Plan #3**  
**Interest = 3.5%**  
**Issue Date - 2017**  
**City of Marshfield TID No. 9**  
**5/15/2013**

<b>Year</b>	<b>Principal Balance</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>
2017	\$381,000	\$0	\$0	\$0
2018	\$381,000	\$0	\$13,335	\$13,335
2019	\$381,000	\$14,455	\$13,335	\$27,790
2020	\$366,545	\$14,961	\$12,829	\$27,790
2021	\$351,584	\$15,485	\$12,305	\$27,790
2022	\$336,099	\$16,027	\$11,763	\$27,790
2023	\$320,072	\$16,588	\$11,203	\$27,790
2024	\$303,484	\$17,168	\$10,622	\$27,790
2025	\$286,316	\$17,769	\$10,021	\$27,790
2026	\$268,547	\$18,391	\$9,399	\$27,790
2027	\$250,155	\$19,035	\$8,755	\$27,790
2028	\$231,121	\$19,701	\$8,089	\$27,790
2029	\$211,420	\$20,391	\$7,400	\$27,790
2030	\$191,029	\$21,104	\$6,686	\$27,790
2031	\$169,925	\$21,843	\$5,947	\$27,790
2032	\$148,082	\$22,607	\$5,183	\$27,790
2033	\$125,474	\$23,399	\$4,392	\$27,790
2034	\$102,076	\$24,218	\$3,573	\$27,790
2035	\$77,858	\$25,065	\$2,725	\$27,790
2036	\$52,793	\$25,943	\$1,848	\$27,790
2037	\$26,850	\$26,850	\$940	\$27,790
Totals		\$381,000	\$160,350	\$541,350

**ATTACHMENT 4 - 4**  
**CASH FLOW PROFORMA**  
**City of Marshfield TID No. 9**  
**5/15/2013**

Year	Beginning Balance	Capitalized Interest	TIF Revenue	Total Revenue	Total Expenses	Surplus (Deficit)	Ending Balance
2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	\$0	\$14,420	\$0	\$14,420	\$14,420	\$0	\$0
2015	\$0	\$0	\$18,406	\$18,406	\$30,051	-\$11,645	-\$11,645
2016	-\$11,645	\$0	\$18,406	\$18,406	\$30,051	-\$11,645	-\$23,290
2017	-\$23,290	\$12,110	\$54,031	\$66,141	\$42,161	\$23,980	\$690
2018	\$690	\$13,335	\$54,031	\$67,366	\$68,624	-\$1,258	-\$568
2019	-\$568	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$8,384
2020	\$8,384	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$17,336
2021	\$17,336	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$26,289
2022	\$26,289	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$35,241
2023	\$35,241	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$44,193
2024	\$44,193	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$53,145
2025	\$53,145	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$62,098
2026	\$62,098	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$71,050
2027	\$71,050	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$80,002
2028	\$80,002	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$88,954
2029	\$88,954	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$97,906
2030	\$97,906	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$106,859
2031	\$106,859	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$115,811
2032	\$115,811	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$124,763
2033	\$124,763	\$0	\$92,031	\$92,031	\$83,079	\$8,952	\$133,715
2034	\$133,715	\$0	\$92,031	\$92,031	\$53,028	\$39,004	\$172,719
2035	\$172,719	\$0	\$92,031	\$92,031	\$53,028	\$39,004	\$211,723
2036	\$211,723	\$0	\$92,031	\$92,031	\$53,028	\$39,004	\$250,726
2037	\$250,726	\$0	\$92,031	\$92,031	\$27,790	\$64,241	\$314,967
2038	\$314,967	\$0	\$92,031	\$92,031	\$0	\$92,031	\$406,998
2039	\$406,998	\$0	\$92,031	\$92,031	\$0	\$92,031	\$499,030
2040	\$499,030	\$0	\$92,031	\$92,031	\$0	\$92,031	\$591,061
Totals				\$2,209,428	\$1,618,367		

