



CITY OF MARSHFIELD REDEVELOPMENT DISTRICT NO. 1 PROJECT PLAN WEST SECOND STREET DISTRICT



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INTRODUCTION

Over the past decade, the City Marshfield has put considerable effort into growing and enhancing its downtown. Working with partner organizations and other stakeholders, it has been a driver of revitalization through continued planning, strategic property acquisition, and investment in downtown infrastructure and public space. In 2015, the City prepared a Downtown Master Plan, which identified several priority areas for revitalization, including Central Avenue, Wenzel Family Plaza, and W. 2nd Street. As two areas of these have been improved, the *West Second Street District* is the third and final part of downtown in need of investment.

The West Second Street District is a 22.6-acre area generally bounded by Veterans Parkway to the north, Central Avenue to the east, W. 3rd Street to the south, and the Steve J. Miller Recreation Area to the west. It represents a prime opportunity to address issues of blight, disinvestment, and underutilized commercial and industrial land in the City, while providing high quality mixed use development that complements businesses on Central Avenue and the downtown more broadly.

The City of Marshfield retained Vandewalle & Associates, a Madison and Milwaukee-based economic development, urban planning and design firm, to complete a Redevelopment Area Plan for District No. 1. The purpose of this redevelopment plan is to assess the current conditions and land uses of the District, explore untapped market opportunities, attract much-needed investment, and provide a future vision and implementation strategy to this important area of downtown.

Statutory Authority

This plan has been prepared and duly adopted under the provisions of Wisconsin Statute §66.1333 by the Community Development Authority (CDA) of the City of Marshfield. The CDA is a separate body politic created for the express purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects, and housing projects under §66.1335, Wis. Stats.

Under Wisconsin law, the City may also authorize the CDA “to act as the agent of the City in planning and carrying out community development programs and activities approved by the mayor and Common Council under the federal Housing and Community Development Act of 1974 and as agent to perform all acts, except the development of the general plan of the city, which may be otherwise performed by the Plan Commission.”

Redevelopment District

Although referred to as the West Second Street District throughout this document, the District is officially designated as “Redevelopment District No. 1” of the City of Marshfield. The boundary of the redevelopment district is shown on Map 1 and is further described on the following page. A legal description is found in the Appendix.

Legal Description

Legal descriptions for the West 2nd Street redevelopment area, located in part of the NE ¼ of the NE ¼, Section 7, Township 25 North, Range 3 East, and part of the NW ¼, Section 8, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.

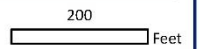
Beginning at the East line of South Central Avenue and the South line of East Veterans Parkway; thence South along the East line of South Central Avenue to the South line of 3rd Street; thence West along the South line of 3rd Street to the West line of South Spruce Avenue; Thence North along the West line of South Spruce Avenue to the South line of 2nd Street; Thence West along the South line of 2nd Street 275 feet; Thence North perpendicular to the South line of 2nd Street to the North line of 2nd Street; Thence West along the North Line of 2nd Street to the East line of vacated Oak Avenue; Thence North along the East line of vacated Oak Avenue to the South line of Veterans Parkway; Thence East along the South line of Veterans Parkway to the East line of South Central Avenue and the Point of Beginning.

Consistency with Local Plans

This redevelopment plan is consistent with the recommendations contained in the City of Marshfield Comprehensive Plan, adopted in July 2017. This document is available for inspection on the City of Marshfield website and at City Hall during normal business hours.

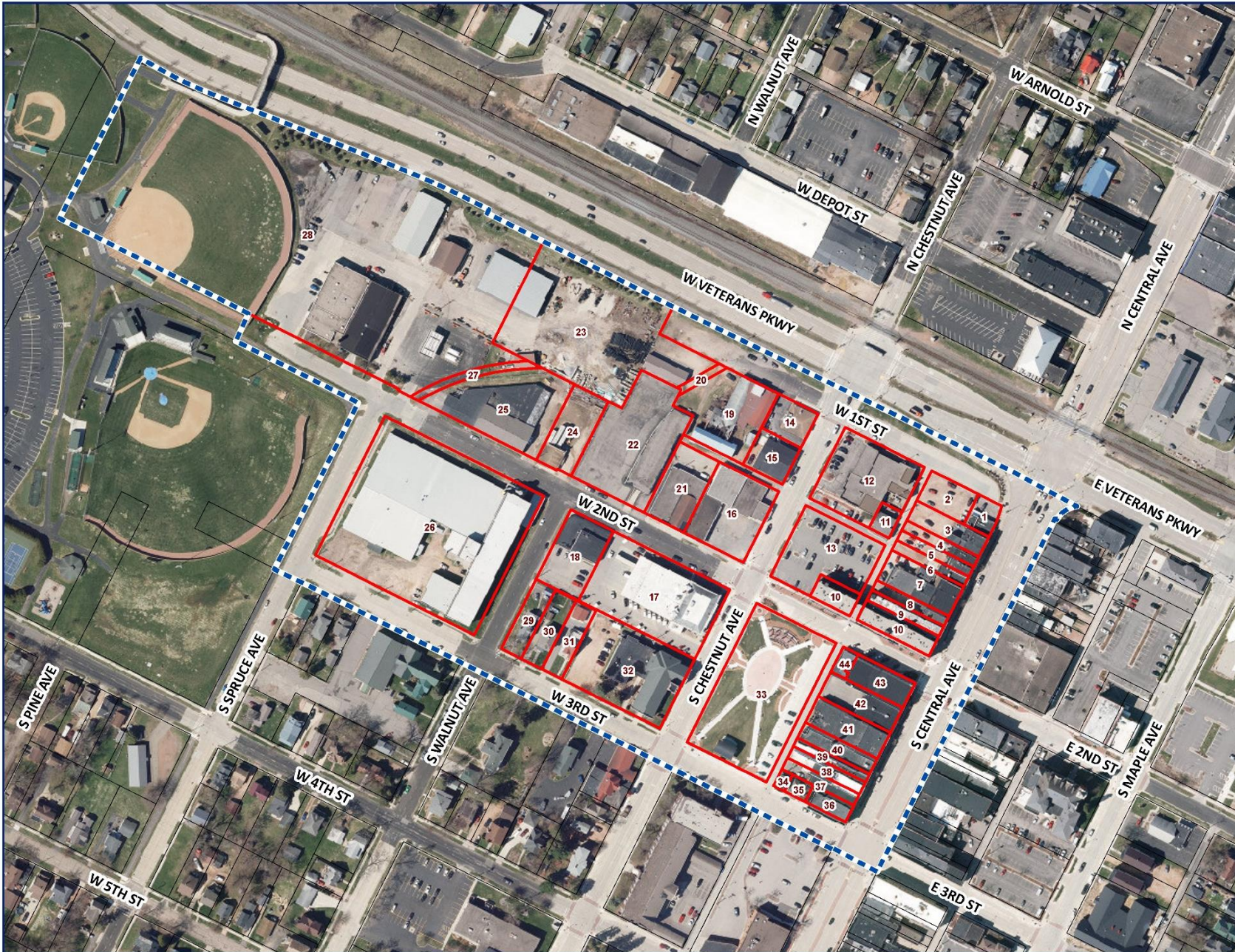
LEGEND

-  Redevelopment District No. 1
-  Redevelopment District Parcels



Created: March 21, 2022
Sources: Wood County, WI DNR, USDA

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EXISTING CONDITIONS AND OPPORTUNITY ANALYSIS







Existing Land Use

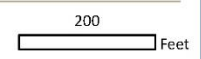
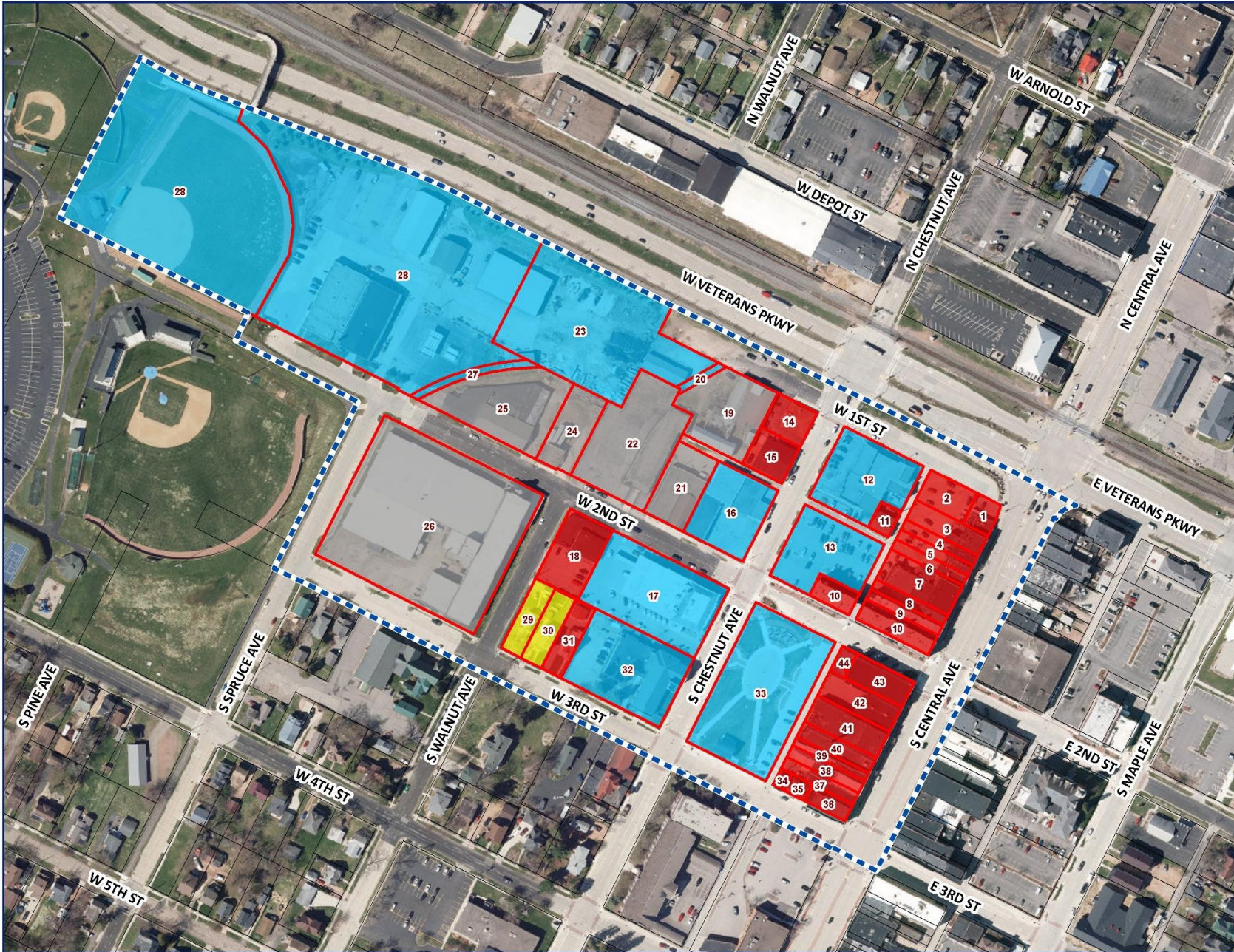
The West Second Street District is home to a wide mix of land uses. The District includes high-quality downtown commercial/mixed use buildings fronting on Central Avenue. North of W. 2nd Street, land is devoted to a mix of municipal uses including the City Garage, storage yards, and Police Department. This area also includes several faded industrial uses that have not seen investment in many of years; many of these buildings once were more actively used by are now used primarily for storage of materials or vehicle storage. South of W. 2nd Street, the District is home to the Weinbrenner Shoe Company, which operates out of a 1930s era building owned by the City of Marshfield. This active shoe factory is expecting to relocate to a more modern facility in the near term, necessitating a plan for its future reuse. The block between S. Walnut Avenue and S. Chestnut Avenue includes a mix of single family residential, commercial, the US Postal Service, and the Chestnut Center for the Arts. Public spaces include the Steve J. Miller Recreation Area on the western side of the District and Wenzel Family Plaza, located at the corner of W. 2nd Street and S. Chestnut Avenue.

The wide mix of land uses that currently exist make the District ripe for revitalization, as manufacturing and storage buildings suffering from disinvestment and the active City Garage site are by their nature incompatible with the City's vision for the area.



LEGEND

-  Redevelopment District No. 1
-  Redevelopment District Parcels
- Existing Land Use**
-  Commercial
-  Industrial
-  Institutional
-  Residential



Created: March 21, 2022
Sources: Wood County, WI DNR, USDA










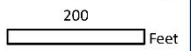
Current Zoning

The District is predominately zoned Downtown Mixed Use, which is oriented to both large and small scale “downtown” commercial development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. The western portion of the Redevelopment District is zoned Light Industrial, which is oriented to office and light industrial uses. There are a few instances of Single Family Residential – 6 and Community Mixed Use zoning.

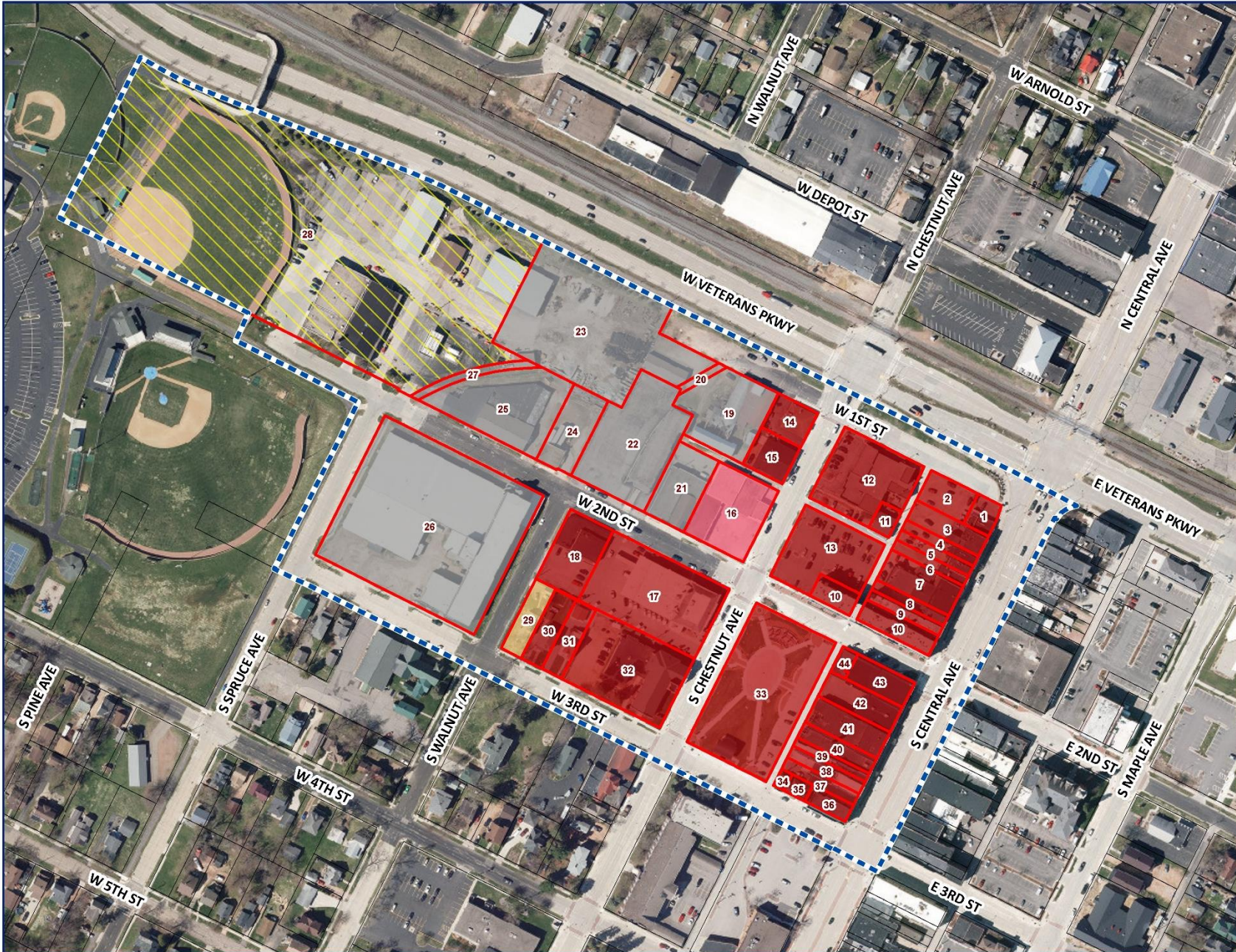
Map 3: Redevelopment District No. 1 Zoning

LEGEND

-  Redevelopment District No. 1
-  Redevelopment District Parcels
- Zoning**
-  SR-6 - Single Family Residential-6
-  CMU - Community Mixed Use
-  DMU - Downtown Mixed Use
-  LI - Light Industrial
-  Split-Zoned: SR-3 and LI



Created: March 21, 2022
Sources: Wood County, WI DNR, USDA



Opportunity Analysis

An opportunity analysis was conducted in order to understand the assets, strengths, and opportunities present in the district. These were informed by members of the Oversight Committee, City staff, members of the public, and the consultant team.

Assets

- Historic building stock and Upham House Historic District
- New streetscaping and attractive on-street parking areas
- Calmer pedestrian environment as compared to Central Avenue, walkable street grid
- New Wenzel Family Plaza
- Adjacent to Central Avenue -- commercial core and activity hub
- Adjacent to Steve J. Miller Recreation Area -- recreation destination
- Proximity and exposure to Veterans Parkway
- Public ownership of several redevelopment sites
- Active Main Street organization
- Chestnut Center for the Arts

Issues

- Deteriorated buildings
- Site deterioration and unpaved vehicle storage/parking areas
- Too much land devoted to vehicle storage, misc. storage, and aging industrial
- Poor appearance of gateway corner at Central Avenue & Veterans Parkway
- Views of blighted properties from Veterans Parkway
- Unknown future status of Police Station (relocate or rehabilitate on site)
- Over half of the parcels meet the statutory definition of blighted property, comprising over 77% of the District's total acreage.

Opportunities

- Many viable redevelopment sites, including cohesive redevelopment area centered on City Garage, several of which are already owned by the City
- Many promising adaptive reuse sites – Weinbrenner building, City Garage, Post Office, etc.
- Utilize three-story Weinbrenner Shoe Company as a landmark and focal point for the district.
- Chestnut Center for the Arts – potential to expand programming within District and make exterior enhancements
- Unify as a cohesive area with a unique identity
- Strong demand for new housing
- Build on existing activity and energy at Steve J. Miller Recreation Area
- Build on the Wenzel Family Plaza investment and coordinate programming. Expand events and activities.
- Coordinate programming and branding with Central Avenue efforts
- Potential to locate and orient new development to take advantage of visibility from Veterans Parkway and to make a very positive first impression upon arrival to the area
- Strengthen W. 2nd Street as a pedestrian and slow vehicle spine. Continue the W. 2nd Street streetscape enhancements.
- Increase visibility and prominence of the Upham House Historic District and ensure new development is complementary.

Building Rehabilitation and Reuse

The patterns of building conditions and potential reuse in the West Second Street District are relatively clear. There are clusters of historic structures, buildings in good condition with viable uses, clusters of buildings whose condition is poor and on sites with great redevelopment potential, buildings which will be removed because of change of use, and a historic landmark with great reuse potential.

The Weinbrenner Shoe Company buildings and the masonry and trussed maintenance buildings on the City Garage site are the two primary sets of buildings with great character and potential for renovation and reuse. The masonry building fronting on W. 1st Street (parcel #19) could be assessed for renovation and reuse as well. The Post Office building and the church building now housing the Chestnut Center for the Arts are both high integrity buildings to be maintained and enhanced for current and other potential future uses.

- Buildings on Central Avenue are a critical part of the downtown “Main Street” character building stock, in good to excellent condition, and with great potential for commercial and residential use.
- The Post Office and the Chestnut Center for the Arts are landmark buildings in good condition, with important current uses and potential for reuse and enhancement.
- Two businesses on Chestnut Avenue and just south of W. 1st Street are in fair-to-good condition and currently contain viable businesses. Once redevelopment occurs to the south and west, there may be potential on these two sites for new uses and structures.
- Buildings on the corner of W. 2nd Street and Chestnut Avenue (parcel #16) are in fair condition with questionable reuse potential and could be removed for redevelopment.
- The structure on parcel #19 on W. 1st Street is in fair condition with at least several areas of aesthetic and possible structural issues. Its brick construction, interesting front façade, and location make it a possible candidate for renovation. If not feasible, this structure could be removed for cohesive redevelopment of the block.
- Other parcels between Chestnut Avenue and the City Garage site (#21, 22, portion of 23, 24, 25) are in poor-to-fair condition, with low current use and rehabilitation potential; these could be removed for redevelopment and possible extension of Walnut Avenue.