## **ATTACHMENT 5**

Analysis of Overlying Jurisdictions

**ATTACHMENT 5**  
**ANALYSIS OF OVERLYING TAXING JURISDICTIONS**  
**CITY OF MARSHFIELD TID NO. 9**  
**5/15/2013**

Collection Year	Tax Rate	TIF Revenue	OVERLYING JURISDICTIONS			
			SCHOOL(38.4%)	COUNTY(18.5%)	MIDSTATE(6.8%)	CITY(35.6%)
2013	0.02375	\$ -	\$0	\$0	\$0	\$0
2014	0.02375	\$ -	\$0	\$0	\$0	\$0
2015	0.02375	\$ 18,406	\$7,068	\$3,405	\$1,252	\$6,553
2016	0.02375	\$ 18,406	\$7,068	\$3,405	\$1,252	\$6,553
2017	0.02375	\$ 54,031	\$20,748	\$9,996	\$3,674	\$19,235
2018	0.02375	\$ 54,031	\$20,748	\$9,996	\$3,674	\$19,235
2019	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2020	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2021	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2022	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2023	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2024	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2025	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2026	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2027	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2028	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2029	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2030	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2031	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2032	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2033	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2034	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2035	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2036	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2037	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2038	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2039	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
2040	0.02375	\$ 92,031	\$35,340	\$17,026	\$6,258	\$32,763
<b>Totals</b>			<b>\$833,112</b>	<b>\$401,369</b>	<b>\$147,530</b>	<b>\$772,364</b>

## **ATTACHMENT 6**

Joint Review Board Organizational Meeting Notice and Affidavit



## CITY OF MARSHFIELD

# MEETING NOTICE

---

JOINT REVIEW BOARD  
CITY OF MARSHFIELD  
Tuesday, June 11, 2013  
11:00am.

Executive Conference Room, Basement Level, City Hall Plaza

NOTICE IS HEREBY GIVEN that on Tuesday, June 11, 2013 at 11:00 am the City of Marshfield Joint Review Board will hold a meeting. The purpose of the meeting is to review the Project Plan and the district boundary of Tax Incremental District No. 9, pursuant to 66.1105 of the Wisconsin Statutes. The meeting will be held at City Hall Plaza, Executive Conference Room, Basement Level, 630 S. Central Ave., Marshfield, WI 54449.

### AGENDA

1. Call to Order
2. Roll Call
3. Review draft TID No. 9 Project Plan and Boundary
4. Set possible final meeting date
5. Adjournment

Posted this day June 7, 2013 at 4:00 p.m., by Deb M. Hall, City Clerk

### NOTICE

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

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



# Marshfield News-Herald

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STATE OF WISCONSIN  
BROWN COUNTY

CITY OF MARSHFIELD  
630 S CENTRAL AVE  
MARSHFIELD, WI 544494196

Natalie Bridenhagen

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

Account Number: WR9879

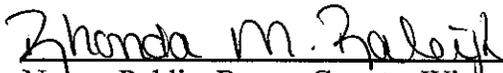
Ad Number: 6805644

Published Date: May 31, 2013

Total Ad Cost: \$14.09

(Signed)  (Date) 6/4/13  
Legal Clerk

Signed and sworn before me

  
Notary Public, Brown County, Wisconsin

My commission expires 10/6/2013

101 5110 06 53200

JOINT REVIEW BOARD  
CITY OF MARSHFIELD  
Tuesday, June 11, 2013  
11:00am.  
Executive Conference Room, Basement Level, City Hall Plaza.  
CITY OF MARSHFIELD  
Re: J  
NOTICE IS HEREBY GIVEN that on Tuesday, June 11, 2013 at 11:00am the City of Marshfield Joint Review Board will hold a meeting. The purpose of the meeting is to review the Project Plan and the district boundary of Tax Incremental District No. 9, pursuant to 66.1105 of the Wisconsin Statutes. The meeting will be held at City Hall Plaza, Executive Conference Room, Basement Level, 630 S. Central Ave., Marshfield, WI 54449.

AGENDA  
1. Call to Order  
2. Roll Call  
3. Review draft TID No. 9 Project Plan and Boundary  
4. Set possible final meeting date  
5. Adjournment  
June 4, 2013 WMAXLP

**ATTACHMENT 7**

Notice Sent to Property Owners

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



Jason Angell  
Director of Planning  
and Economic Development  
(715) 486-2074  
Fax (715) 384-7631  
jason.angell@ci.marshfield.wi.us

Department of Planning and Economic Development

May 31, 2013

GE Capital Franchise Corp Burger King  
P.O. Box 961026  
Fort Worth, TX 76161-0026

Re: Notice of Public Hearing and Blight Determination  
City of Marshfield Tax Parcel #3303253BA

Dear Property Owner:

The City of Marshfield has prepared a project plan for Tax Increment District No. 9 (TID No. 9). A public hearing notice including a map of the proposed boundary of TID No. 9 is attached. The purpose of this Plan is to promote the redevelopment of certain properties within the proposed TID No. 9 Boundary.

Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that a public hearing will be held on the proposed TID Project Plan at 7:00pm on June 18, 2013 in the Council Chambers, Lower Level, City Hall Plaza, 630 S. Central Avenue, Marshfield, Wisconsin. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the proposed TID No. 9 Project Plan and Boundary. You are welcome to attend this hearing. We are also required by Wisconsin Law to state that we have determined your property to be blighted. Greater than 50% of the proposed TID area must be determined to be blighted to create the TID.

If you have any questions, or require additional information, please contact me at (715) 486-2074.

Sincerely,

A handwritten signature in black ink that reads "J. Angell".

Jason Angell  
Director of Planning and Economic Development

Enclosure

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



Jason Angell  
Director of Planning  
and Economic Development  
(715) 486-2074  
Fax (715) 384-7631  
jason.angell@ci.marshfield.wi.us

Department of Planning and Economic Development

May 31, 2013

Big Sky II, LLC  
1628 Cedar Ave.  
Tomahawk, WI 54487

Re: Notice of Public Hearing and Blight Determination  
City of Marshfield Tax Parcel #3303253AA

Dear Property Owner:

The City of Marshfield has prepared a project plan for Tax Increment District No. 9 (TID No. 9). A public hearing notice including a map of the proposed boundary of TID No. 9 is attached. The purpose of this Plan is to promote the redevelopment of certain properties within the proposed TID No. 9 Boundary.

Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that a public hearing will be held on the proposed TID Project Plan at 7:00pm on June 18, 2013 in the Council Chambers, Lower Level, City Hall Plaza, 630 S. Central Avenue, Marshfield, Wisconsin. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the proposed TID No. 9 Project Plan and Boundary. You are welcome to attend this hearing. We are also required by Wisconsin Law to state that we have determined your property to be blighted. Greater than 50% of the proposed TID area must be determined to be blighted to create the TID.

If you have any questions, or require additional information, please contact me at (715) 486-2074.

Sincerely,

Jason Angell  
Director of Planning and Economic Development

Enclosure

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



Jason Angell  
Director of Planning  
and Economic Development  
(715) 486-2074  
Fax (715) 384-7631  
jason.angell@ci.marshfield.wi.us

Department of Planning and Economic Development

May 31, 2013

Big Sky II, LLC  
1628 Cedar Ave.  
Tomahawk, WI 54487

Re: Notice of Public Hearing and Blight Determination  
City of Marshfield Tax Parcel #3303257

Dear Property Owner:

The City of Marshfield has prepared a project plan for Tax Increment District No. 9 (TID No. 9). A public hearing notice including a map of the proposed boundary of TID No. 9 is attached. The purpose of this Plan is to promote the redevelopment of certain properties within the proposed TID No. 9 Boundary.

Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that a public hearing will be held on the proposed TID Project Plan at 7:00pm on June 18, 2013 in the Council Chambers, Lower Level, City Hall Plaza, 630 S. Central Avenue, Marshfield, Wisconsin. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the proposed TID No. 9 Project Plan and Boundary. You are welcome to attend this hearing. We are also required by Wisconsin Law to state that we have determined your property to be blighted. Greater than 50% of the proposed TID area must be determined to be blighted to create the TID.

If you have any questions, or require additional information, please contact me at (715) 486-2074.

Sincerely,

A handwritten signature in black ink that reads "Jason Angell".

Jason Angell  
Director of Planning and Economic Development

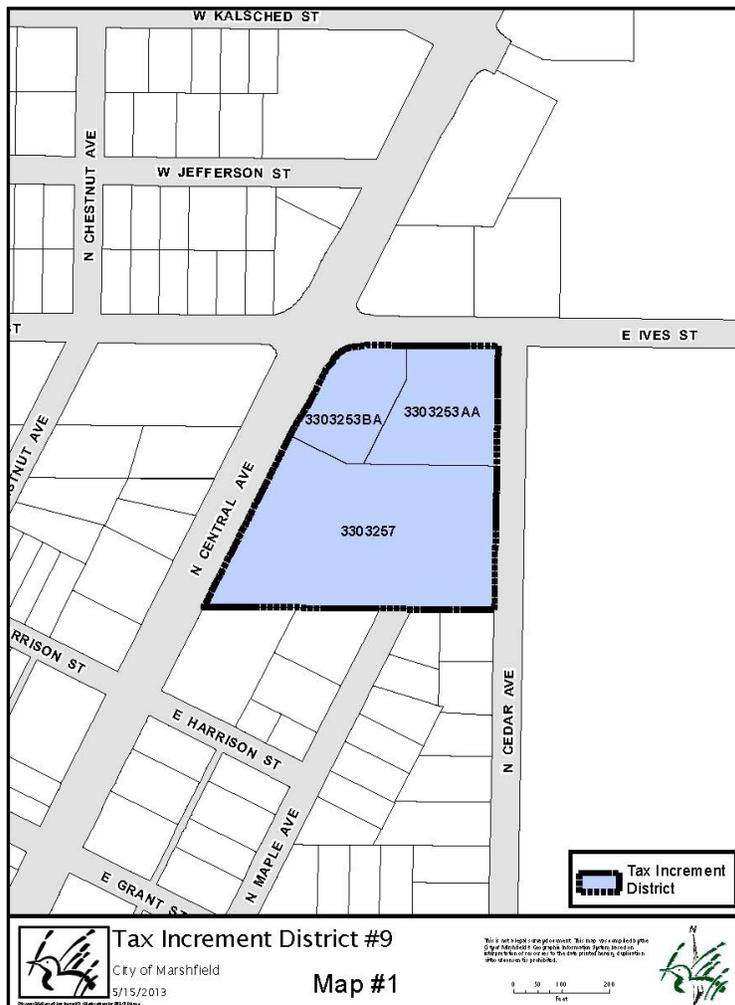
Enclosure

CITY OF MARSHFIELD  
PLAN COMMISSION  
NOTICE OF PUBLIC HEARING ON BOUNDARY AND PROJECT PLAN FOR TAX INCREMENTAL FINANCE  
DISTRICT NO. 9

Notice is hereby given that on Tuesday, June 18, 2013 at 7:00pm., City of Marshfield Plan Commission will hold a public hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes in the Council Chambers, Lower Level, City Hall Plaza, 630 S. Central Avenue, Marshfield, Wisconsin. At that time a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Project Plan and Boundary of Tax Incremental District No. 9 and creation of the district. As part of the Project Plan, cash grants may be made by the city to owners, lessees, or developers of land that is located within TID No. 9.

A copy of the Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Jason Angell, Director of Planning and Economic Development, City of Marshfield, 630 S. Central Avenue, Marshfield, WI 54449; Phone 715-486-2074.