- Buildings on the City Garage site (parcels part of #23, 27, 28) are in good-to-excellent condition. The office building and enclosed maintenance building are masonry construction and include both long-span open spaces and small office and meeting rooms. These buildings all have some reuse potential, especially the long-span open spaces for potential indoor recreation and entertainment uses. The more utilitarian structures could be removed (and possibly reused) for redevelopment of this valuable site.
- The Weinbrenner Shoe Company buildings are in good condition and on the National Register of Historic Places. These buildings have great potential for renovation and reuse. The three-story portion is a valuable, visual landmark for the district and has excellent historic character on its exterior façade and interior spaces and structures. The one-story sections were built later; these, too, have great character with different use potential for commercial or studio space as well as potential for parking.
- The other structure at W. 2nd Street and Walnut Avenue (parcel #18) is in good condition and could continue to be used as office or retail space. It also could be removed for cohesive redevelopment of the Walnut Avenue frontage.
- The two houses on the corner of W. 3rd Street and Walnut Avenue are in fair to good condition and are a part of the Upham House Historic District. These building could remain as a part of the district or, because they are “non-contributing” buildings, they could be removed for cohesive redevelopment of the Walnut Avenue frontage.



VISION & REDEVELOPMENT OBJECTIVES

The objective of the Redevelopment Plan is to set a vision and implementation strategy for converting West Second Street District into a vibrant, walkable, and exciting area within downtown Marshfield. Through investment in the built environment, eliminating blight, and ensuring appropriate land uses, the City will be able to create an attractive destination for new and existing residents. Accompanying this with new streetscape and public space improvements will ensure a reuse approach that is comprehensive in addressing site challenges and constraints while maximizing future opportunities and enabling new ideas.

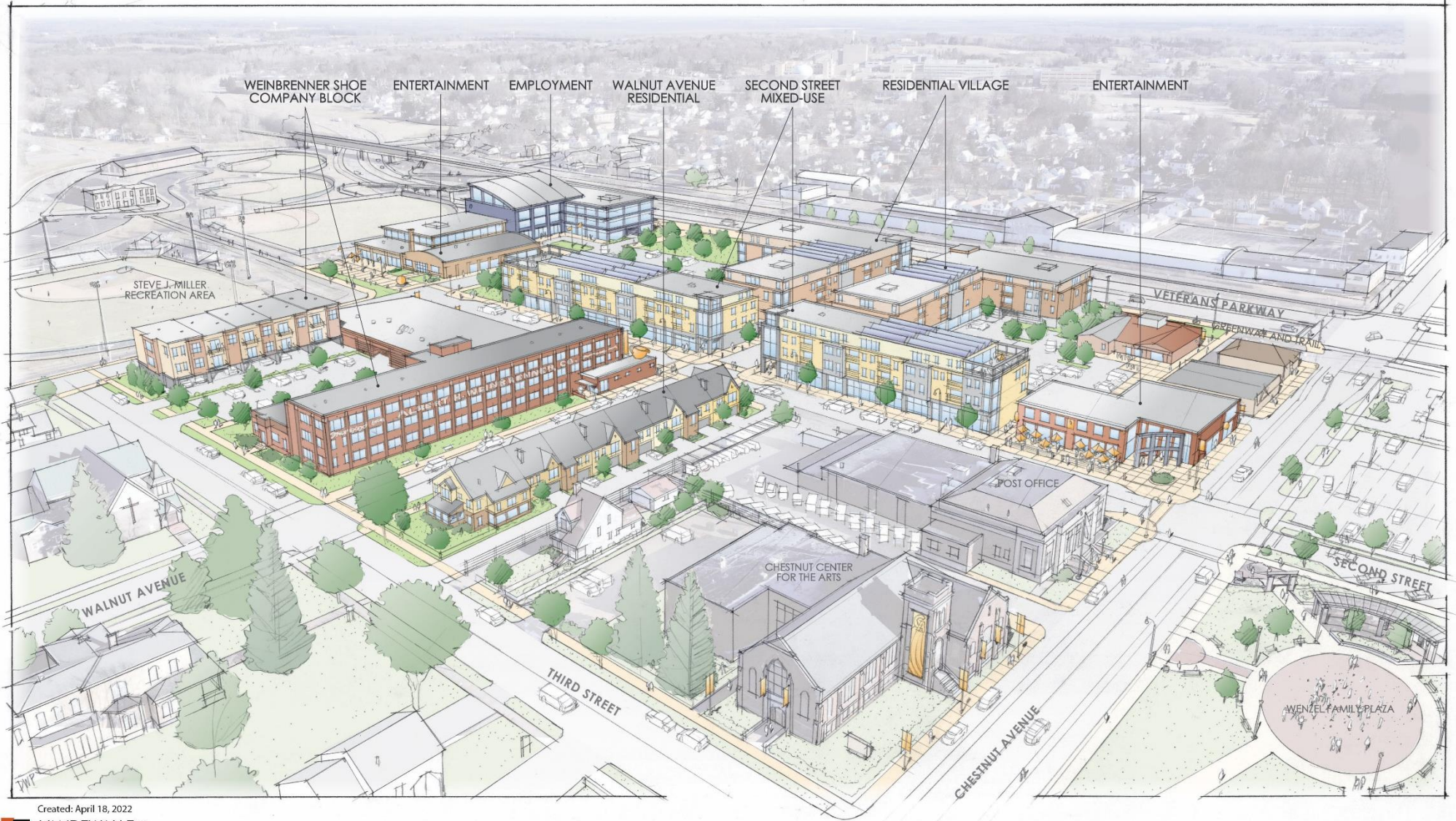
Vision Statement

Marshfield's newest hub for community gathering, living, working, and playing, the West Second Street District will offer new housing options and entertainment, dining, art, and sports venues that blend the best of the old and the new and tie together the heart of downtown Marshfield.

Supporting “themes” incorporated throughout the district, and may be expressed through land uses, businesses, public improvement, art, etc. These include:

- Historic Working District – factory and garage; where things were and are made; sewn and bolted; real
- “Made New” – food, art music
- Upham House Historic District – destination and historic character
- Arts
- Sports & Recreation – field sports, biking, fitness, food, wellness, clinic

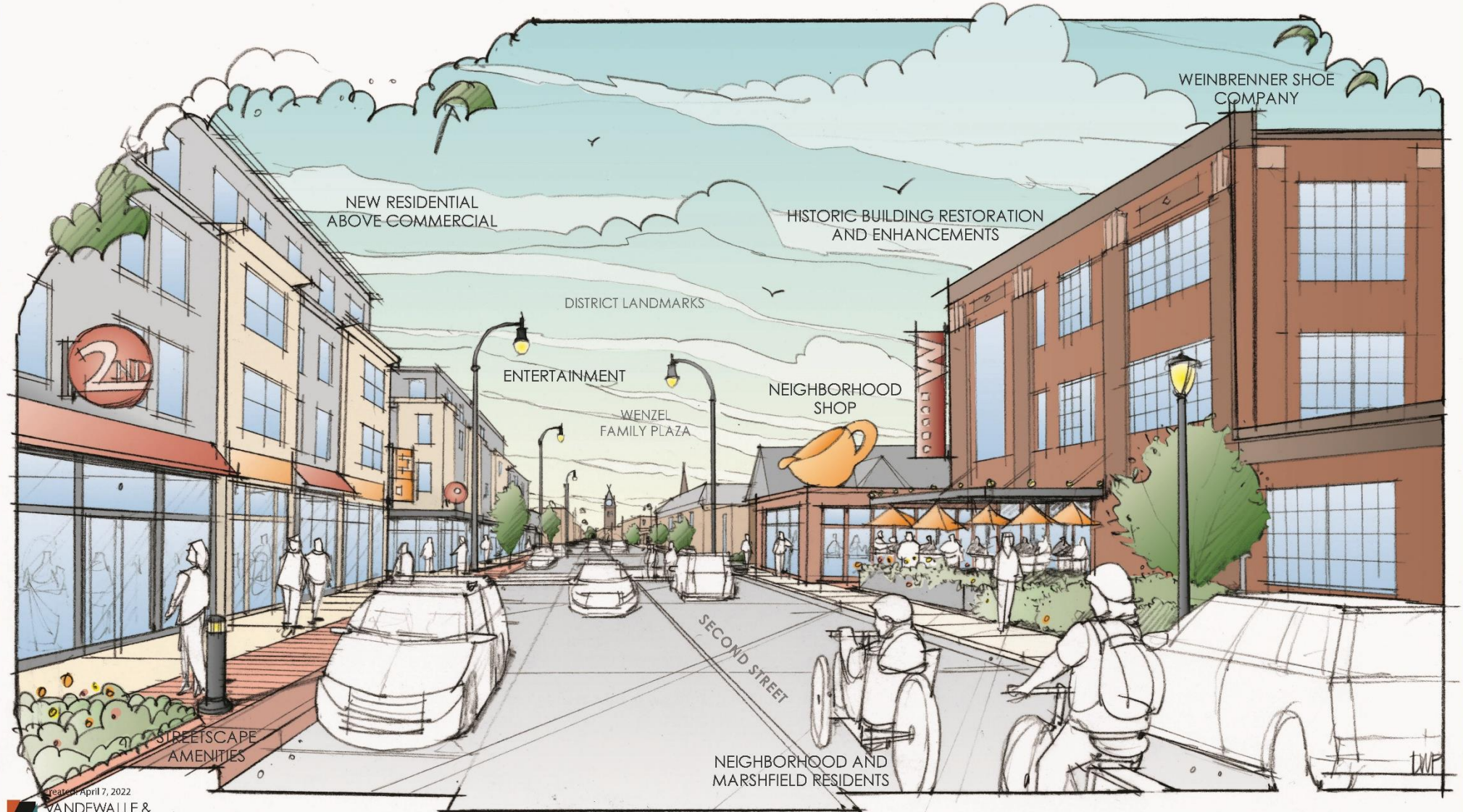
The drawings on the following pages illustrate a vision for the future of the District.



Created: April 18, 2022

Figure 1: District Vision

Second Street Vision



Created April 7, 2022
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Figure 2: W. Second Street Character

Project Goals

The overriding project goals for the Redevelopment District are described as follows.

Bicycle and Pedestrian Experience

- Create a highly walkable and bikeable, pedestrian-friendly West Second Street District in a calmer environment as compared to the busier Central Avenue corridor.
- Balance vehicular access with walkability objectives such as bicycle and pedestrian comfort and safety while minimizing potential for conflicts with vehicles.
- Create a pleasant and engaging pedestrian experience with elements of interest – art, pedestrian-scale lighting, seating, signage, landscaping, outdoor dining, ample first-floor windows, etc.
- Utilize planting strips/street trees, on-street parking, and/or bicycle lanes to separate pedestrians from vehicles.
- Integrate the District within the City’s existing and planned bicycle and pedestrian network.
- Promote Chestnut Street as a walkable and bikeable connection between Columbia Park, Veterans Park, Wenzel Family Plaza, and nearby neighborhoods.



Public Space

- Integrate smaller public spaces into private developments to encourage interaction and gathering.
- Improve connections from District to Steve J. Miller Recreation Area and to surrounding neighborhoods via regional bike trail and other bicycle and pedestrian enhancements.
- Build on existing assets such as Wenzel Family Plaza and Steve J. Miller Recreation Area.
- Build on existing activity level, special events, and other programming.
- Orient surrounding buildings onto public open spaces.



Economic Development

- Increase the tax base through the redevelopment of vacant or underutilized parcels.
- Promote residential development as a market-ready strategy to jumpstart redevelopment.
- Prioritize development that grows the City’s tax base.
- Support entertainment, music, and sports as commercial drivers within the District.
- Utilize increased height and density in strategic locations to increase number of rooftops and economic value.



Desired Land Uses

- Prioritize new residential development in a range of housing formats – townhomes, apartments, condos, etc.
- Support housing at a range of price points, including higher-end housing for young professionals, travel nurses and healthcare workers, and empty nesters as well as apartments affordable to households earning less than area median income.
- Support upper-story residential in existing buildings along Central Avenue through renovation and upgrades.
- Supplement with needed uses that elevate the Marshfield entertainment offerings such as new dining, arts, live music, sports, recreation, specialty retail, and community work studios.
- Create a setting that supports both daily activities and special events: community, commercial, recreational, living, and working.
- New development along W. 2nd Street should include first-floor commercial uses (such as retail, dining, and personal services).
- Focus on commercial land uses that complement but do not compete with restaurant and retail uses on Central Avenue.



Building Materials and Character

- Look to the Charles Apartments and Weinbrenner Shoe Company building as reference points for desired building scale, massing, and character
- Create a development with an appropriate balance of residential, service, retail, office, entertainment and opens pace.
- Ensure high architectural and site design standards that maximize use of available land and minimize the amount of land devoted to surface parking
- Encourage preservation of historic building, including adaptive reuse the Weinbrenner Shoe Company building and City Garage and continued use and preservation of the Post Office building and mixed use/commercial buildings along Central Avenue.



MATERIAL PALETTE

Weinbrenner Shoe Company

Landmark building:

- Prominent brick facades
- Industrial windows
- 3-story height



Private Redevelopment

Brick as prominent facade material



2 to 3-story heights

Industrial window proportions and sashes



Addition of siding and panels to visually “soften” and lower costs

Flat roofs, typical Gabled roofs close to residential neighborhood

Figure 3: Private Development Materials Palette

MATERIAL PALETTE

Public Improvements

Streetscape



- Concrete sidewalks
- Accent paver areas
- Curbs
- Planting beds and street trees
- Bollards
- Streetlights

Pedestrian Connectors



- Concrete walkways
- Accent paver areas
- Seating
- Planting beds and groupings of trees
- Pedestrian Lights
- Features, flags, banners (at sports)

Figure 4: Public Improvement Materials Palette

Parking

- Integrate adequate parking into new development while avoiding excessive paving and underutilized spaces.
- Avoid locating surface parking at the front of buildings, instead placing surface parking in less visible locations such as the interior of developments, away from sidewalks.
- Balance need for parking with other objectives such as downtown building formats, vibrant street life, walkability, mixed use, and growth of taxable development. See adjacent text box for discussion of parking availability.
- Maximize on-street parking by limiting new driveways while maintaining two-way traffic on W. 2nd Street.
- Recognizing the high cost of structured parking, pursue opportunities for public and private partnerships to develop a shared parking structure. A shared structure would distribute the costs of structured parking across several projects and reduce the parking needs and costs for individual development sites.

Sustainable Development

- Support sustainable development patterns that encourage mixed use formats and promote biking and walking as alternatives
- Support alternative energy sources such as integration of solar into new development
- Incorporate stormwater best management practices such as native plantings, reduced impervious surfaces, and green roofs
- Incorporate electric vehicle charging stations into public and private parking areas
- Encourage development of energy efficient, green buildings
- Maintain solar access
- Include balconies and terraces
- Include bike racks near popular destinations and incorporate into all parking lots and structures
- Consider incorporating car sharing in new residential developments

DOWNTOWN PARKING

Parking is an important component of any successful downtown. When well-designed and managed, the right of amount of parking in the right location can help support a vibrant and active downtown. Convenient and parking is essential to attracting and retaining downtown retail, restaurants, office tenants, and all other types of development. In nearly every downtown in America, parking is often a source of conflict and frustration because of its very immediate effect on residents, visitors, businesses, and property owners.

However, providing free and convenient parking comes with high costs. First is the fiscal cost of parking: providing free and convenient parking drives up the cost of private development and/or has a substantial public costs. Second is the opportunity cost of devoting a substantial amount of land to parking as land used for parking could have been put to another beneficial or desirable use or activity. If parking is prioritized over fostering fun things to do and see in the District, it undermines other important goals such as downtown building formats, vibrant street life, walkability, mixed use, and growth of taxable development. In particular, surface parking lots can greatly impede the walkability of an area as they tend to interrupt the string of easily walkable destinations.

Successful downtowns strike a balance between providing free and abundant parking with the viability and vitality of the area. In such situations, it is understood by visitors that parking may not be available next to the front door of their destination and that they may have to park and walk a short distance. Walking and biking to locations within the district is supported and encouraged. Additionally, there is an understanding that during large special events (which may occur only few times a year) the area will be parked up and people will have to park further away or make other arrangements. While large special events should be highly encouraged, the City should not seek to fully accommodate all potential parking needs of these events.

A full parking survey of downtown was completed in early Fall of 2021 by the Development Services Department. The survey area generally consists of public parking spaces, both municipal parking lots and on-street parking. Within downtown Marshfield, there are ten municipal parking lots providing over 600 parking stalls in the downtown. There are approximately 238 public parking spaces in the West Second Street District, including 144 on-street parking spaces and 94 spaces within the Central and Burlington municipal parking lots. During the period the parking study occurred, the total average occupancy for the entire week in the study area 26.4%, indicating that the downtown does not have shortage of available parking during an average week.

Proposed Land Use & Redevelopment Projects

Urban Design Strategies

- Encourage physical and visual connections to the Steve J. Miller Recreation area
- Introduce a physical connection between W. 2nd Street and the Veterans Parkway Trail by extending Walnut Avenue to the trail, functioning primarily as a pedestrian plaza with limited vehicular access. Support Walnut Avenue as a connection to the Upham House Historic District.
- Enhance W. 3rd Street and Walnut Avenue to complement Weinbrenner building adaptive reuse and the Upham House Historic District.
- Extend Spruce and Walnut Avenues across W. 2nd Street to bring people into the new development.
- Locate and orient new development to take advantage visibility from Veterans Parkway and make a good impression to those entering downtown. Orient new development to the bike trail, with finished façades that include building entrances, patios, and/or balconies that face directly onto the trail.
- Deemphasize parking by locating it at the center of a development and avoid locating surface parking in highly visible locations such as in front of buildings.
- Integrate a pedestrian plaza across from Wenzel Family Plaza to amplify the Plaza and encourage spillover activity across W. 2nd Street.
- Design buildings to front on W. 2nd Street, other streets, or internal open spaces, with windows and doors at street level. Support commercial uses that serve the public (such as retail, dining, and personal services) as first-floor uses.
- Screen unsightly elements, such as dumpsters, loading docks, service entrances, and outdoor storage.