A map showing the approximate boundary of the area to be included in Tax Incremental District No. 9 is shown below.



**ATTACHMENT 8**

Public Hearing Notice Affidavit and Letter to Taxing Entities



# Marshfield News-Herald

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STATE OF WISCONSIN  
BROWN COUNTY

CITY OF MARSHFIELD  
630 S CENTRAL AVE  
MARSHFIELD, WI 544494196

Natalie Bridenhagen

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

Account Number: WR9879

**Ad Number: 6806320**

Published Date: June 04, 2013

Published Date: June 11, 2013

**Total Ad Cost: \$264.48**

(Signed) *Natalie Bridenhagen*  
Legal Clerk

(Date) 6/13/13

Signed and sworn before me

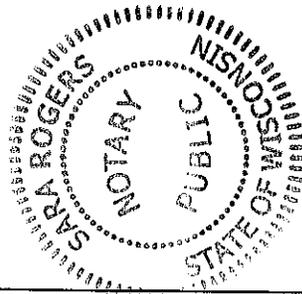
*Sarah Rogers*

Notary Public, Brown County, Wisconsin

My commission expires 12/25/16

101 56901 70 53200

CITY OF MARSHFIELD  
Re: Public Hearing Map

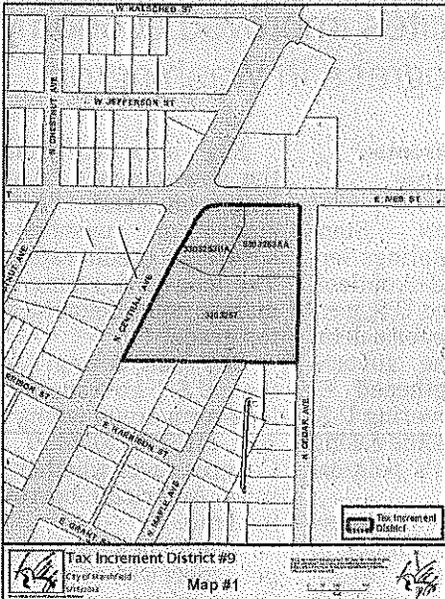


**CITY OF MARSHFIELD  
PLAN COMMISSION  
NOTICE OF PUBLIC HEARING ON BOUNDARY AND PROJECT PLAN FOR TAX INCREMENTAL  
FINANCE DISTRICT NO. 9**

Notice is hereby given that on Tuesday, June 18, 2013 at 7:00pm., City of Marshfield Plan Commission will hold a public hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes in the Council Chambers, Lower Level, City Hall Plaza, 630 S. Central Avenue, Marshfield, Wisconsin. At that time a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Project Plan and Boundary of Tax Incremental District No. 9 and creation of the district. As part of the Project Plan, cash grants may be made by the city to owners, lessees, or developers of land that is located within TID No. 9.

A copy of the Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Jason Angeli, Director of Planning and Economic Development, City of Marshfield, 630 S. Central Avenue, Marshfield, WI 54449; Phone 715-486-2074.

A map showing the approximate boundary of the area to be included in Tax Incremental District No. 9 is shown below.



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



Jason Angell  
Director of Planning  
and Economic Development  
(715) 486-2074  
Fax (715) 384-7631  
jason.angell@ci.marshfield.wi.us

Department of Planning and Economic Development

May 31, 2013

Lance A. Pliml, Chairman  
Wood County Board  
P.O.Box 8095  
Wisconsin Rapids, WI 54495-8095

Re: City of Marshfield – Public Hearing  
Creation of Tax Incremental District No. 9

Dear Chief Executives:

The City of Marshfield Plan Commission will hold a public hearing on June 18<sup>th</sup> at 7:00pm to review the proposed creation of Tax Incremental District No. 9. You and your Joint Review Board appointee are invited to attend the public hearing. A copy of the notice is enclosed for your review.

If you have any questions or require additional information, you may contact me at 715-486-2074.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Angell".