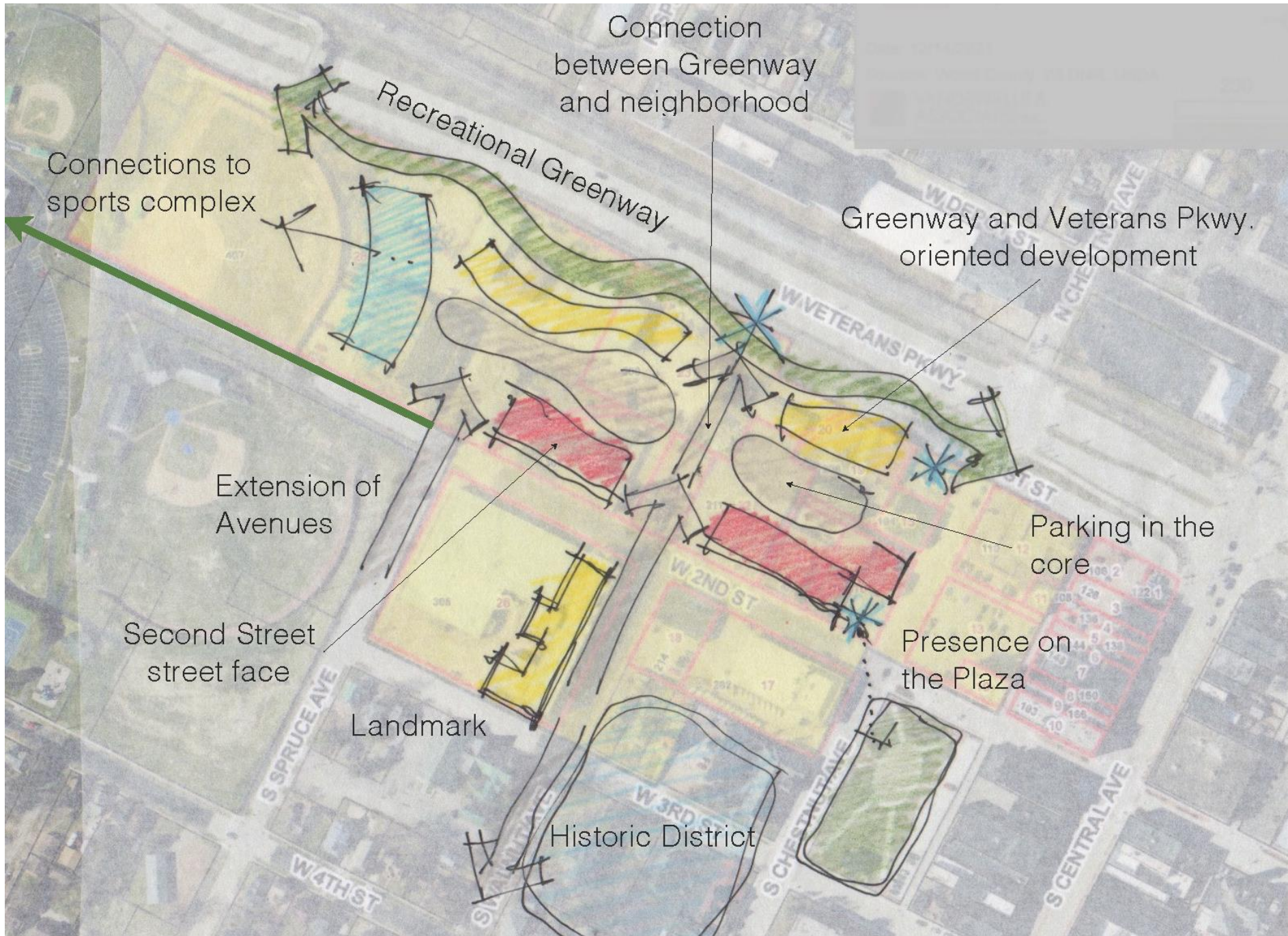


Figure 5: Urban Design Strategies

Recommended Development Types

Based on market conditions, housing needs, and desired density/intensity of development in Marshfield, this plan envisions a mix of different development types and formats, including townhouses, freestanding commercial, freestanding residential, rehabilitation of historic structures, mixed use buildings (residential over commercial) and larger-scale, owner-occupied office buildings.

Development Types

Townhouses
(\$)

Freestanding residential
(\$)

Freestanding commercial
(\$)

Rehab of historic structure
(\$\$)

Mixed-use (res over comm)
(\$\$\$)

Office/clinic (Large user)
(\$\$\$)

Sports facility (i.e., Keva)
(\$\$)

\$\$ = Construction costs



Figure 6: Development Types

Redevelopment Potential and Timing

The study area includes several areas that have redevelopment potential. Numerous factors affect when a given site may be ready for redevelopment, including ownership, timing of relocation of current users, and availability of neighboring parcels. This plan has identified distinct phases or subareas that could serve as individual development projects. The phases are numbered based on one possible order that the development projects could occur, recognizing that a complex combination of factors will influence the actual timing of development.

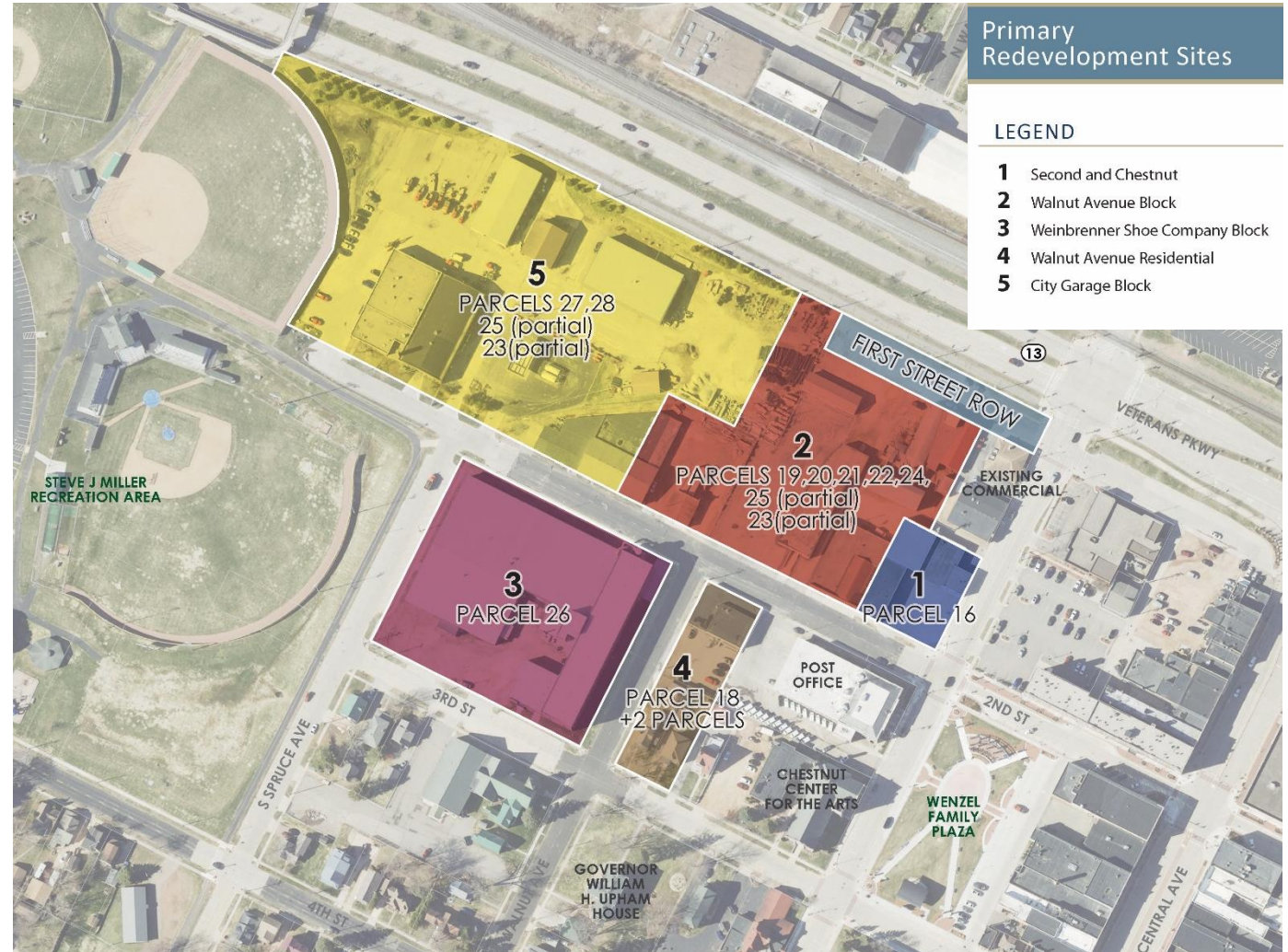


Figure 7: Primary Redevelopment Sites

Site 1 Concept (Second and Chestnut)

Formerly a Baltus service station, this property is owned by the City of Marshfield and could be an early opportunity for redevelopment. A freestanding commercial or mixed use building with first-floor commercial at the corner of Chestnut Avenue and W. 2nd Street is recommended. This building should include a south-facing pedestrian plaza that relates to Wenzel Family Plaza located across the street. The building's first-floor tenant would ideally be a restaurant or café featuring outdoor seating. The small plaza would allow for views of Wenzel Family Plaza and encourage spillover activity between both destinations.



Figure 8: Site 1 Concept (Second and Chestnut)

Site 2 (Walnut Avenue Block)

This plan recommends mixed use (residential over commercial) buildings along W. 2nd Street, with the intention that first-floor commercial uses will be activity generators that draw people into the District and encourage walking destinations. Features that enhance the pedestrian experience such as generous use of window, distinctive entrances, outdoor dining areas, and attractive signage are highly encouraged. In locations where residential is located on the first floor, buildings should include façade treatments that create visual interest and relate to W. 2nd Street such as distinctive entrances, stoops, and varied setbacks.

This plan recommends a freestanding residential development fronting on Veterans Park Trail. This building design should include features that relate to the trail (such as overlooking balconies or patios) as well as the Walnut Avenue pedestrian plaza (further described under Site 5). Parking would be provided at the center of the block, accessed from an alley off of Chestnut Avue. This block is also home to a one-story red brick building home to Kohs Machine Shop building. Given the building's historic character and location facing the trail, this plan recommends evaluating the building for potential rehabilitation as a commercial use, ideally with a bike shop or another business that complements the trail.

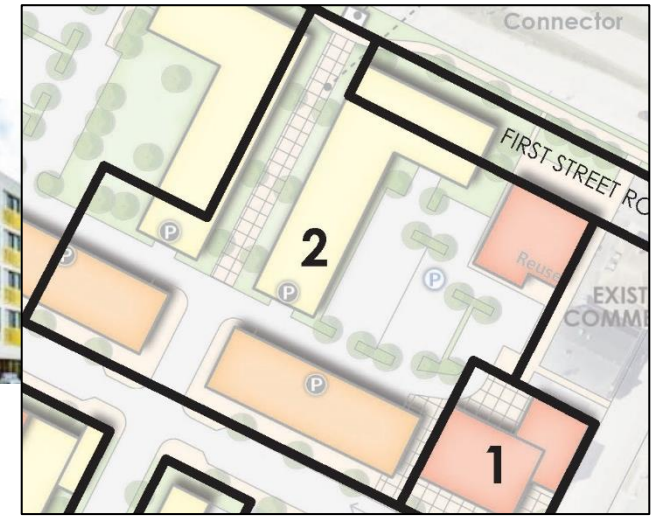


Figure 9: Site 2 Concept (Walnut Avenue Block)

Site 3 Concept (Weinbrenner Shoe Company Block)

The Weinbrenner Shoe Company block presents an opportunity to imagine the next 100 years of this downtown Marshfield landmark. The building, with its attractive brick façade, historic industrial-style windows, and eye-catching, hand-painted sign, is a landmark within the West Second Street District and downtown. Its architectural character enriches and could set the tone for the character of new development in the rest of the District.

Currently owned by the City of Marshfield and leased to the Weinbrenner Shoe Company, the departure of Weinbrenner as a tenant creates potential to bring in much-needed housing and commercial uses that will allow more people to experience this building on a daily basis. The dominant three-story factory wing facing Walnut Avenue is a natural choice for restoration and reuse as residential, and the one-story attached administrative wing on W. 3rd Street could be used as one of buildings entries and for common space. The ground level one-story space (now a loading dock) on the corner of W. 2nd Street and Walnut Avenue represents a prime opportunity for a unique restaurant, café, or coffee shop. The one-story portion of the building along W. 2nd Street could be restored and rehabilitated for commercial purposes (i.e., retail, entertainment, studio and community work space) and possibly for covered parking.

The balance of the site could include a common “courtyard” space for residents and surface parking for visitors to the both the residential and commercial wings. The design elements of the entire site and its amenities could build on and reference the building’s character.

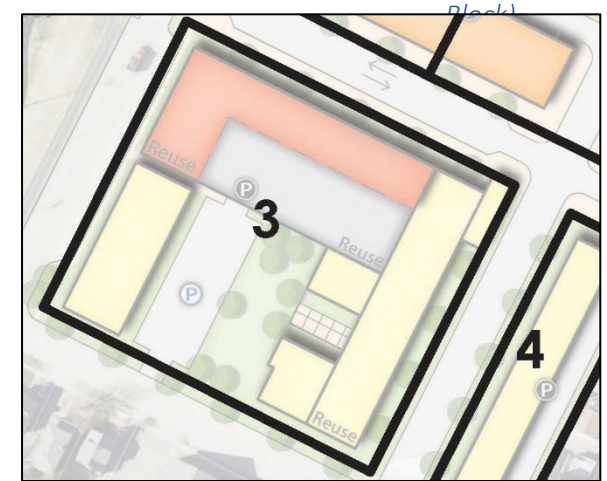


Figure 10a: Site 3 Concept (Weinbrenner Shoe Company Block)

**Weinbrenner Shoe Company
Building and site reuse and redevelopment**



Loft Apartments



Live/Work



Common Spaces



Community
Work Studios



New Residential

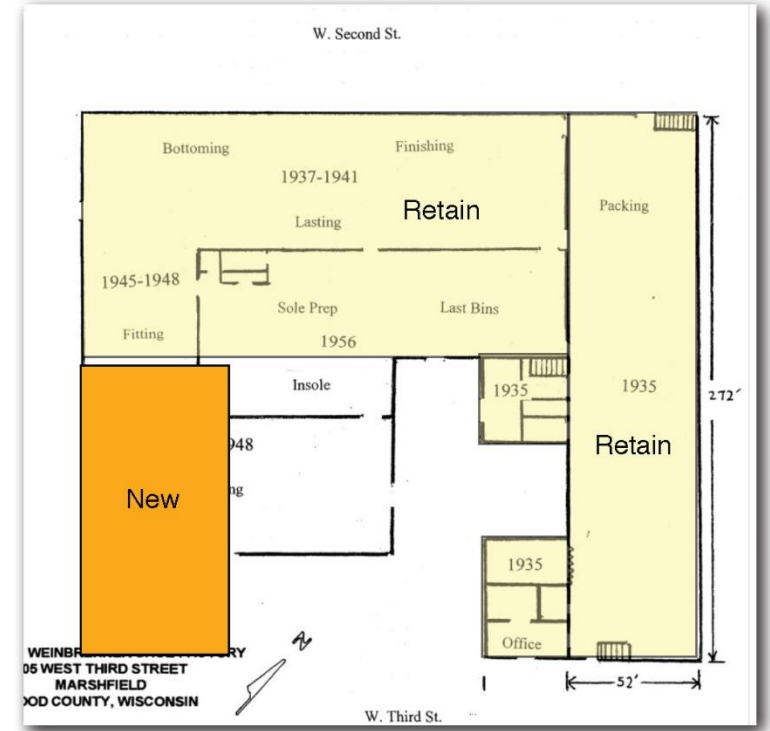


Figure 10c: Weinbrenner Shoe Company Historic Property: Restoration, Reuse, and Renew



Figure 10b: Weinbrenner Image Board

Site 4 Concept (Walnut Avenue Residential)

This plan recommends six to eight townhomes along Walnut Avenue. The design of the townhomes should relate to Weinbrenner Shoe Company building and Walnut Avenue, with prominent front porches and inviting entrances. The south-facing façade should be designed to complement the historic Upham House across W. 3rd Street. Parking would be accessed at the rear. This redevelopment would necessitate demolition of two structures that are withing but considered “noncontributing” to the Historic District. There is an opportunity to enhance the Walnut Avenue streetscape to create a unique sense of place between a newly rehabbed Weinbrenner Shoe Company building and the new residential infill to the north.



Figure 11: Site 4 Concept (Walnut Avenue Residential)

Site 5 Concept (City Garage Block)

The land currently home to the City Garage is a major opportunity for a transformative redevelopment project that will significantly raise the profile of the West Second Street District and downtown as a whole. At over nine acres, this site has the potential to accommodate a range of uses.

Office Use: This plan recommends an office building on the western portion of the site, which would ideally be owned by a single employer occupying the entire building. This building will be highly visible from Veterans Parkway, and architecture should use this opportunity to make a statement and pique the interest of passersby and encourage them to visit the rest of the District. Considering its location next to the Steve J. Miller Recreation Area, the building design should include balconies or roof decks that overlook the ballfields, creating an enjoyable workday view for employees and potential for hosting watch parties during tournament season.

Recreation-Oriented Commercial: The portion of the building fronting W. 2nd Street has potential for a commercial use related to entertainment, fitness, or recreation that would be complementary to the Steve J. Miller Recreation Area, daily activities, tournaments, and other special events and activities held there. The building should include outdoor dining, service windows, and/or entrances that open onto a pedestrian promenade that extends W. 2nd Street into the Steve J. Miller Recreation Area.

City Garage Reuse: This plan recommends reusing the City garage for uses that bring people into the district. Given the size of the building and high ceilings, this structure offers a wide range potential reuse options. Desirable uses include dance, sports, entertainment, music venue, archery ranges, laser tag, community work studios or art studios, etc.

Mixed Use: This plan recommends mixed use (residential over commercial) buildings along W. 2nd Street, continuing the same pattern established in the adjacent Site 2. As for Site 2, the design of first-floor commercial should include pedestrian-oriented features that enhance the vitality of W. 2nd Street. Here in Site 5, the first-floor uses should also relate to the rehabilitated Weinbrenner Shoe Company building across the street.

Residential: On the eastern portion of this block, this plan recommends a freestanding residential development with frontage on Veterans Parkway Trail. Walnut Avenue should be extended into the development site to allow vehicular access to Site 2 and Site 5. Beyond, Walnut Avenue should continue as a pedestrian-only connection, creating an inviting plaza between the residential buildings and establishing an attractive connection to Veterans Parkway Trail. All of the residential buildings in Sites 2 and 5 should be oriented to the trail as well as the pedestrian plaza.

Parking and Access: A driveway at Spruce Avenue and W. 2nd Street provides access to the development. Under-building parking is recommended for most buildings, with surface parking at the core of the block. Greenspace is recommended at the interior of the site, serving as a buffer between the surface parking and residential buildings and Veterans Parkway Trail.

Existing commercial buildings along Chestnut Avenue are proposed to remain in the near term, but have potential for replacement with new commercial or residential development over the long term. Alternative concepts that could be considered for Site 5 are provided in the Appendix of this plan. Implementing this project will require relocation of the City Garage and related uses to another site in Marshfield. The timing of that effort will depend on the availability of a suitable site and funding for this considerable capital expense.