Jason Angell  
Director of Planning and Economic Development

Enclosure

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



Jason Angell  
Director of Planning  
and Economic Development  
(715) 486-2074  
Fax (715) 384-7631  
jason.angell@ci.marshfield.wi.us

Department of Planning and Economic Development

May 31, 2013

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

Re: City of Marshfield – Public Hearing  
Creation of Tax Incremental District No. 9

Dear Chief Executives:

The City of Marshfield Plan Commission will hold a public hearing on June 18<sup>th</sup> at 7:00pm to review the proposed creation of Tax Incremental District No. 9. You and your Joint Review Board appointee are invited to attend the public hearing. A copy of the notice is enclosed for your review.

If you have any questions or require additional information, you may contact me at 715-486-2074.

Sincerely,

A handwritten signature in black ink that appears to read "J. Angell".

Jason Angell  
Director of Planning and Economic Development

Enclosure

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



Jason Angell  
Director of Planning  
and Economic Development  
(715) 486-2074  
Fax (715) 384-7631  
jason.angell@ci.marshfield.wi.us

Department of Planning and Economic Development

May 31, 2013

Peg Geegan, Superintendent  
School District of Marshfield  
1010 E. Fourth Street  
Marshfield, WI 54449

Re: City of Marshfield – Public Hearing  
Creation of Tax Incremental District No. 9

Dear Chief Executives:

The City of Marshfield Plan Commission will hold a public hearing on June 18<sup>th</sup> at 7:00pm to review the proposed creation of Tax Incremental District No. 9. You and your Joint Review Board appointee are invited to attend the public hearing. A copy of the notice is enclosed for your review.

If you have any questions or require additional information, you may contact me at 715-486-2074.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Angell".

Jason Angell  
Director of Planning and Economic Development

Enclosure

**ATTACHMENT 9**

Plan Commission Resolution

**PLAN COMMISSION OF THE  
CITY OF MARSHFIELD, WISCONSIN**

**RESOLUTION No. PC2013-01 REGARDING CREATION OF TAX INCREMENTAL DISTRICT NO. 9 (TID NO. 9)**

**WHEREAS**, the City of Marshfield Plan Commission has reviewed the TID No. 9 Project Plan and boundary on May 21, 2013, and established a public hearing date, and;

**WHEREAS**, the City of Marshfield Plan Commission held the required public hearing on June 18, 2013, regarding the boundary, Project Plan, and creation of Tax Increment District No. 9, and;

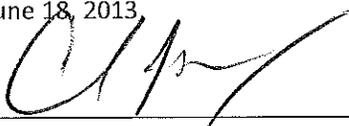
**WHEREAS**, the City of Marshfield Plan Commission makes the following findings:

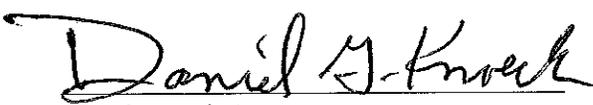
1. The TID No. 9 boundary is that which is shown on Map 1 within the TID No. 9 Project Plan and as described in the legal description included within the Project Plan; and
2. Less than 25% of the property within TID No. 9 is deemed vacant; and
3. The creation date of Tax Incremental District No. 9 is January 1, 2013; and
4. The name Tax Incremental District No. 9 will be assigned to this tax increment district; and
5. Not less than 50%, by area, of the real property within the district is a blighted area; and
6. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district. It is not necessary to identify the specific parcels meeting the criteria; and
7. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial development, consistent with the purpose for which the tax incremental district is created under subd. 4.; and
8. 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; and
9. Confirms that any real property within the district that is found suitable for industrial sites and is zoned for industrial use under subd. 4. a. will remain zoned for industrial use for the life of the tax incremental district; and
10. Finds that the Plan is feasible and in conformity with the master plan of the City; and
11. Declares that the district is a blighted area district.

**NOW, THEREFORE BE IT RESOLVED** after due consideration, the City of Marshfield Plan Commission hereby approves the Project Plan that is attached to this resolution. The boundary map is included in the Project Plan.