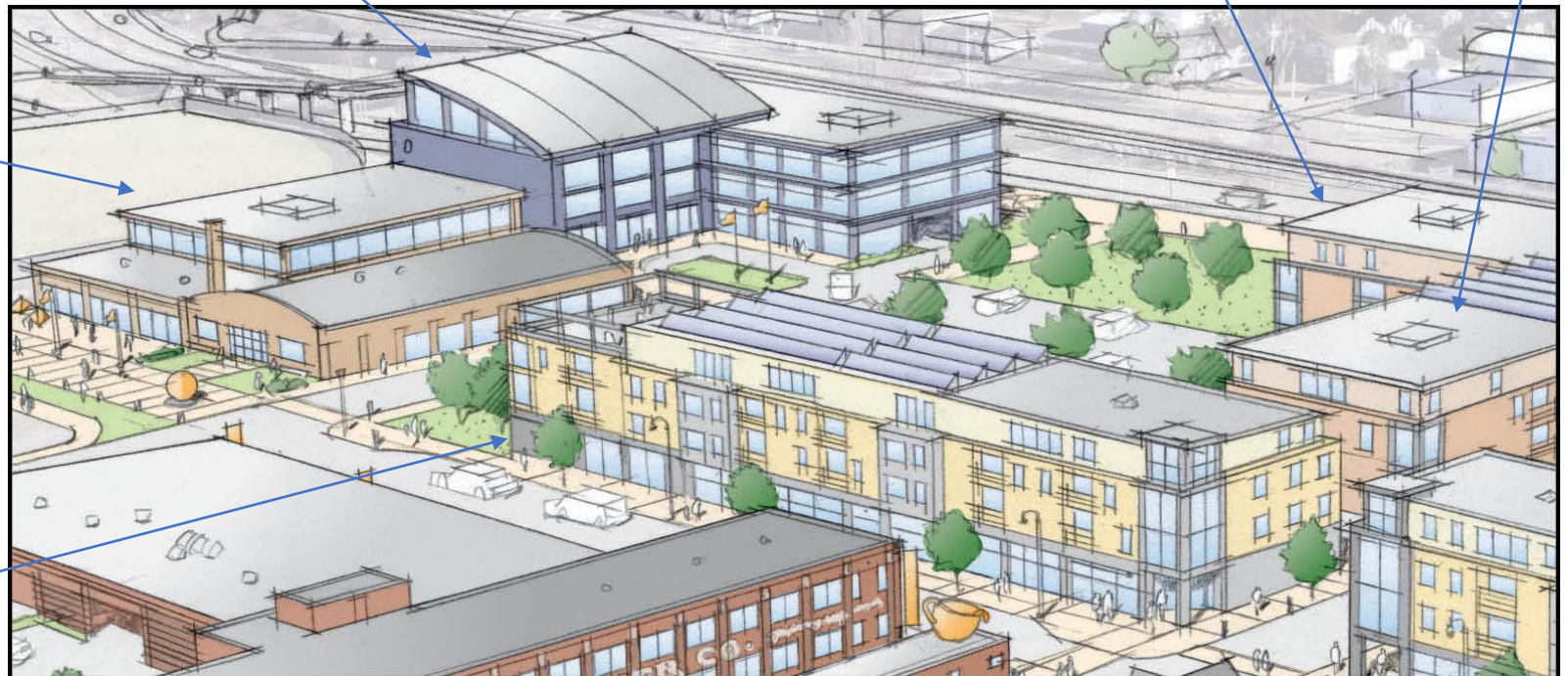
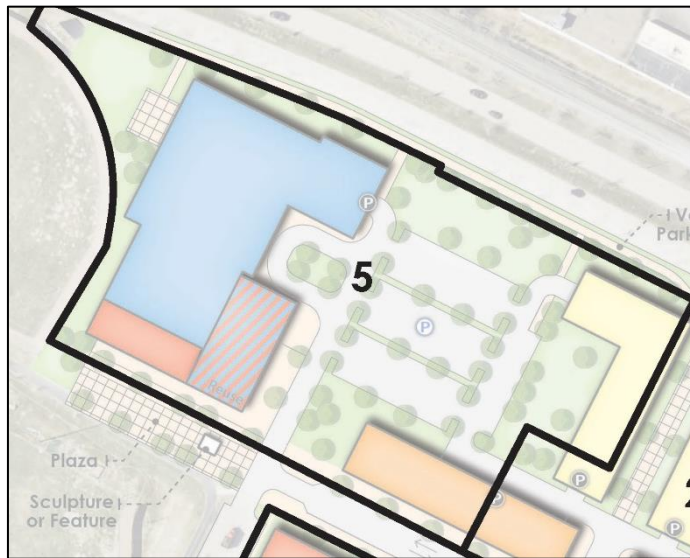
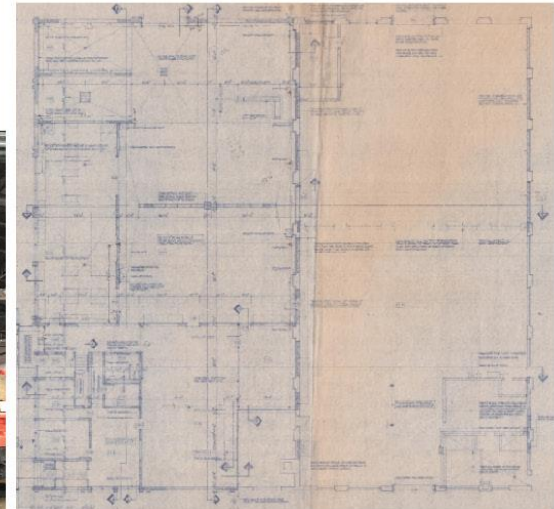


Figure 12a: Site 5 Concept (City Garage Block)

Reuse: City Garage (character and low rent)



- Dance
- Sports
- Entertainment
- Music
- Ranges (archery)
- Laser tag
- Art Studio
- Escape room
- Selfie rooms



Figure 12b: City Garage Image Board

District Redevelopment Concept Plan
 The complete concept plan for the West Second Street District is provided on the adjacent graphic.

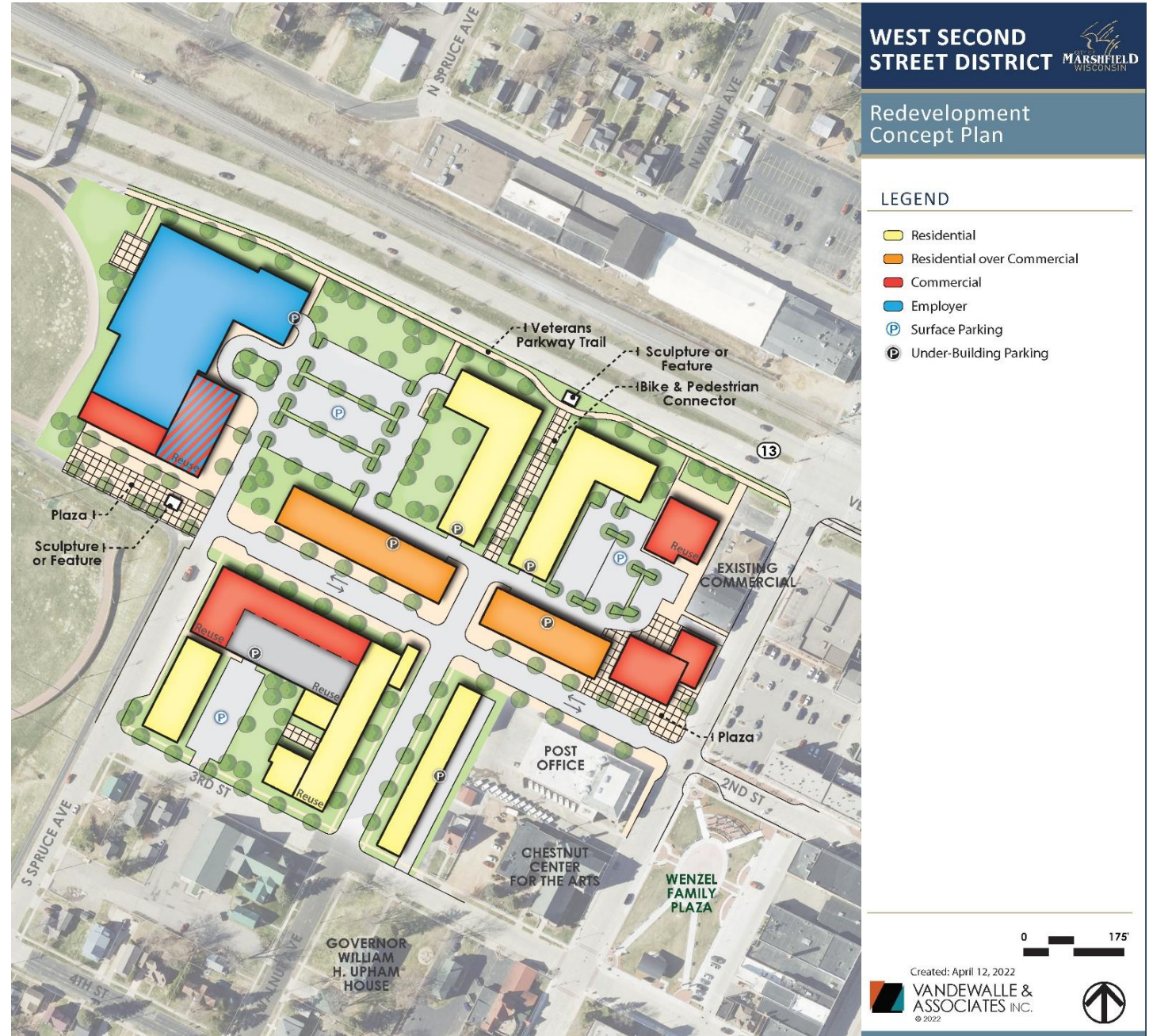


Figure 13: District Redevelopment Concept Plan

Proposed Public Improvements and Utilities

Central to this Redevelopment Plan are public improvements for the redevelopment of vacant or underutilized properties, business stimulation and support, public circulation and safety, way-finding and streetscape, landscaping and private redevelopment. Aesthetics of the area are also a high priority.

The following is a list of potential public project activities, which include, but are not limited to:

- Streetscape and public space improvements (e.g., pedestrian plazas, greenspace/public parkland, on-street pedestrian/bicycle paths, wayfinding signage, lighting, benches, etc.);
- Public infrastructure improvements (utility construction and/or relocation, right-of-way, stormwater management system improvements/construction, parking, street realignment, intersection improvements etc.);
- Site assemblage, environmental assessment, clean-up, and site preparation;
- Relocation of displaced businesses, if applicable; and
- Administration (e.g. marketing, developer recruitment, financial administration).

In addition to the general list above, more specific recommendations are organized by topic below.

Parking:

- Consider parallel parking on the remainder of W. 2nd Street.
- Utilize wayfinding signage and smartphone technology/apps to direct visitors to available parking to reduce the worries about hunting for parking, particularly for visitors unfamiliar with the area.
- Simplify the process for overnight parking permits for downtown residents – or consider eliminating the permits entirely – to minimize this perceived deterrent to living downtown.
- Explore additional parking for baseball fields during special events that can be shared with other uses recommended by this plan.
- Improve the image of the District by paving the currently unpaved parking area behind buildings on Central Avenue, and coordinating shared parking among the businesses.

Streetscape and Public Space Improvements:

- Continue the streetscape and public space improvements already established for W. 2nd Street between Chestnut and Central Avenues.
- Continue sidewalk maintenance
- Add Historic District signage to enhance the Upham House Historic District

Pedestrian Promenade:

- As described under Site 5, above, develop a promenade that serves as a pedestrian-only extension of W. 2nd Street into the Steve J. Miller Recreation Area. This area should serve as a lively gathering spot during special events.



Wenzel Family Plaza:

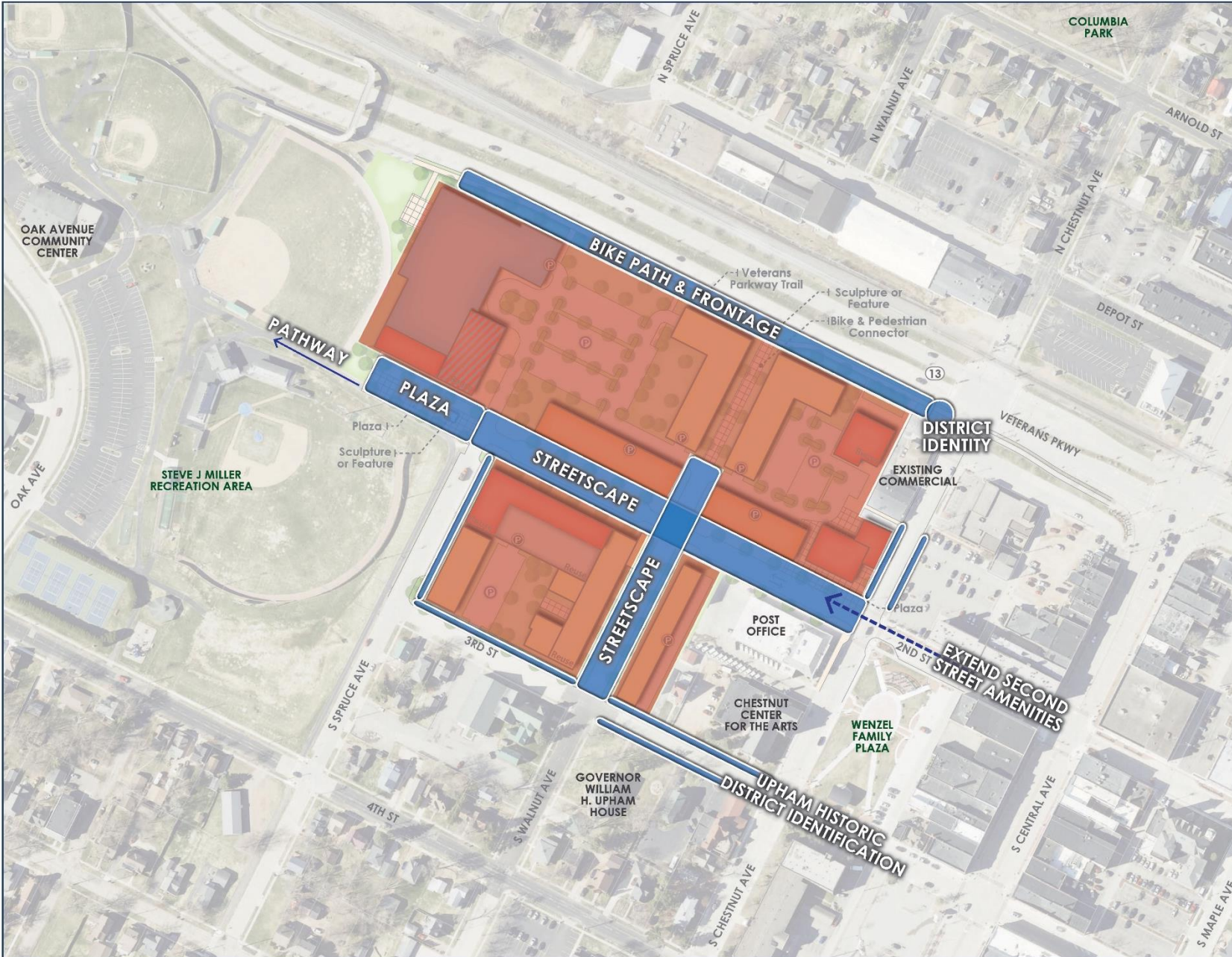
- Explore a permanent restroom in or near Wenzel Family Plaza to facilitate larger events
- Consider a beer garden along the Chestnut Avenue site of the plaza

Additional Design Ideas

- Incorporate the history of the Weinbrenner Shoe Company factory into the District – include themes such as manufacturing, working, and workwear into design elements
- Emphasize opportunities for residents and visitors of all ages to interact with the built environment. Consider establishing an “Experience Corridor” based on the Cities for Play concept.
- Continue to program Wenzel Family Plaza extensively and coordinate events with Chestnut Center for the Arts.
- Support enhancements to the façade of the Chestnut Center for the Arts such as creative lighting, use of colorful paint on the surface of Chestnut Avenue and sidewalk, incorporating sculpture, creative paint treatment for entrance doors on Chestnut Avenue, programming that spills out into the street, encourage temporary closure of Chestnut Avenue for special events, particularly in concert with activities at Wenzel Family Plaza.

LEGEND

-  Streetscape Improvements
-  Redevelopment Sites



0 175'

Created: April 12, 2022

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Figure 14: Public Improvements Plan

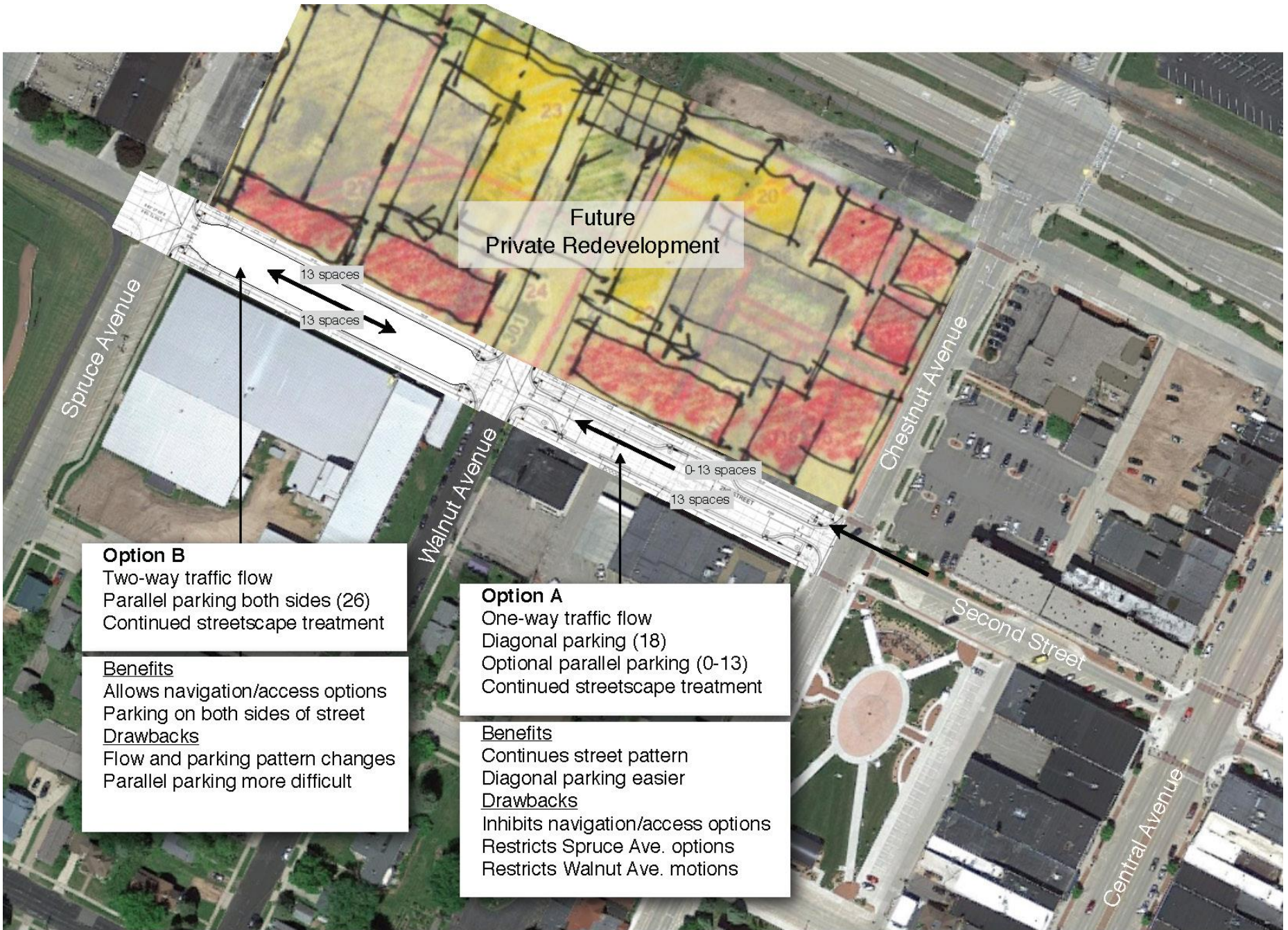


Figure 15: Second Street Direction & Cross Section Options



Sports and Recreation Promenade (at Second and Spruce)



Figure 16: Second Street Plaza Concepts

Economic Analysis and Project Costs

Building Rehabilitation and Reuse Costs

Three buildings have been identified for potential rehabilitation, renovation, and reuse. The Weinbrenner Shoe Company has great potential for residential and commercial uses, the City Garage masonry and truss structures has potential for recreational and/or entertainment uses, and the masonry structure on W. 1st Street (currently Kohs Machine Shop) has potential for retail use. The following are preliminary estimates of the renovation costs for each building to be used for planning purposes. More detailed study and design is needed for more precise estimates. Square footages are rough calculations and construction costs are assumptions based on other projects and general trends.

Weinbrenner Shoe Company

Renovation of the Weinbrenner Shoe Company buildings has several components. A dominant three-story factory wing facing Walnut Avenue, the one-story attached administrative wing on W. 3rd Street, the ground level one-story space (now a loading dock) on the corner of W. 2nd Street and Walnut Avenue, and the one-story portion of the building along W. 2nd Street.

Portion of Building	Est. Area	Est. Cost to Renovate
Three-story factory wing	45,000 sf	\$13,500,000 (@\$300/sf)
One-story office wing	2,000 sf	\$600,000 (@\$300/sf)
One-story addition	4,000 sf	\$1,000,000 (@\$250/sf)
One-story wing for commercial	8,500 sf	\$1,700,000 (@\$200/sf)
One story wing for parking	10,000 sf	\$1,200,000 (@\$120/sf)

City Garage

The masonry and trussed buildings on the City Garage site have two main components: the east portion with a large garage area and the west portion with offices on two floors and a garage area.

Portion of Building	Est. Area	Est. Cost to Renovate
One-story garage section	9,500 sf	\$1,900,000 (@\$200/sf)
Two-story office section with garage section	18,000 sf	\$2,700,000 (@\$150/sf)

Kohs Machine Shop

This commercial building has character but should be assessed for structural integrity and viability of renovation.

Portion of Building	Est. Area	Est. Cost to Renovate
One story in sections	4,500 sf	\$900,000 (@\$200/sf)

Standards of Population Density, Land Coverage, and Building Intensity after Development

Properties in Redevelopment District No. 1 will be developed in accordance with applicable municipal zoning, subdivision and other land use regulations.

Present and Potential Equalized Value

The potential equalized value has been projected based on the potential redevelopment sites identified by this plan. As of January 1, 2021, the total equalized value of all parcels in the redevelopment area was \$5,634,600 (see Table 1).

It is projected that the new total equalized value of the Redevelopment District, applying reasonable standards of development density* per the uses proposed on *Figure 13: District Redevelopment Concept Plan*, could potentially reach \$52,637,500 or more at full occupancy. This represents a tax base increase of \$47,008,900 in new equalized value for proposed new construction and redevelopment projects, assuming current (2021) land values as a constant. Note that the loss of tax value resulting from demolition or maintenance of existing uses/structures within the District has also been accounted for in these projections.**

**Conservative estimates based on 175 rental residential units assessing at approximately \$120,000 per unit on average, 18 owner-occupied residential units assessing at approximately \$250,000 per unit on average, 55,500 square feet of commercial space at \$150 per sq. ft. assessed value, and 107,500 square feet of employer space at \$175 per sq. ft. assessed value.*

***The City of Marshfield and its consultants make no warranty that any projected redevelopment activity will or will not actually occur within the District and have included these figures for planning purposes only.*

Table 1: Valuation by Parcel, 2021

Map ID	Tax Key	Parcel Address	Owner Name	Acres	Land Value	Improvements	Total Value
1	3300119	122 S CENTRAL AVE	MFLD RENTAL LLC	0.08	\$ 20,900	\$ 65,700	\$ 86,600
2	3300121	106 W 1ST ST	K & K MFLD PROPERTIES	0.16	\$ 39,500	\$ -	\$ 39,500
3	3300120	126 S CENTRAL AVE	K & K MFLD PROPERTIES	0.16	\$ 40,500	\$ 102,200	\$ 142,700
4	3300123	136 S CENTRAL AVE	THOMAS A GILBERTSON	0.08	\$ 20,200	\$ 82,700	\$ 102,900
5	3300124	138 S CENTRAL AVE	INTEGRITY PROPERTIES I LLC	0.08	\$ 20,200	\$ 59,200	\$ 79,400
6	3300125	144 S CENTRAL AVE	INTEGRITY PROPERTIES I LLC	0.08	\$ 20,200	\$ 39,900	\$ 60,100
7	3300127	148 S CENTRAL AVE	INTEGRITY PROPERTIES I LLC	0.24	\$ 60,700	\$ 206,500	\$ 267,200
8	3300128	160 S CENTRAL AVE	ARTHUR D SCOTTBERG	0.08	\$ 20,200	\$ 76,400	\$ 96,600
9	3300129	166 S CENTRAL AVE	READWELL LLC	0.08	\$ 20,200	\$ 61,600	\$ 81,800
10	3300130	103 W 2ND ST	LAZY MEADOW HOMES LLC	0.26	\$ 74,500	\$ 520,500	\$ 595,000
11	3300118A	108B W 1ST ST	INTEGRITY PROPERTIES I LLC	0.06	\$ 14,400	\$ 34,200	\$ 48,600
12	3300115	110 W 1ST ST	CITY OF MARSHFIELD	0.58	\$ -	\$ -	\$ -
13	3300131	n/a	CITY OF MARSHFIELD	0.54	\$ -	\$ -	\$ -
14	3300137	100 S CHESTNUT AVE	SCOTTY'S OF MARSHFIELD LLC	0.15	\$ 30,100	\$ 198,400	\$ 228,500
15	3300136	104 S CHESTNUT AVE	JULY 1ST LLC	0.16	\$ 32,100	\$ 133,200	\$ 165,300
16	3300139	110 S CHESTNUT AVE	CITY OF MARSHFIELD	0.48	\$ 93,300	\$ 137,100	\$ 230,400
17	3300160	202 S CHESTNUT AVE	UNITED STATES OF AMERICA	0.91	\$ -	\$ -	\$ -
18	3300156	214 W 2ND ST	WEST SECOND INVESTMENTS LLC	0.33	\$ 61,700	\$ 170,200	\$ 231,900
19	3300135	206 W 1ST ST	JEFFREY WILL	0.52	\$ 44,000	\$ 82,300	\$ 126,300
20	3300133A	n/a	CITY OF MARSHFIELD	0.03	\$ -	\$ -	\$ -
21	3300140	207 W 2ND ST	BADGER HOUSING ASSOC VI LLC	0.32	\$ 25,600	\$ 58,900	\$ 84,500
22	3300134	211 W 2ND ST	DONALD NIKOLAI	0.84	\$ 50,000	\$ 98,800	\$ 148,800
23	3300133	300 W 1ST ST	CITY OF MARSHFIELD	1.68	\$ -	\$ -	\$ -
24	3303397	301 W 2ND ST	T-R INVESTMENTS	0.29	\$ 23,300	\$ 8,800	\$ 32,100
25	3303394A	307 W 2ND ST	PEARCE COMPANIES LLC	0.71	\$ 48,100	\$ 95,500	\$ 143,600
26	3300864	305 W 3RD ST	CITY OF MARSHFIELD	2.49	\$ -	\$ -	\$ -
27	3303394B	n/a	CITY OF MARSHFIELD	0.09	\$ -	\$ -	\$ -
28	3303394	407 W 2ND ST	CITY OF MARSHFIELD	7.51	\$ -	\$ -	\$ -
29	3300166	215 W 3RD ST	JUSTIN J DVORAK	0.16	\$ 11,900	\$ 60,400	\$ 72,300
30	3300165	213 W 3RD ST	JAMIE M STRUPP	0.16	\$ 24,500	\$ 74,700	\$ 99,200

Map ID	Tax Key	Parcel Address	Owner Name	Acres	Land Value	Improvements	Total Value
31	3300164	211 W 3RD ST	STUDIO 211 PROPERTIES LLC	0.15	\$ 23,400	\$ 94,000	\$ 117,400
32	3300161	208 S CHESTNUT AVE	CHESTNUT AVENUE CENTER	0.77	\$ 120,300	\$ 60,900	\$ 181,200
33	3300142	201 S CENTRAL AVE	CITY OF MARSHFIELD	1.24	\$ -	\$ -	\$ -
34	3300153	107 W 3RD ST	PAHPROPERTIES LLC	0.02	\$ 5,100	\$ 21,400	\$ 26,500
35	3300153A	105 W 3RD ST	LAZY MEADOW HOMES LLC	0.04	\$ 9,800	\$ 74,700	\$ 84,500
36	3300152	252 S CENTRAL AVE	LE VESTMENTS LLC	0.08	\$ 19,100	\$ 197,600	\$ 216,700
37	3300151	248 S CENTRAL AVE	ALAN BILLINGS	0.09	\$ 23,000	\$ 85,100	\$ 108,100
38	3300150	240 S CENTRAL AVE	SAN-REY LLC	0.10	\$ 23,900	\$ 144,700	\$ 168,600
39	3300149	236 S CENTRAL AVE	WILLIAM I GRATZEK	0.07	\$ 16,600	\$ 109,300	\$ 125,900
40	3300148	230 S CENTRAL AVE	FRANKLIN BUILDING LLC	0.12	\$ 31,300	\$ 139,100	\$ 170,400
41	3300147	222 S CENTRAL AVE	PAYSON PROPERTIES LLC	0.21	\$ 53,400	\$ 700,900	\$ 754,300
42	3300145	210 S CENTRAL AVE	HIGH STREET REAL ESTATE LLC	0.20	\$ 50,600	\$ 274,000	\$ 324,600
43	3300144A	200 S CENTRAL AVE	LAZY MEADOW HOMES LLC	0.16	\$ 40,500	\$ 95,500	\$ 136,000
44	3300144	108 W 2ND ST	DONALD G WOLFGRAM	0.04	\$ 10,100	\$ 47,000	\$ 57,100
TOTAL				22.60	\$1,223,200	\$4,411,400	\$5,634,600

Project Financing

Sources of revenues for project expenses may include, but are not limited to: private capital and loans, tax increments, taxes from expanding the existing Downtown Marshfield Business Improvement District to include the District, state and federal grants, private foundation grants, utility funds, and other City funds as authorized by the City Council. The financing of improvements can be accomplished in several different ways, including CDA bonding as provided in Wis. Stat. §66.1333. Principal and interest on CDA bonds can be paid through the following three methods:

1. Revenues generated from the sale or lease of the property;
2. Payments made to the CDA from tax increment revenues received by the City from increased taxes on new development within a Tax Increment District;
3. Receipt of revenues directly from a TIF District Redevelopment Fund.

In addition, the City may choose to bond separately for improvements through their normal borrowing channels.

Projects identified will provide the necessary anticipated governmental services to the area. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated that developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties. The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

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

Performance Standards

Throughout the project, developers and contractors will adhere to the provisions of applicable municipal ordinances and codes including, but not limited to, the zoning ordinance, subdivision and platting ordinance, building and construction codes, traffic ordinances, site plan review regulations and deed restrictions.

Plan Amendments

This plan may be amended at any time in accordance with the provisions of Wis. Stat. §66.1333(11). If the plan is modified, a public hearing will be conducted by the CDA. All modifications to the plan must be recommended by the CDA, and approved by the City Council by a two-thirds majority.

Relocation of Displaced Persons and Businesses

Persons and businesses displaced by project activities will be relocated in accordance with applicable state laws and regulations. Relocation plans for the project will be filed with the Department of Administration. These plans will be the basis for all relocation payments made as part of this project.

Land Disposition

The City or the CDA may acquire land as a result of implementation of this plan. All negotiations will follow the legal requirements imposed on the City and CDA for land acquisition.

Termination

This redevelopment plan and area will terminate when the CDA determines that the goals of the Redevelopment District Plan have been met.

Blighted Area Finding

Urban redevelopment is done to affect removal of blight and to promote economic development, enhance community character and increase quality of life.

Vandewalle & Associates, a Madison and Milwaukee-based urban planning and economic development consulting firm, evaluated the property proposed for inclusion in the redevelopment district and determined that the properties contained in the area meet the statutory requirement of a redevelopment district.

This redevelopment plan finds that not less than a predominance or substantial number of the properties within the proposed redevelopment area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Wisconsin Statute §66.1333 that they demonstrate deteriorating architecture, obsolete and vacant buildings that are a physical hazard, inappropriate land uses, economically obsolete uses, environmental concerns, poor or unsafe access and circulation for vehicles and pedestrians, or other statutory factors meeting the definition of blight that do not comply with adopted City planning documents.

Some properties that are in good physical condition, are properly maintained and meet the land uses appropriate for the area may be included in the District. The purpose for inclusion of these “non-blighted” properties is to comprehensively address the redevelopment district in a long-range planning process and encourage other property owners to upgrade their properties in order to accomplish the goals and objectives of this Redevelopment District.

The criterion for defining conditions of blight in this analysis is the statutory definition of blight appearing in Wis. Stat. §66.1333. “Blight elimination and slum clearance,” which reads as follows:

§66.1333(2m)(b) “Blighted area” means any of the following:

1. *An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*
2. *An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.*
3. *An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

§66.1333 (2m)(bm) “Blighted property” means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Redevelopment District Blight Determination

Table 4 in the Appendix provides a parcel-by-parcel analysis of the general condition of existing structures and improvements. A detailed physical analysis has been undertaken as a part of the planning process.

Implementation of the redevelopment plan, including such activities such as appraisals and environmental examinations, may identify additional information that will substantiate the blight findings found in this analysis. The blight finding made in this report is primarily based on the broader conditions within the overall district. These conditions emphasize inconsistent land use patterns, properties not being used to their highest and best use, visually and/or physically blighted properties, environmental concerns, poor layout and platting, substandard buildings that are hazardous to the public welfare, and transportation problems that are substantially impairing the sound growth and expansion of the district as a whole.

Project Implementation

The City anticipates redevelopment in the District in the coming years, particularly in the form of new residential which will fill a significant unmet need for housing, including formats such as townhomes, condos, and apartments. The City is willing to engage in informal discussions with developers interested in projects on municipally-owned land and may conduct additional proactive efforts to identify and select developers for specific project components. The preparation of site plans and the types and design of the individual development components will all be driven by the redevelopment objectives and proposed uses and projects described previously in this document.

The City anticipates an initial period of redevelopment and/or public improvement activities on the most shovel-ready sites in the District taking place over the next few years. Private redevelopment projects within the District are likely to take place in phases over the next two to ten years. Private sector activities would include assemblage of property, demolition, site preparation, and construction of new development and/or rehabilitation of existing buildings. As noted previously, it is hoped that new, high quality development in the District will drive market interest and demand for additional redevelopment in adjacent areas in the years that follow.

Because commercial and residential uses are key features of the entire Redevelopment Plan for the District, public improvements and private redevelopment will need to be carefully coordinated. As outlined earlier in this Plan, a number of public improvements will be required to create a setting that will facilitate the level of high quality private development that is desired. Thus, not only is the timing of the improvements important, but so is the financing, which will likely rely significantly on the property taxes paid by the new projects. The existing Tax Increment Finance District No. 4 (TID #4) covers the entirety of the District, but is nearing the end of its spending period; future amendments and/or creation of a new TID may provide additional financial flexibility for the City for improvements within the District.

EXAMPLE REDEVELOPMENT IMPLEMENTATION PROCESS

1. Obtain site control (2-4 months)
2. Developer Recruitment (3-4 months)
 - Issue Request for Proposals to recruit developer
 - Review developer proposals and select a developer
3. Developer Negotiations & Development Agreement (4-8 months)
 - Work with developer to refine proposed development plan
 - Identify funding gaps in the developer's pro forma
 - Match potential funding sources to gaps and negotiate terms with developer
 - Prepare development phasing schedule
 - Prepare & accept Term Sheet outlining developer and City responsibilities
 - Prepare & execute Development Agreement
4. Zoning and Other City Approvals (2-3 months)
5. Construction (6-12 months)

Future development projects will be subject to a development agreement with the City that specifies the type, quality and density/intensity of the project, the development schedule, and the use of TIF and other forms of public participation, if any, in addition to other terms and conditions that will ensure high quality, financially feasible projects.

Implementation Action Plan

The following implementation action plan includes project phasing, roles and responsibilities of partner organizations, and potential funding sources.

OBTAINING SITE CONTROL

Site control, or the right to acquire a property, can be achieved several means. Site control could be obtained by either the City, developer, or a third party for the purposes of redevelopment. The type of site control used may depend on various factors, including the property owner's preference, the timing of financing commitments, and lending requirements. There are several potential forms of site control.

- **Offer Letter from Owner** — An offer letter states that the property owner is willing to sell or lease the property to the City or developer for a specified price or rent. The City must acquire property in accordance with state law.
- **Letter of Intent to Sell (LOI)**— A letter of intent is somewhat stronger, stating the property owner's intent to sell or lease the property to the organization at specific terms. It usually includes a timeframe to close.
- **Option Agreement** — An option agreement legally binds the property owner to sell the property to the buyer within a certain period of time if/when the potential buyer exercises its "option," or right to buy. Usually secured with an option payment, the potential buyer is not obligated to close on the property acquisition unless it exercises its option. The option agreement may include a negotiated contract of sale form, so it is clear what the specific terms of sale are up front. This does not require further negotiation.
- **Right of First Refusal (ROFR)** — A written agreement between a prospective buyer wishing to purchase property that is not currently for sale and the property owner who currently is not ready to sell it. The property owner grants the prospective buyer an option to buy in the future after the property owner receives a good faith offer from a third party. The ROFR does not grant the prospective buyer any immediate ownership rights. Instead, the property owner simply agrees not to sell the property without giving the prospective buyer an opportunity to match or exceed the third party's offer.
- **Contract of Sale** — This is the strongest form of site control, and it binds the seller and buyer to specific terms of sale. Any purchase agreement or contract of sale should be prepared by an attorney. The purchasing organization should make sure that the closing deadline allows adequate time to secure the necessary acquisition financing and to draw down funds.

Table 2: Short-Term Implementation Action Plan

Short-Term Action Items	Lead Organization	Partner Organizations	Timeframe	Potential Funding Sources
Implement Site 1 (Second and Chestnut)				
Begin development recruitment	City of Marshfield		Year 1	WEDC Brownfield Grants
Explore timing of creation of a new TIF District	City of Marshfield		Year 1	
Apply for Grant Funding	City of Marshfield		Year 1	See Funding Sources section
Lay Groundwork for Site 3 (Weinbrenner Shoe Company Block)				
Begin development recruitment for building reuse (see sidebar on previous page)	City of Marshfield		Year 2	WEDC Brownfield Grants
Explore timing of creation of a new TIF District	City of Marshfield		Year 2	
Apply for Grant Funding	City of Marshfield		Year 2	See Funding Sources section
Lay Groundwork for Site 2, 4 and 5				
Maintain contact with property owners	City of Marshfield		Year 2	
Consider property acquisition as sites become available	City of Marshfield		Year 2	
Attract Businesses/Uses				
Continue Outreach to Local Employers	City of Marshfield	Main Street Marshfield	Year 1	
Developer Outreach	City of Marshfield		Year 1	
Explore Music/Entertainment Venue Operators	City of Marshfield	Main Street Marshfield Visit Marshfield	Year 1-2	
Support housing development	Community Development Authority		Years 1-2	
Public Improvements				
Continue streetscaping enhancements and amenities along W. 2nd Street	City of Marshfield DPW	Main Street Marshfield	Year 2-3 (after TIF in place)	
Add streetscaping enhancements and amenities along Walnut Avenue	City of Marshfield DPW		Year 2-3 (after TIF in place)	
Install enhancements to Upham House Historic District (banners, district identification features)	City of Marshfield	Historic Preservation Commission	Year 2-3 (after TIF in place)	
Grow Events and Programming within District	City of Marshfield	Main Street Marshfield Chestnut Center for the Arts Visit Marshfield	Ongoing	

Short-Term Action Items	Lead Organization	Partner Organizations	Timeframe	Potential Funding Sources
Private Improvements				
Install façade enhancements to Chestnut Center for the Arts (signage, banners, art, painted pavement)	Chestnut Center	City of Marshfield	Year 2	City General Operating Fund, Private Donations
Convert upper story spaces fronting on Central Avenue into residential units	Property Owners	Main Street Marshfield	Ongoing	Marshfield Façade and Building Improvement Grant
Complete façade enhancements of existing buildings	Property Owners	Main Street Marshfield	Ongoing	Marshfield Façade and Building Improvement Grant

Table 3: Longer-Term Implementation Action Plan

Longer-Term Action Items	Lead Organization	Partner Organizations	Potential Funding Sources
Advance Redevelopment or Reuse of Sites 2-5			
Monitor availability of property to determine timing of next redevelopment sites	City of Marshfield		
Phase 1 Environmental Assessment	City of Marshfield		WEDC Brownfield Grants
Developer Recruitment	City of Marshfield		
Vacate 1st Street right-of-way	City of Marshfield		
Demolition	Developer		
Construction or Building Rehabilitation	Developer		WEDC CDI Grant
Advise on Historic Building Rehabilitation and Reuse	Historic Preservation Commission	State Historic Preservation Office	
Determine Timeline for City Garage Relocation	City of Marshfield DPW	Wood County	
Public Improvements			
Continue streetscaping enhancements and amenities along W. 2nd Street	City of Marshfield DPW	Main Street Marshfield	
Add streetscaping enhancements and amenities along Walnut Avenue	City of Marshfield DPW		
Install public plaza/promenade at western end of W. 2nd Street	City of Marshfield DPW		
Install enhancements to Upham House Historic District (banners, district identification features)	City of Marshfield	Historic Preservation Commission	
Enhance Veterans Parkway Trail and integrate into Walnut Avenue development	City of Marshfield/ Developer		WNDR Stewardship Grant
Grow Events and Programming within District	City of Marshfield	Main Street Marshfield Chestnut Center for the Arts	

Longer-Term Action Items	Lead Organization	Partner Organizations	Potential Funding Sources
Parking			
Determine needs and coordinate potential shared parking structure	City of Marshfield		TIF
Continue to update Downtown Parking Study and monitor parking needs	City of Marshfield	Main Street Marshfield	
Explore feasibility of a parking utility	City of Marshfield		
Private Improvements			
Install façade enhancements to Chestnut Center for the Arts (signage, banners, art, painted pavement)	Chestnut Center	City of Marshfield	City General Operating Fund, Private Donations
Convert upper story spaces fronting on Central Avenue into residential units	Property Owners	Main Street Marshfield	Marshfield Façade and Building Improvement Grant
Complete façade enhancements of existing buildings	Property Owners	Main Street Marshfield	Marshfield Façade and Building Improvement Grant
Funding Sources			
Create TIF District	City of Marshfield	Joint Review Board	
Apply for Grant Funding	City of Marshfield		
Attract Businesses/Uses			
Continue Outreach to Local Employers	City of Marshfield	Main Street Marshfield	
Explore Music/Entertainment Venue Operators	City of Marshfield	Main Street Marshfield	
Support housing development	Community Development Authority		
Future Redevelopment/Reuse Projects			
Monitor need and timing for relocation of Post Office	City of Marshfield	USPS	
Create Reuse Plan for Post Office Building (if needed)	City of Marshfield		
Monitor need and timing for relocation of Police Station	City of Marshfield Police Department		
Create Redevelopment Plan for Police Station Site (if needed)	City of Marshfield	City of Marshfield Police Department	

Funding Sources

City General Operating Fund – Allocation from the City’s annual operating budget using property taxes and other general operating revenues such as fees, intergovernmental payments, fines, etc.