**BE IT FURTHER RESOLVED** that the Plan Commission of the City of Marshfield approves and recommends that the Common Council of the City of Marshfield approve creation of TID No. 9 boundary, and the TID No. 9 Project Plan.

This Resolution is being adopted by the City of Marshfield Plan Commission at a duly scheduled meeting on June 18, 2013.

  
\_\_\_\_\_  
Chris Meyers, Chairperson

  
\_\_\_\_\_  
Daniel Knoeck, Secretary

**ATTACHMENT 10**

Common Council Resolution Creating TID No. 9

**RESOLUTION NO. 2013-38**  
**COMMON COUNCIL OF THE**  
**CITY OF MARSHFIELD, WISCONSIN**  
**RESOLUTION REGARDING CREATION OF TAX INCREMENTAL DISTRICT NO. 9 (TID NO. 9)**

**WHEREAS**, the City of Marshfield Common Council authorized proceeding with creation of the TID No. 9 Project Plan and boundary on May 13, 2013, and;

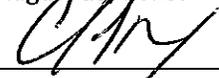
**WHEREAS**, the City of Marshfield Plan Commission held the required public hearing on June 18, 2013, regarding the boundary, Project Plan, and creation of Tax Increment District No. 9 and recommended approval by the Common Council, and;

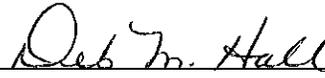
**WHEREAS**, the City of Marshfield Common Council makes the following findings:

1. The TID No. 9 boundary is that which is shown on Map 1 within the TID No. 9 Project Plan and as described in the legal description included within the Project Plan; and
2. The creation date of Tax Incremental District No. 9 is January 1, 2013; and
3. The name Tax Incremental District No. 9 is assigned to this tax increment district; and
4. Not less than 50%, by area, of the real property within the district is a blighted area; and
5. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district; and
6. The project costs relate directly to eliminating blight, consistent with the purpose for which the tax incremental district is created under subd. 4.; and
7. 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; and
8. Declares that the district is a blighted area district; and
9. The percentage of territory within the tax incremental district devoted to retail business at the end of the maximum expenditure period is estimated to be 100%; and
10. Any annexed territory not within the boundaries of the municipality on January 1, 2004, unless at least 3 years have elapsed since the territory was annexed; or municipality entered into a cooperative plan boundary agreement(66.0307) or the municipality and town entered into an agreement pledging to pay the town an amount equal to the property taxes levied on the territory by the town for each of the next five years; and
11. Confirms that any property standing vacant for an entire 7-year period immediately preceding adoption of the resolution creating the district may not comprise more than 25% of the area in the district, unless the district is suitable for either industrial sites or mixed use development and the approved project plan promotes these uses; and
12. Finds that the Project Plan is feasible and in conformity with the master plan of the City; and

**NOW, THEREFORE BE IT RESOLVED** after due consideration, the City of Marshfield Common Council hereby approves creation of TID No. 9, approves the Project Plan that is attached to this resolution and approves the TID boundary as indicated on the boundary map included in the Project Plan.

This Resolution is being adopted by the City of Marshfield Common Council at a duly scheduled meeting on August 13, 2013.

  
Chris Meyer, Mayor

  
Deb M. Hall, Clerk

**ATTACHMENT 11**

Joint Review Board Final Meeting Notice and Affidavit



# Marshfield News-Herald

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WOOD COUNTY

CITY OF MARSHFIELD  
630 S CENTRAL AVE  
MARSHFIELD, WI 54449

### Natalie Bridenhagen

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

Account Number: WR9879

Ad Number: 6851885

Published Date: August 20, 2013

Total Ad Cost: \$29.43

(Signed): Natalie Bridenhagen Date: 9/16/13  
Legal Clerk

Signed and sworn to before me

Rhonda M. Zaleski  
Notary Public,  
Brown County, Wisconsin

My commission expires 10/16/2013

Joint Review



JOINT REVIEW BOARD  
CITY OF MARSHFIELD  
August 27, 2013  
2:00pm.