Central Wisconsin Economic Development (CWED) Fund – Regional loan fund program designed to fill financing gaps and stimulate private sector development in local markets in Central Wisconsin. The fund provides direct loans for up to 10 years at rates beginning at 2% in partnership with other lending institutions. Funds can be used for purchase of land, building, and fixed equipment, purchase of a business, working capital, short-term financing, and more.

Downtown Marshfield Façade and Building Improvement Grant – Main Street Marshfield and the City of Marshfield offer this grant resource to help businesses and building owners with their revitalization efforts to stimulate exterior building improvements in a targeted area and to encourage converting underutilized space into residential units or eating and/or drinking establishments in the downtown area. Grants up to 50% of the eligible project costs with a maximum grant of \$15,000.

City General Obligation Bonds – Use of borrowed funds to be paid back through property taxes.

Tax Increment Financing – City-created district in which property taxes generated by increased property values from new development and renovations can be used to fund public improvements and land acquisition and to assist in closing financial gaps of private projects that otherwise would not go forward.

Wisconsin Economic Development Corporation Community Development Investment Grant (WEDC CDI) – A state program that supports urban, small city, and rural community redevelopment efforts by providing financial incentives for shovel-ready projects with emphasis on downtown community-driven efforts that lead to

measurable benefits in job opportunities, property values, and/or leveraged investment by local and private partners. Grants up to \$250,000 or up to 25% of total project costs, whichever is less.

Wisconsin Department of Natural Resources Stewardship Grant – The state program funds the preservation of valuable natural areas and wildlife habitat, protection of water quality and fisheries, and expansion of opportunities for outdoor recreation. Common projects funded through these grant programs include land acquisition for parks & trails and construction of hiking trails, bike paths, and park shelters and restroom facilities. The program will fund up to 50% of total project costs.

Wisconsin Economic Development Corporation Brownfield Grants (WEDC Brownfield) – A state program that grants up to \$500,000 to local governments, businesses, nonprofits, and individuals for redeveloping commercial and industrial sites that have been adversely impacted by environmental contamination. Match of 70% required.

Philanthropic Grants – Funds from private individuals, organizations, and/or foundations for specific components of the Vision such as public art, cultural and historic improvements and programs, environmental enhancement, bicycling, education, etc. Usually requires a match of 50% or greater.

Private Donations and Fundraisers – Community-led initiative(s) to raise funds and/or donated services and materials for specific components of the Vision, often with some form of donor recognition such as engraved bricks, donor board, naming rights, etc.

Private Investment – Private investment by individuals or companies for new development, rehabilitation of existing buildings, new infrastructure that supports new development, or downtown amenities that support the project and downtown as a whole.

CONCLUSION

Based on the blight findings detailed in the previous sections, it is determined that a predominance or substantial number of properties within the redevelopment area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Wis. Stat. §66.1333 for the following reasons:

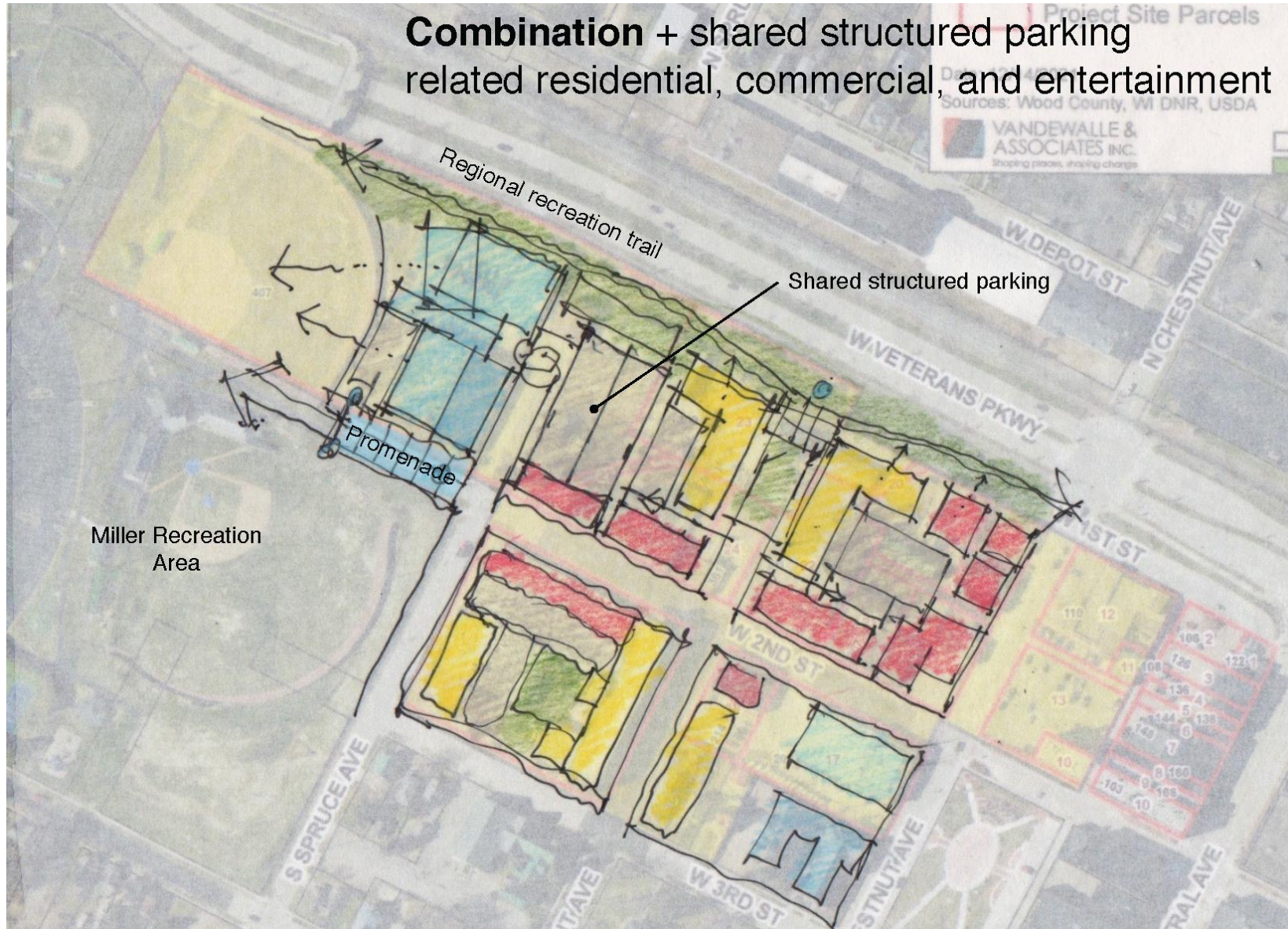
- Economic blight due to properties not developed to the highest and best use.
- Vacant and/or obsolete facilities.
- Large areas of unpaved vehicle parking areas
- Physical and/or visual deterioration of the structures and site improvements of a significant number of properties.
- Inappropriate land use within the context of the surrounding area for a significant number of properties, particularly north of W. 2nd Street.
- Inadequate street layout that impedes internal circulation and access to the District, particularly north of W. 2nd Street.

It is determined that physical and economic conditions exist that, if left unattended, would continue to impair and impede the sound and safe growth of the City of Marshfield. Only through comprehensive redevelopment of a majority of this area will the deterioration of the subject properties substantially slow down and reverse, thereby contributing to the overall vitality of the community.

APPENDIX

Appendix A: Alternate Design Studies for Site 5 (City Garage Block)

The following design studies were explored for Site 5 during the planning process. They are provided here so that they may be referenced in case any of these alternative uses are proposed as plans for Site 5 evolve.



On recreational greenway



Residential "Village"





Office (with garage)
on recreational fields and trail

Unique greenway residential



Townhomes or unique complexes



Second Street frontage
(commercial or residential)



*Greenway res
wellness - 2nd*



Sports and Recreation Center +
related residential, commercial, and entertainment

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Appendix B – Market and Demographic Data

Demographic Highlights

	Drive Times from West Second Street District			Wood County
	10 Minutes	20 Minutes	30 Minutes	
Population	23,164	39,953	61,520	74,207
Households	10,520	16,925	24,877	32,332
Median Household Income	\$57,341	\$60,292	\$60,519	\$54,913
% Owner-Occupied Homes	63.2%	70.7%	75.1%	72.4%
Average Household Size	2.18	2.34	2.45	2.23
Median Age	42.8	42.1	41.3	44.8
Percent Under 18 Years	20.1%	21.9%	23.2%	21.6%
Percent Under 5 Years	5.6%	5.8%	6.2%	5.7%
Percent 65 Years or More	21.8%	20.0%	19.1%	21.1%

Source: 2021 Esri Projection

Market Insights

- Excellent restaurant market potential for family restaurants, steakhouses, and fast food/drive-in restaurants -- spending up to \$50 per visit
- Food features convenience, frozen and fast food.
- Residents take advantage of convenience stores for fueling up and picking up incidentals. -- potential for "revamped" or alternative style c-store?
- Watching television is a common pastime; many households have more than four TVs.
- Entertainment features the Internet (employment searches, rating products, updating social media profiles), watching movies at home, listening to country music, and reading the paper
- Residents are connected; entertainment activities like online gaming dominate their Internet usage.
- Consumers are price aware and coupon clippers, but open to impulse buys.
- Strong market potential for new commercial, particularly for businesses oriented to outdoor activities, gardening, pet ownership, etc.

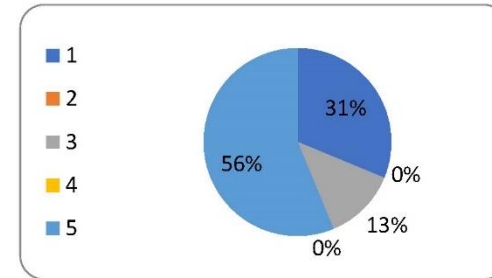
Source: Esri Retail market forecasts for 201 and 2026; Esri Tapestry Segmentation Area Profile

Result By Question

Presentation: Marshfield Community Meeting Presentation - 2.3.22

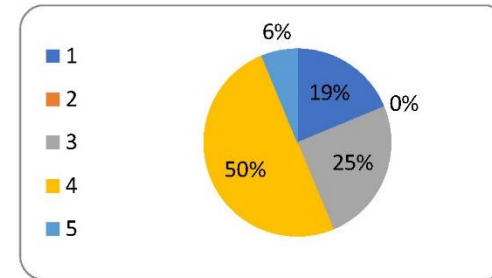
1) How long have you been in the Marshfield area?

Responses		Answer Options
(Percent)	(Count)	
31%	5	1) Been here my whole life
0%	0	2) Less than 1 year
13%	2	3) 1-5 years
0%	0	4) 5-10 years
56%	9	5) 11+ years
Totals	100% / 16	Comments:



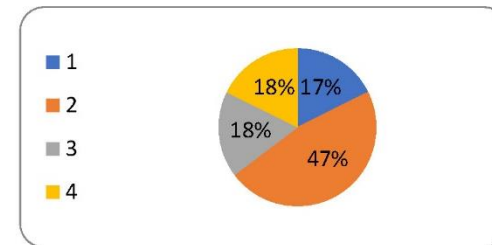
2) What is your primary reason for living in Marshfield?

Responses		Answer Options
(Percent)	(Count)	
19%	3	1) Parents
0%	0	2) School
25%	4	3) Significant Other
50%	8	4) Job / Employment
6%	1	5) Retired
Totals	100% / 16	Comments:



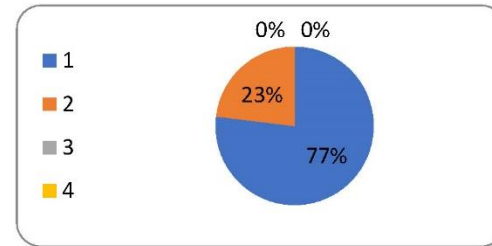
3) Where do you live?

Responses		Answer Options
(Percent)	(Count)	
18%	3	1) W. 2nd Street or Downtown Marshfield
47%	8	2) Elsewhere in Marshfield
18%	3	3) Within 15 Minutes of Marshfield
18%	3	4) More than 15 Minutes from Marshfield
Totals	100% / 17	Comments:



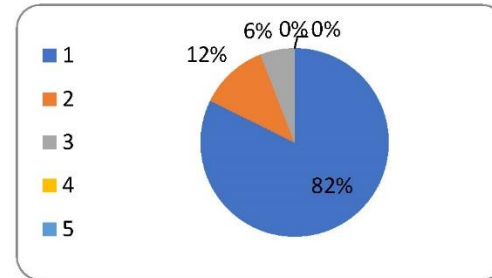
4) Where do you work?

Responses		Answer Options
(Percent)	(Count)	
77%	10	1) W. 2nd Street or Downtown Marshfield
23%	3	2) Elsewhere in Marshfield
0%	0	3) Within 15 Minutes of Marshfield
0%	0	4) More than 15 Minutes from Marshfield
Totals	100%	13
Comments:		



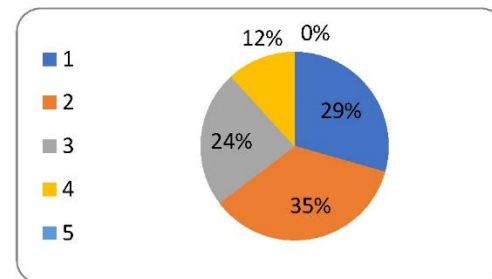
5) How often do you visit the Downtown as a whole?

Responses		Answer Options
(Percent)	(Count)	
82%	14	1) Daily
12%	2	2) Couple of times a week
6%	1	3) Couple of time a month
0%	0	4) Less than once a month
0%	0	5) Almost never
Totals	100%	17
Comments:		



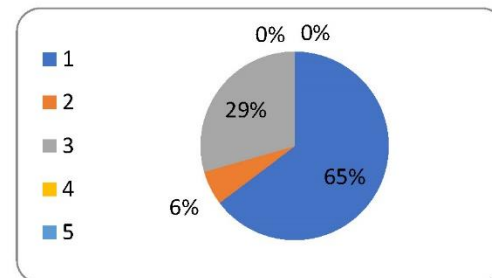
6) How often do you visit the W 2nd St area specifically?

Responses		Answer Options
(Percent)	(Count)	
29%	5	1) Daily
35%	6	2) Couple of times a week
24%	4	3) Couple of times a month
12%	2	4) Less than once a month
0%	0	5) Almost never
Totals	100%	17
Comments:		



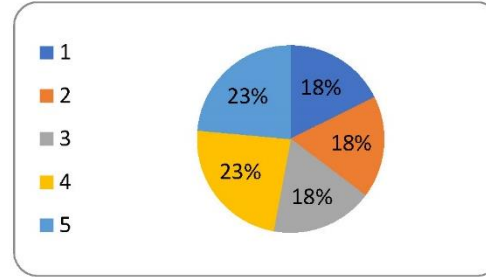
7) When I visit the W 2nd St area, I most frequently get there by:

Responses		Answer Options
(Percent)	(Count)	
65%	11	1) Driving
6%	1	2) Biking
29%	5	3) Walking
0%	0	4) Other motorized transportation
0%	0	5) Other non-motorized transportation
Totals	100%	17
Comments:		



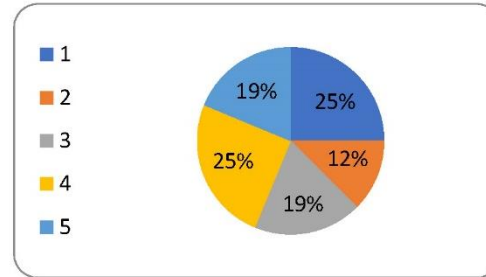
8) My primary reason for visiting W. 2nd Street is:

Responses		Answer Options
(Percent)	(Count)	
18%	3	1) Work
18%	3	2) Food and Drink
18%	3	3) Shopping or Personal Services
24%	4	4) Recreation or Parks
24%	4	5) Other
Totals	100% 17	Comments:



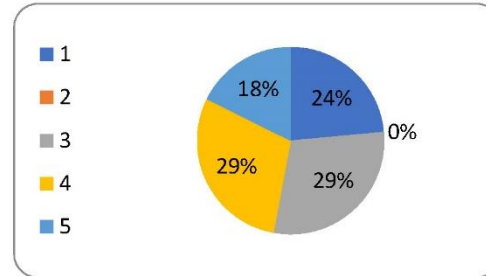
9) W. 2nd Street would most benefit from:

Responses		Answer Options
(Percent)	(Count)	
25%	4	1) Food and drink places
13%	2	2) Personal service businesses
19%	3	3) Retail stores
25%	4	4) Recreation options/events
19%	3	5) Entertainment options
Totals	100% 16	Comments:



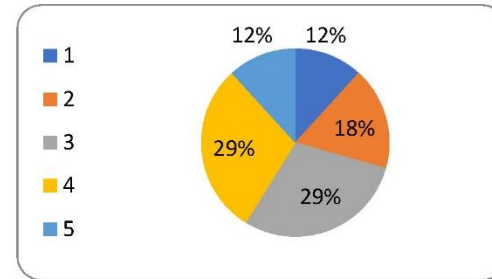
10) Townhomes are appropriate buildings in W. 2nd Street.

Responses		Answer Options
(Percent)	(Count)	
24%	4	1) Strongly Disagree
0%	0	2) Disagree
29%	5	3) Neutral
29%	5	4) Agree
18%	3	5) Strongly Agree
Totals	100% 17	Comments:



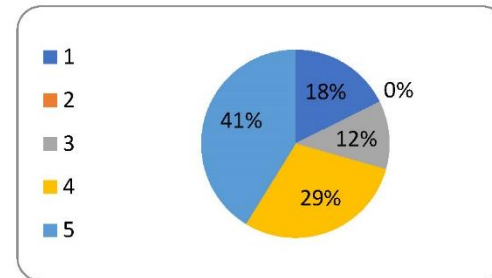
11) Apartments are appropriate buildings in W. 2nd Street.

Responses		Answer Options
(Percent)	(Count)	
12%	2	1) Strongly Disagree
18%	3	2) Disagree
29%	5	3) Neutral
29%	5	4) Agree
12%	2	5) Strongly Agree
Totals	100% / 17	Comments:



12) Mixed-use Buildings are appropriate buildings in W. 2nd Street.

Responses		Answer Options
(Percent)	(Count)	
18%	3	1) Strongly Disagree
0%	0	2) Disagree
12%	2	3) Neutral
29%	5	4) Agree
41%	7	5) Strongly Agree
Totals	100% / 17	Comments:



13) My top choice for residential is:

Responses		Answer Options
(Percent)	(Count)	
12%	2	1) Townhomes
12%	2	2) Apartments
53%	9	3) Mixed Use Buildings
24%	4	4) A mix of all three
Totals	100% / 17	Comments:

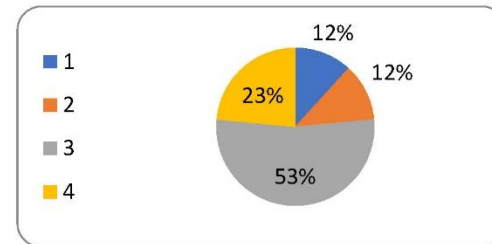


TABLE GROUPS – DISTRICT THEMES AND USES

Individual attendees at the Community Meeting were separated into four larger tables for group discussions. The Table Recorder from each table recorded the **top** thoughts of everyone at the table on individual recording sheets. If a person's ideas were already recorded, they were asked to list the next idea on their list. **The idea was to list each unique idea only once.**

District Themes

1. What District Themes did you score the highest? Which resonated with you the most?

- We scored 4 for most - Upham Historic District, Sports/Recreation, Wellness, and Railroad
- Working District and Arts scored highest. Parking on Maple
- Upham Historic District, Arts, and Sports/Recreation scored highest
- Sports/Recreation theme as the area already has a strong sports/recreation utilization.

2. What other potential Themes would you suggest?

- Winebrenner
- Agriculture, Peace & Kindness, Connection = Inclusivity/Diversity
- 2nd Street West Old Town
- Building styles – older style
- The theme shouldn't be forced. The theme will self-identify as the redevelopment of the area is determined and constructed.

Uses and Activities

3. Which uses and activities did you score the highest?

- Arts scored the highest
- Housing: Housing alone, Housing + artist space, and Housing + business space
- Housing needs to be a component of the development. Also, the sports/entertainment/recreation uses and activities that will likely drive the anchor developments for the area.

4. What other potential uses and activities would you suggest?

- Restaurants, Farmers market/Makers Market, Public restrooms
- Dog park
- Good traffic planning – vehicle and pedestrian
- Lodging is another potential use and activity.

BUSINESS MIX

Attendees of the Community Meeting were given the opportunity to share their level of interest in the following development opportunities. The higher the average score number indicates higher level of interest.

	Very Interested	Interested	Somewhat Interested	Not Interested	Average
BUSINESS TYPE - RESTAURANTS					
Coffee Shop	4	3	4	3	2.57
Deli	4	5	3	1	2.92
Fine Dining	5	1	5	2	2.69
Casual Dining	6	4	4	0	3.14
Health Café/Juice Bar	2	2	5	4	2.15
Ethnic Food	6	2	5	1	2.93
Seafood Restaurant	2	3	5	2	2.42
Local Food/Farm to Table	8	1	5	0	3.21
Small Plate/Tapas	4	1	6	3	2.43
Lunch Spot	7	4	2	1	3.21
Breakfast Destination	4	3	4	3	2.57
Quick Service Restaurant + Walk-Up Window	1	5	6	2	2.36
Game/Activity-Oriented Bar – Ax Throwing, Mini Golf, Shuffleboard, Lawn Games, etc.	4	2	4	4	2.43
Tiki or Other “Theme” Bar	2	2	4	6	2.00
Distillery/Brew Pub	6	2	4	1	3.00
<i>Other: Cidery</i>	1				

	Very Interested	Interested	Somewhat Interested	Not Interested	Average
BUSINESS TYPE - RETAIL					
Bike Shop Sales/Repair/Rental	3	5	5	0	2.85
Artisan/Gift Shop	4	5	2	1	3.00
Personal Care/Beauty	1	2	4	4	2.00
Produce/Green Grocer	3	3	4	3	2.46
Wine & Cheese/Specialty Foods Retailer	3	4	5	1	2.69
Athletic Apparel	1	2	4	6	1.85
Clothing Stores	1	5	4	3	2.31
Home Accessories	1	0	8	4	1.85
Vitamin Store/Community Pharmacy	0	2	5	6	1.69
Accessories & Jewelry Store	0	2	7	4	1.85
Toy/Hobby Store	1	3	6	2	2.25
Electronics & Accessories Stores	1	0	5	7	1.62
Pet Supplies	0	2	5	6	1.69
Antiques/Consignment Shop	2	2	5	4	2.15
Convenience Store	1	5	1	6	2.08
<i>Other: Mens Outfitter</i>	1				
<i>Other: Music</i>		1			
<i>Other: Clothing/ Accessory Boutique</i>	1				
BUSINESS TYPE - SERVICES					
Gym/Health Club	0	3	3	7	1.69
Hair Salon/Nail Salon	1	1	2	9	1.54
Interior Design House	0	1	7	5	1.69
Yoga/Dance/Fitness Studio	2	6	1	4	2.46
Spa/Massage	2	2	6	3	2.23

Other Comments:

- Housing is important. Constructive re-use of shoe company is vital and conversion to housing is vital.
- Do not overthink uses for the city garage
- What can be done with public-private partnerships?
- Winter sledding hill! Plus, tiny little chalet for hot chocolate, etc. Fund for the whole family!

W 2ND STREET VISION

This exercise had Community Meeting attendees thinking about W. 2nd Street today and what they would envision for the area in the future. They were requested to consider what makes a downtown a place that people want to live, work, and spend time and provide suggestions on how we can make W. 2nd Street that kind of memorable destination.

Housing in the W 2nd Street Area

When answering the following questions, it was also recommended to consider the following groups of people: Young professionals without kids; Baby-boomers/empty-nesters looking to downsize; Current or potential downtown employees; Seniors; Renters; Single-person households; and Families with kids.

1. If one of these people/households wants to live in the W. 2nd Street area, what might they be looking for from the area (housing, entertainment, amenities, access to resources)?

- Quiet, safe residential housing with small businesses. Adequate parking for business and their customers. Broadband access for not only this developed area, but the surrounding zones as a magnet to draw development to all areas.
- Housing, restaurant, small local shopping
- Affordable housing, access to amenities, no/low maintenance
- Concert venue/late night dining/quality thrift/ specialty grocer/ outdoor warm spaces (fire pits)
- Safe places for kids, easy food options, entertainment
- Walkable living. Access to solid wifi, food, entertainment, green space, social space
- Apartment, food, coffee shop, grocery/convenience stores, parking, niche boutique, public art
- All of the above. Arts, walkable, bikeable, street festivals, playgrounds, recreation fields, pubs, shops
- Build a nice apartment complex. More athletic fields.
- A small grocery store; small medical facility (nurse practitioner, physical therapy); indoor parking
- Condos; distillery, brew pub, tiki bar, rooftop bar; restaurant choices
- Higher end townhouses and lofts; walkable shops and/or easy transportation; close to church; good restaurants (variety) – specialty and farm to table; easy parking
- Areas to run/walk, novelty shops
- Housing: depending on group will dictate housing type with certain amenities
- Entertainment options necessary for those living in area
- Food/eatery options needed for those living in area
- Light grocery options needed for those living in area

2. What would need to change in the W. 2nd Street area for you to recommend someone to move there?

- Improved access to recreational areas and parking. Shoe factory could have a smaller footprint.
- Housing, restaurants, small local shopping
- A place to live in the first place. Green, low/no maintenance and affordable.
- Modern new housing/modernizing old facilities if keeping historic space is a priority. Small business incubation.
- Make it more attractive – a place people love to be.
- Clean up the industrial buildings/lots; fix up Weinbrenner's, provide money to help fix/update older buildings.

- High-end housing, luxury, permanent loft/apartment/condo vs. temporary housing; entertainment; less traffic; safety; police department staying where it is to ensure the center of the city remains safe and walkable – green space plaza is a plus.
- Housing for new young professionals moving to town
- Gathering area – shelter area year-round for bikes/athletics; year-round restroom; Bike path perhaps on road from W 2nd Street to the ballfield
- Get rid of warehouses; eco-friendly visual aspect; good traffic planning; urban renewal in neighborhood to the south
- Get rid of city garage; reuse for Weinbrenner, housing options
- Virtually everything
- Remove deteriorating buildings
- More living options needed
- More support options for residents, such as eateries, entertainment, grocery

Vision & Big Ideas for W 2nd Street

3. Finish this thought: W. 2nd Street should be the place in the community where:

- Walking distance is improved.
- They want to go to continue to experience downtown local flavor with affordable housing, restaurants, and some local shopping.
- It connects the gap in travel throughout the city. Residential communities connected to south of veterans
- Safe/walkable without vehicle traffic on weekend during farmers market
- People are excited and happy to be there. Comfortable places to sit, beautiful things to look at. Something interesting or fun to do.
- People gather, live, and work in support of our community as well as our Main Street. Local people, living local, socializing spending time and resources in their own community – retail, entertainment, 3rd space! Affordable luxury!
- Destination – to eat, play, exercise
- People live and gather. Its where you can meet friends and newcomers
- Housing and shopping rebirth occurs; where the city and private partners work on mutually advantageous basis
- People live, recreate, and eat
- Families and young professionals want to come – history is embraced and preserved combining with the outdoors
- Businesses could be placed without high traffic activity with Central Avenue
- It offers unique living options. Offers new unique entertainment opportunities. Provides a link for visitors to utilize the recreation facilities and the other eateries and entertainment options available in-between recreation/sports activities.

4. My big ideas to help W. 2nd Street become the type of place I envision are:

- Local, I cannot stress that enough. We need to make this an area of town they will be excited to visit and to experience the rest of Main Street MFCO. I would hope to add this to the Main Street District somehow.
- Change the zoning code. Add more green – all of south central is very hardscaped.
- 4-seasons capable, warming stations and outdoor seating that can be accessed nearly year-round.

- A place focused on wellness, content living, art and beauty. A decent space where older children can be. Community connection based. Farmers market
- Following the model of Fargo, ND Farmers Markets. Fluid – lively area, less traffic, renewed focus on one downtown and one community. Not the northside side, not box stores.
- Parking area for farmers market; area reserved for food trucks with electrical hook up; public art; public restroom
- Pick the demographic you want to attract to live here
- Public-private partnerships
- Conversion of the shoe factory to housing
- Out of the box concept for the city garage site
- The perfect place to have city-owned Wi-Fi and cable/internet
- Move police station
- Get trucks off Central Avenue or skywalk over Central Avenue
- To get younger demographic – recruit artisans
- Roof top bar; green sustainability
- Redevelopment of Weinbrenner facility. Redevelopment of the city garage space into mixed-used recreation/sports/entertainment options.

DISTRICT THEMES & USES

This exercise asked respondents to think about potential themes that could help make W. 2nd Street a memorable destination with a unique character and cohesive identity and to indicate their level of support for the initial ideas proposed by the consultant and suggest some of their own ideas. The higher the average score number indicates higher level of support

District Themes

	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Average
Working District	5	3	2	1	4	3.27
Railroad (Hub City)	2	3	7	0	3	3.07
Upham Historic District	2	9	3	0	1	3.73
“Made New”	0	2	6	2	5	2.33
Arts	5	7	3	0	0	4.13
Sports/Recreation	8	5	1	0	1	4.27
Wellness	2	8	0	0	4	3.29
<i>Other: Agriculture</i>	1					
<i>Other: Lively Gathering Space</i>	1					
<i>Other: 2nd Street West</i>		1				
<i>Other: Old Town</i>	2					

Uses & Activities

What types of uses and activities would you like to see in the district? Please indicate your level of support for the initial ideas proposed by the consultant and suggest some of your own ideas.

	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Average
Housing	10	3	1	0	0	4.64
Retail	6	5	2	0	0	4.31
Wellness	1	6	7	0	0	3.57
Entertainment	5	6	1	0	0	4.33
Arts	5	8	1	0	0	4.29
Community Work Studios	3	5	4	2	0	3.64
<i>Other: Restaurants</i>		1				
<i>Other: Farmers Market</i>		1				
<i>Other: Lodging</i>		1				
<i>Other:</i>						
<i>Other:</i>						

Other Comments:

- We need some, if not all, of these to attract people to make downtown even more of a destination
- Mind, body experience
- Like idea of bike/pedestrian overpass, but over Walnut and Veterans Parkway intersection
- Consider a unique decoration beyond banners, flags (e.g., statue, sculpture, Downtown Wausau's umbrellas over the street)
- Higher-end housing opportunities for the 55+ community. It is a group that is always looking for a community of peers. I see no future in this new district becoming all about the arts/artists/workspaces – our community will not support that.
- The scoring matrix doesn't best represent the best means of determining the uses & activities.

Appendix D – Blight Determination

Table 4: Blight Determination

map	Tax Key	Parcel Address	Owner Name	Acres	2021 Land Value	2021 Improvement Value	2021 Total Value	Existing Structure/Use	Dilapidated - Serious Building	Age/Obsolescence/No Longer Serves	Faulty Street or Lot Layout	Unsafe Conditions	Obsolete Platting	Diversity of Ownership	Deterioration of Structure	Deterioration of Site Improvements	Impairs Sound Growth	Additional Notes
1	3300119	122 S CENTRAL AVE	MFLD RENTAL LLC	0.08	\$20,900	\$65,700	\$86,600	Commercial			X					X	X	
2	3300121	106 W 1ST ST	K & K MFLD PROPERTIES	0.16	\$39,500	\$0	\$39,500	Surface Parking								X	X	Unpaved parking lot
3	3300120	126 S CENTRAL AVE	K & K MFLD PROPERTIES	0.16	\$40,500	\$102,200	\$142,700	Commercial										
4	3300123	136 S CENTRAL AVE	THOMAS A GILBERTSON	0.08	\$20,200	\$82,700	\$102,900	Commercial + Residential										
5	3300124	138 S CENTRAL AVE	INTEGRITY PROPERTIES I LLC	0.08	\$20,200	\$59,200	\$79,400	Commercial + Residential										
6	3300125	144 S CENTRAL AVE	INTEGRITY PROPERTIES I LLC	0.08	\$20,200	\$39,900	\$60,100	Commercial										
7	3300127	148 S CENTRAL AVE	INTEGRITY PROPERTIES I LLC	0.24	\$60,700	\$206,500	\$267,200	Commercial + Residential										
8	3300128	160 S CENTRAL AVE	ARTHUR D SCOTTBERG	0.08	\$20,200	\$76,400	\$96,600	Commercial + Residential										
9	3300129	166 S CENTRAL AVE	READWELL LLC	0.08	\$20,200	\$61,600	\$81,800	Commercial + Residential										
10	3300130	103 W 2ND ST	LAZY MEADOW HOMES LLC	0.26	\$74,500	\$520,500	\$595,000	Commercial + Residential; Surface Parking										
11	3300118 A	108B W 1ST ST	INTEGRITY PROPERTIES I LLC	0.06	\$14,400	\$34,200	\$48,600	Commercial			X						X	
12	3300115	110 W 1ST ST	CITY OF MARSHFIELD	0.58	\$0	\$0	\$0	Institutional								X		
13	3300131	n/a	CITY OF MARSHFIELD	0.54	\$0	\$0	\$0	Institutional/ Surface Parking										

map	Tax Key	Parcel Address	Owner Name	Acreage	2021 Land Value	2021 Improvement Value	2021 Total Value	Existing Structure/Use	Dilapidated - Serious Building	Age/Obsolescence/No Longer Serves	Faulty Street or Lot Layout	Unsafe Conditions	Obsolete Platting	Diversity of Ownership	Deterioration of Structure	Deterioration of Site Improvements	Impairs Sound Growth	Additional Notes
14	3300137	100 S CHESTNUT AVE	SCOTTY'S OF MARSHFIELD LLC	0.15	\$30,100	\$198,400	\$228,500	Commercial										
15	3300136	104 S CHESTNUT AVE	JULY 1ST LLC	0.16	\$32,100	\$133,200	\$165,300	Commercial								X		Unpaved
16	3300139	110 S CHESTNUT AVE	CITY OF MARSHFIELD	0.48	\$93,300	\$137,100	\$230,400	Institutional/ Vehicle Storage		X					X	X	X	
17	3300160	202 S CHESTNUT AVE	UNITED STATES OF AMERICA	0.91	\$0	\$0	\$0	Institutional/ Post Office										
18	3300156	214 W 2ND ST	WEST SECOND INVESTMENTS LLC	0.33	\$61,700	\$170,200	\$231,900	Commercial		X						X		
19	3300135	206 W 1ST ST	JEFFREY WILL	0.52	\$44,000	\$82,300	\$126,300	Industrial	X		X		X		X	X	X	Structural & roof issues
20	3300133 A	n/a	CITY OF MARSHFIELD	0.03	\$0	\$0	\$0	Institutional/Vacant			X		X					former rail right-of-way
21	3300140	207 W 2ND ST	BADGER HOUSING ASSOC VI LLC	0.32	\$25,600	\$58,900	\$84,500	Industrial							X		X	
22	3300134	211 W 2ND ST	DONALD NIKOLAI	0.84	\$50,000	\$98,800	\$148,800	Industrial			X				X	X	X	
23	3300133	300 W 1ST ST	CITY OF MARSHFIELD	1.68	\$0	\$0	\$0	Institutional								X	X	Unpaved
24	3303397	301 W 2ND ST	T-R INVESTMENTS	0.29	\$23,300	\$8,800	\$32,100	Industrial	X						X	X	X	Unpaved
25	3303394 A	307 W 2ND ST	PEARCE COMPANIES LLC	0.71	\$48,100	\$95,500	\$143,600	Industrial							X	X	X	Unpaved
26	3300864	305 W 3RD ST	CITY OF MARSHFIELD	2.49	\$0	\$0	\$0	Industrial										National Register of Historic Places
27	3303394B	n/a	CITY OF MARSHFIELD	0.09	\$0	\$0	\$0	Institutional/Vacant			X		X					former rail right-of-way
28	3303394	407 W 2ND ST	CITY OF MARSHFIELD	7.51	\$0	\$0	\$0	Institutional			X		X			X	X	City Garage
29	3300166	215 W 3RD ST	JUSTIN J DVORAK	0.16	\$11,900	\$60,400	\$72,300	Residential							X	X		Historic District

map	Tax Key	Parcel Address	Owner Name	Acreage	2021 Land Value	2021 Improvement Value	2021 Total Value	Existing Structure/Use	Dilapidated - Serious Building	Age/Obsolescence/No Longer Serves	Faulty Street or Lot Layout	Unsafe Conditions	Obsolete Platting	Diversity of Ownership	Deterioration of Structure	Deterioration of Site Improvements	Impairs Sound Growth	Additional Notes
30	3300165	213 W 3RD ST	JAMIE M STRUPP	0.16	\$24,500	\$74,700	\$99,200	Residential										Historic District
31	3300164	211 W 3RD ST	STUDIO 211 PROPERTIES LLC	0.15	\$23,400	\$94,000	\$117,400	Commercial										Historic District
32	3300161	208 S CHESTNUT AVE	CHESTNUT AVENUE CENTER	0.77	\$120,300	\$60,900	\$181,200	Institutional/Cultural								X		Historic District
33	3300142	201 S CENTRAL AVE	CITY OF MARSHFIELD	1.24	\$0	\$0	\$0	Institutional/Open Space										Wenzel Family Plaza
34	3300153	107 W 3RD ST	PAHPROPERTIES LLC	0.02	\$5,100	\$21,400	\$26,500	Commercial			X	X						
35	3300153 A	105 W 3RD ST	LAZY MEADOW HOMES LLC	0.04	\$9,800	\$74,700	\$84,500	Commercial			X	X		X				
36	3300152	252 S CENTRAL AVE	LE VESTMENTS LLC	0.08	\$19,100	\$197,600	\$216,700	Commercial										
37	3300151	248 S CENTRAL AVE	ALAN BILLINGS	0.09	\$23,000	\$85,100	\$108,100	Commercial + Residential										
38	3300150	240 S CENTRAL AVE	SAN-REY LLC	0.10	\$23,900	\$144,700	\$168,600	Commercial + Residential										
39	3300149	236 S CENTRAL AVE	WILLIAM I GRATZEK	0.07	\$16,600	\$109,300	\$125,900	Commercial + Residential										
40	3300148	230 S CENTRAL AVE	FRANKLIN BUILDING LLC	0.12	\$31,300	\$139,100	\$170,400	Commercial + Residential										
41	3300147	222 S CENTRAL AVE	PAYSON PROPERTIES LLC	0.21	\$53,400	\$700,900	\$754,300	Commercial + Residential										
42	3300145	210 S CENTRAL AVE	HIGH STREET REAL ESTATE LLC	0.20	\$50,600	\$274,000	\$324,600	Commercial + Residential										
43	3300144 A	200 S CENTRAL AVE	LAZY MEADOW HOMES LLC	0.16	\$40,500	\$95,500	\$136,000	Commercial										
44	3300144	108 W 2ND ST	DONALD G WOLFGRAM	0.04	\$10,100	\$47,000	\$57,100	Commercial			X	X						

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Appendix E – Photos of District, Site by Site





Sites #8, #9, and #10



Site #11



Site #12



Site #13



Site #14



Site #15



Site #16



Site #17



Site #18



Site #19

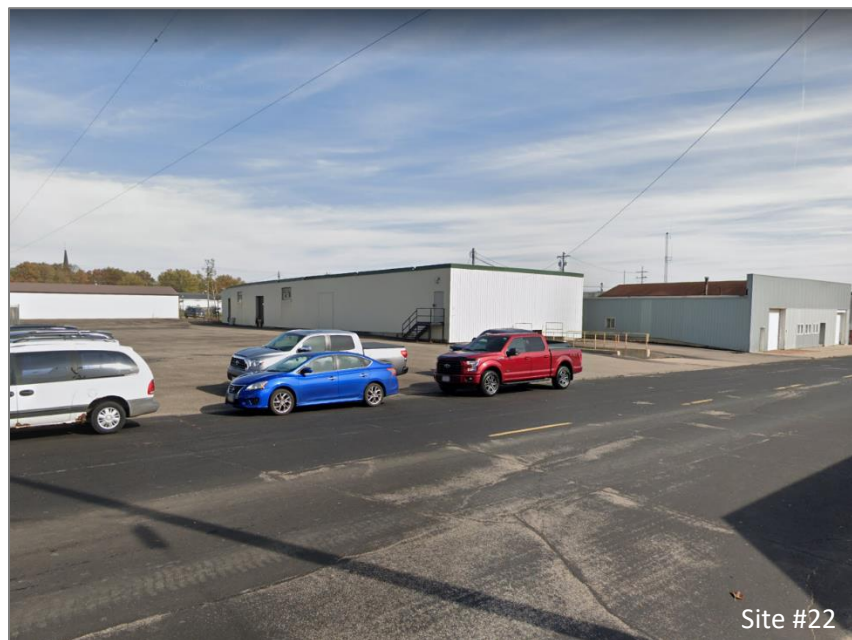


Sites #20 and 23



Site #21

Site 5. City Garage Block





Sites #27 and 28



Site #29



Sites #30 and #31



Site #32



Site #33



Site #34



Site #35



Site #36



Sites #36, #37, and #38



Sites #38, #39, #40, and #41



Site #42



Site #43



Site #44

Appendix F –Redevelopment District No. 1 Certifying Resolution

COMMUNITY DEVELOPMENT AUTHORITY OF
THE CITY OF MARSHFIELD, WISCONSIN

RESOLUTION NO. 520

A RESOLUTION CERTIFYING THE REDEVELOPMENT PLAN FOR
REDEVELOPMENT AREA NO. 1

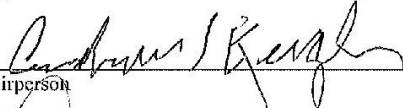
WHEREAS, the Community Development Authority of the City of Marshfield (“the CDA”) lawfully exists pursuant to section 66.1333 of the Wisconsin Statutes, and possesses all powers granted therein; and

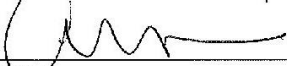
WHEREAS, on June 23, 2022, the CDA designated the boundaries of the proposed Redevelopment District No. 1 and determined that the Redevelopment Plan for Redevelopment District No. 1 is found to be feasible and in conformity with the comprehensive plan of the City, and approved the Redevelopment Plan; and

WHEREAS, on June 28, 2022, the Common Council approved by two-thirds vote the boundaries of the proposed Redevelopment District No. 1, found it to be a blighted area, and approved the Redevelopment Plan for it.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of Marshfield, Wisconsin, that the Redevelopment Plan for Redevelopment District No. 1 is hereby certified to the Common Council in accordance with section 66.1333(6)(e) of the Wisconsin Statutes.