Executive Conference Room, Basement Level, City Hall Plaza

NOTICE IS HEREBY GIVEN that on Tuesday, August 27, 2013 at 2:00pm the City of Marshfield Joint Review Board will hold a meeting. The purpose of the meeting is to review the Project Plan and the district boundary of Tax Incremental District No. 9, pursuant to 66.1105 of the Wisconsin Statutes and consider approval of the proposal.

The meeting will be held at City Hall Plaza, Executive Conference Room, Basement Level, 630 S. Central Ave., Marshfield, WI 54449.

#### AGENDA

1. Call to Order.
2. Roll Call.
3. Review TID No. 9 Project Plan, Boundary, and creation proposal.
4. Review TID No. 9 Resolution approved by Marshfield Common Council.
5. Consider approval of Resolution approving Marshfield Common Council resolution creating Tax Incremental District No. 9.

6. Adjournment. Posted this day 20th day of August, 2013 at 4:00 p.m., by Deb M. Hall, City Clerk

**ATTACHMENT 12**

Joint Review Board Resolution

**JOINT REVIEW BOARD OF THE  
CITY OF MARSHFIELD, WISCONSIN  
RESOLUTION REGARDING CREATION OF TAX INCREMENTAL DISTRICT NO. 9 (TID NO. 9)**

**WHEREAS**, the City of Marshfield Plan Commission held a public hearing on June 18, 2013, regarding the boundary, Project Plan, and creation of Tax Increment District No. 9 and recommended approval by the Common Council, and;

**WHEREAS**, the City of Marshfield Common Council approved the Project Plan and boundary of TID No. 9 and creation of TID No. 9 on August 13, 2013, and;

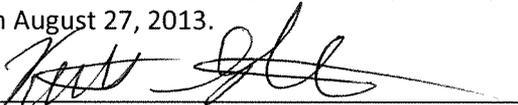
**WHEREAS**, the City of Marshfield Joint Review Board bases its decision to approve or deny a proposal on the following criteria:

1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

**NOW, THEREFORE BE IT RESOLVED** after due consideration, the City of Marshfield Joint Review Board hereby approves the resolution approved by the Marshfield Common Council on August 13, 2013.

**BE IT FURTHER RESOLVED**, the Joint Review Board finds that the development described within the planning documents as presented to the Joint Review Board would not occur without the creation of a Tax Incremental District.

This Resolution is being adopted by the City of Marshfield Joint Review Board at a duly scheduled meeting on August 27, 2013.



Keith Strey, Chairman



Pat Saucerman, Secretary

**ATTACHMENT 13**

Opinion Letter Regarding Compliance with SS 66.1105

July 2, 2013



Chris Meyer, Mayor  
City of Marshfield  
630 S. Central Ave.  
Marshfield, WI 54449

Re: Tax Increment District No. 9  
Opinion Letter Regarding Compliance with SS 66.1105

Dear Mayor Meyer,

As City Attorney for the City of Marshfield I have been asked to review the Project Plan and TID No. 9 creation process for compliance with Wisconsin Statute 66.1105. In accordance with that request I have reviewed the following documents:

1. Project Plan and Boundary Map of TID No. 9.
2. Notice of Public Hearing on Boundary and Project Plan for Tax Incremental District No. 9.
3. Resolution regarding creation of TID No. 9 adopted by the Plan Commission on June 18, 2013.
4. Resolution creating TID No. 9 proposed to be adopted on July 9, 2013 by the Common Council of City of Marshfield.

Based on the foregoing documents and other information submitted to me, it is my opinion that the TID No. 9 creation process and documents comply with Section 66.1105, Stats.

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

Sincerely,

A handwritten signature in black ink, appearing to read "H. W. ...", is written over the typed name "City Attorney".

City Attorney