Adopted and approved this 28th day of July, 2022.



Chairperson


Secretary

RESOLUTION NO. 2022-29

A RESOLUTION APPROVING THE BOUNDARIES OF REDEVELOPMENT
DISTRICT #1, FINDING SUCH DISTRICT TO BE BLIGHTED, AND APPROVING A
REDEVELOPMENT PLAN FOR SAID REDEVELOPMENT DISTRICT.

WHEREAS, pursuant to Section 66.1333 of the Wisconsin Statutes, the Community Development Authority (“the CDA”) prepared a plan of redevelopment and urban renewal known as the Redevelopment District #1 Project Plan, City of Marshfield, Wisconsin; and,

WHEREAS, the CDA caused to be prepared a map which sets out the boundaries of and the properties included in the proposed project area for Redevelopment District #1; and,

WHEREAS, on May 26, 2022, a hearing was held before the CDA regarding the creation of Redevelopment District #1 and the adoption of a Redevelopment Plan thereof, at which time all interested parties were afforded a full opportunity to express their views; and,

WHEREAS, on June 23, 2022, the CDA designated the boundaries of the proposed Redevelopment District #1 Project Plan project area, determined that the Project Plan is both feasible and in conformity with the comprehensive plan of the City, and approved the Project Plan; and,


WHEREAS, the CDA submitted the boundaries of Redevelopment District #1 and the Redevelopment District #1 Project Plan to the Common Council for action pursuant to section 66.1333(6) of the Wisconsin Statutes.

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

1. The boundaries of Redevelopment District #1, shown in Exhibit A attached hereto, are approved.
2. The area within the boundaries of Redevelopment District #1 is found to be a blighted area within the meaning of section 66.1333(2m)(b) of the Wisconsin Statutes, and in need of a blight elimination, slum clearance or urban renewal project.
3. The Redevelopment District #1 Project Plan, attached hereto as Exhibit A, is in conformity with the comprehensive plan of the City and feasible, and is hereby approved.

Adopted this 28th day of June, 2022.

BY ORDER OF THE COMMON COUNCIL



Mayor

ATTEST: 

City Clerk

Appendix G – Proof of Publication

CLASSIFIEDS

Place an ad online 24/7 at marshfieldnews herald.com Or call 1-888-774-7744

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Recreational Vehicles Automotive Wheels best deal for you... Cars Trucks

Real Estate great places to live... Apartments-Rent Small places, big themes... Sporting Goods

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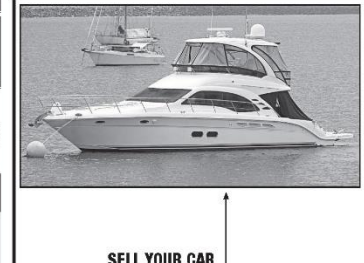
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NOTICE OF PUBLIC HEARING AND COMMUNITY DEVELOPMENT AUTHORITY MEETING REGARDING THE CREATION OF REDEVELOPMENT DISTRICT NO. 1... CITY OF MARSHFIELD, WISCONSIN... DATE: MAY 26, 2022

THE PURPOSE OF THIS HEARING SHALL BE TO ASSIST THE COMMUNITY DEVELOPMENT AUTHORITY IN MAKING A DETERMINATION AS TO WHETHER THE PROPOSED REDUCTION DISTRICT NO. 1 PROJECT PLAN IS FEASIBLE AND CONFORMS WITH THE GENERAL PLAN OF THE CITY...



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Assorted Stuff all kinds of things... Announcements & Events I can help you with everything... Cheap Stuff

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Public Notices For the latest... Pets all your favorites... Domestic Pets

Appendix H – Letters of Objection



Where **YOU** make arts happen!

208 S. Chestnut Avenue PO Box 613 Marshfield, WI 54449
715-389-8999 office@chestnutarts.org www.chestnutarts.org

June 8, 2022

Community Development Authority
c/o Steven Wiley, City Planner, Development Services
City of Marshfield, 207 W. 6th Street, Marshfield, WI 54449

Good morning!

We are writing pursuant to WI statute 66.1333(6)(b)3 which allows us to register objection to the CDA's proposed redevelopment plan (the "Plan").

We are a non-profit (501c3) community center for the arts located in downtown Marshfield. We own property located at 208 S. Chestnut Avenue. We listened with in-terest to your presentation of the proposed redevelopment plan at the CDA meeting on May 26, 2022.

While we do encourage the efforts of the City of Marshfield and the CDA to encourage improvements within the downtown, we have two specific objections to the plan:

1. The Plan fails to identify our property as historic and, specifically, as a contributing property to the Upham Historic District, which is registered on the National Register of Historic Places. We object to this failure to note, throughout the plan, the historic significance of our property, which has been listed on the National Register since July 30, 2008 (see #08000753) and is described as follows:

"Still another district building with Upham family associations is the former First Presbyterian Church (208 S. Chestnut Ave.) This fine Neo-Gothic Revival style brick and stone church was built in 1924 to a design by Indianapolis, Indiana, architect A. A. Honeywell, and it is this congregation's third church to occupy this site. The first church was built in 1878 and the Upham family, who were mem-bers, bore most of its cost. Today, the building houses the Chestnut Avenue Center for the Arts."

2. The Plan also identifies our property as blighted, while providing no reason for this designation. Our property has never been notified by City of Marshfield or the CDA as being deficient under City codes in a way that would merit the "blighted" designation. Nor, if it is in some way blighted, have we as property owners been given an opportunity to correct any deficiencies.

For these reasons, Chestnut Avenue Center for the Arts, Inc. files with you this objection to the Plan.

Sincerely,

Chestnut Avenue Center for the Arts (dba Chestnut Center for the Arts)
Bridget O'Brien, President

BOARD OF DIRECTORS:

Bridget O'Brien, President
Ali Luedtke, Vice-President
Pat Stuhr, Treasurer

Dusty Hirsch, Secretary
Edie Smazal
Marsha Oberg
Kaylan Petrie

Dee Mabeus
Linda Hitchman
Marguerite Timmerman

Stephanie Riedel, Office & Communications Manager Larry Shortess, Financial Manager

Jeffrey and Juliet Will
Owner/operator Kohs Machine Shop
500 Magee Street
Marshfield, WI 54449

June 6, 2022

Community Development Authority
c/o Steven Wiley, City Planner
Development Services, City of Marshfield
207 W. 6th St.
Marshfield, WI 54449

Re: written objection regarding Redevelopment District No. 1 Project Plan (West 2nd Street District)
Parcel #330135

Community Development Authority:

We are contesting the right of a redevelopment authority to condemn our property under Wisconsin Statutes Section 32.06(5) in writing as per instruction given at the public hearing on May 26, 2022.

Kohs Machine Shop, 204 W. 1st St. has been in our family for 3 generations, and we don't plan on closing after we retire, but plan on continuing for at least 2 more generations. Kohs Machine Shop began in 1937 by Al Kohs, then moved to the building we are in during mid-1960s. My Uncle William (Bill) Kohs took over from his father in the late 1960s. I then started working for Uncle Bill in 1978 and then bought the business from his wife in 1985 and have owned and run the business successfully ever since.

We've been a member of the Marshfield Area Chamber of Commerce since 1990, 32 years. We have been a distributor stock point for Air Gas Welding supply company for over 50 years.

We are a very small business with sales that only cover the utilities, taxes and one salary that has been the same for the past 20 years. This business and property are completely paid for since 1999. We don't want to, nor should we have to return to making loan payments because we are forced to move into a different building. We have some of the original working heavy tools and acquired many more heavy precision machining tools. These tools have been well maintained and this company could not function without them. I can only imagine how expensive this would be to have them moved into another building. The cost of this alone, plus proper electrical hook up could end up being more than our 2021 land/improvement value.

Appendix D (table 4) – Blight Determination Page 70

Additional notes at end of row 19 states: "roof issues": within the past 10 years we have had Stickert Roofing, out of Chili, put on lifetime metal roofing on south block building of the Shop. Altman Building of Marshfield put new roof shingles over north/east main building of Kohs Machine shop.

Sincerely

Jeffrey Will
Owner/operator Kohs Machine Shop

CC: Mayor Lois TeStrake
Acting City Clerk Jessica Schiferl
Michael Feirer, District 1 Alderperson

Community Development Authority
Attn: Steven Wiley – City Planner/Development
Services, City of Marshfield
207 W. 6th St.
Marshfield, WI 54449

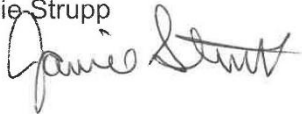
June 2, 2022

Dear Mr. Wiley,

My name is Jamie Strupp, I am the property owner at 213 W. 3rd St. in Marshfield, WI 54449. I am writing to file an objection to the proposal of my home possibly being condemned to make way for condos (rented or owned) with the master plan. After years of searching for the perfect home, I bought this home in January of 2021 for \$89,900 and have thus far spent \$22,000 in upgrades and plan to spend approximately another \$40,000 - \$50,000 therefore increasing my homes value significantly. This home stood out to be for numerous reasons, as a turn of the century home complete with a brick paver walkway and driveway, the large front porch, beautiful woodwork and hardwood floors throughout most of the home. Also, the location was ideal, walking distance to restaurants, shopping, the plaza and the numerous activities now planned for the plaza. Our community already struggles with single family homes so tearing down one or two to only be substituted by one to three rentable or owned condos doesn't necessarily make sense to me. My lot is .16 acre is a mere sliver in the grand scheme of the plan. Why not instead let my home, the character and history be something to be proud of, where redevelopment and preservation can co-exist. I also think the home does play an extra historic role in being across the street from the Upham Mansion. From the WI Historical Society the home is referred to as the M. Ellsworth Pollard House and falls into the Upham Historic Area. I'd instead propose a set of 3-4 condos could go behind my home and my neighbor's home, not altering the plan too dramatically but leaving these homes that also fit the flare of the commercial and historical properties near me. I like the possibility of the amenities (restaurants, venues, shops) that are proposed and would make my home that much more appealing. If you have further questions, I am happy to answer them and I thank you for your time.

Warm Regards,

Jamie Strupp



Dear Mr. Wiley,

My name is Justin Dvorak and I own the property at 215 West 3rd St. Marshfield, WI. I'm writing to file an objection to the proposal of my property possibly being condemned for inclusion in a redevelopment plan. I am not interested in selling my home. I purchased my home 21 years ago with the intent on it being where I would live for the rest of my life. I have never had any intention or desire to sell my home. Those feelings have not wavered.

Over time I have made updates to my property including new siding and roofing. These updates have given the neighborhood a more positive aesthetic in comparison to how it looked decades ago. I will continue to do improvements provided the city doesn't choose the use of eminent domain, forcing a lifelong Marshfield resident off of their property and out of their home. My next projects were to build a new garage and removal of a utility shed. This news has me in a holding pattern which is a very anxious/upsetting feeling.


The neighborhood I live in is registered as historic, in which the city/historical society places a historic neighborhood sign in my front yard every spring/summer. I feel it's important to keep historic buildings and neighborhoods intact, it is truly what gives Marshfield it's character and charm.


I believe Marshfield is a great place to raise a family. We have great schools, plenty of parks, low crime rate, and overall great quality of life. With that being said, most families would want to live and raise children in a house, not an apartment/condo/townhouse. Now there is a threat that the city wants to tear down my house along with my neighbor Jamie Strupp's house, 213 W. 3rd St., just to put up more apartment buildings. Being told that your home could be removed to build a structure for others to live in is a huge gut punch. As a tax paying, law abiding citizen, this should not happen.

I'm all for Marshfield wanting to expand. In fact, I agree that 2nd and Veterans Parkway is a location that could be improved. However, I feel that no private owner should have to forcibly give up what is rightfully theirs. Marshfield can use the plots of land/buildings that they already own to add and expand our great city. Whatever is to be built should directly benefit the citizens of Marshfield. We should not be building things in hopes of luring people to move here. If we don't take care of the lifelong residents, we as a city will never grow.

So, I ask that you back the exclusion of my home at 215 West 3rd St. and Jamie Strupp's home at 213 West 3rd St. from any plan in the redevelopment.

Thank You for your time,

Justin Dvorak  6-3-22
215 West 3rd St. Marshfield, WI.

Samantha Andersen 
215 West 3rd St. Marshfield, WI.

715-207-8003

Additional information should I not be available can be reached at:

John & Diane Dvorak

301 East 8th St Marshfield, WI. 715-387-6259

1

Patrick & Lisa Sternitzky
West Second Investments, LLC
P.O. Box 917
Marshfield, WI 54449

May 18, 2022

Steven Wiley
City Planner – Development Services
207 W. 6th Street
Marshfield, WI 54449

Marshfield Community Development Authority
601 South Cedar Avenue
Marshfield, WI 54449

Re: Parcel # 3300156

To Whom It May Concern:

I have been following the progress of the proposed Redevelopment District No. 1 Project Plan, especially in regards to the West Second Street corridor project.

Though I'm excited for the city and support the project, I would ask that you reconsider your intentions of including my parcel at 214 W. 2nd Street to be part of the overall plan. The reason being is I am currently in negotiations with the United States Postal Service to acquire the property, which they have been interested in for several years.

Personnel with the Marshfield USPS branch have indicated to me, as well as their federal superiors, that they already have an insufficient amount of parking for their current employees; and that even more parking spots will be needed in the future as plans are in place for the post office to add to their fleet of delivery trucks in the coming years as they convert to electric vehicles.

The current redevelopment plan being considered by your board essentially land-locks the post office and will result in less parking spaces than they currently utilize, as some employees are already parking on side streets because of the lack of space. It can be assumed they will not have that same access once the project comes to fruition.

I do not necessarily have the authority to speak on behalf of the USPS, but I feel it is extremely important that you know this information from my standpoint because the USPS has indicated to me that they may not be able to properly function without the additional parking they hope to gain by purchasing my parcel.

Sincerely,



Patrick Sternitzky

Marshfield Community Development Authority
601 South Cedar Street
Marshfield, WI 54449

May 3, 2022

West Second Investments, LLC
PO Box 917
Marshfield, WI 54449

Re: Amendment to City of Marshfield Redevelopment District No. 1 Parcel #3300156

To Whom It May Concern:

The City of Marshfield has prepared the *City of Marshfield Redevelopment District No. 1 Project Plan* (Plan). The purpose of this Plan is to identify redevelopment opportunities within the W. 2nd Street area, which includes a 22.6-acre area generally bounded by Veterans Parkway to the north, Central Avenue to the east, W. 3rd Street to the south, and the Steve J. Miller Recreation Area to the west.

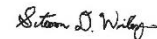
One of the requirements in the Plan adoption process is to notify the property owners within the proposed redevelopment area of a public hearing to be held by the Community Development Authority (CDA). The purpose of the public hearing is to hear public comment and input to assist the CDA and Common Council in refining the contents of any redevelopment plan. Although the City and CDA do not currently anticipate the condemnation of property as part of the redevelopment plan, the City and CDA are required by Wisconsin Law to state that "an owner's property might be taken for urban renewal." If condemnation does occur, there would be due process and just compensation.

This public hearing is scheduled for **Thursday, May 26, 2022, at 6:00 pm, and will take place at the Council Chambers in City Hall, 207 W 6th Street, Marshfield, WI 54449.** The proposed Plan will be explained in detail at this public hearing. If you wish to speak, you will be afforded an opportunity to explain your individual views.

A draft copy of the *Redevelopment District No. 1 Project Plan* is available at City Hall, in the City Clerk's office and is also available on the City of Marshfield's website under current planning projects (https://ci.marshfield.wi.us/departments_and_divisions/planning/current_planning_projects.php). A copy of the map showing the boundary of the redevelopment district is enclosed with this letter, as is a copy of the Public Hearing Notice. Refer to the Plan for a legal description of the district and for the site-by-site blight assessment for the properties proposed to be added to the District. Written objections regarding the Plan must be submitted directly to the City Planner prior to the hearing, at the hearing, or within fifteen (15) days after the public hearing as a condition to the commencement of an action to contest the right of a redevelopment authority to condemn property. The property owner shall state his or her mailing address and sign his or her name on the written objection. Please direct written comments to **Steven Wiley, City Planner, Development Services, City of Marshfield, 207 W. 6th St., Marshfield, WI 54449.**

Sincerely,

CITY OF MARSHFIELD



Steven Wiley, City Planner

Enclosures: Public Hearing Notice
Map of Redevelopment District No. 1

CC: Mayor Lois TeStrake
Acting City Clerk Jessica Schiferl
Michael Feirer, District 1 Alderperson

Appendix I – Certified Mail Receipts

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

High Street Real Estate, LLC
 W135 Panther Creek Rd
 Chili, WI 54420



9590 9402 7152 1251 0613 13

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7456

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

Diane Meissner

C. Date of Delivery

5/10/22

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(00)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation™

Signature Confirmation™

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PAH Properties, LLC
 9935 Riveredge Dr
 Marshfield, WI 54449



9590 9402 7152 1251 0616 41

2. Article Number (Transfer from service label)

7021 1970 0000 2701 0975

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

Kathy Hasenbank

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(00)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation™

Signature Confirmation™

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SS Groth Holdings, LLC
 204990 State Hwy 97
 Marshfield, WI 54449



9590 9402 7152 1251 0616 34

2. Article Number (Transfer from service label)

7021 1970 0000 2701 0968

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Monica Groth Agent
 Addressee

B. Received by (Printed Name)

Monica Groth

C. Date of Delivery

5-06-22

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Donald G. Wolfgram
 1914 E Fillmore St
 Marshfield, WI 54449



9590 9402 7152 1251 0613 37

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7326

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Donald Wolfgram Agent
 Addressee

B. Received by (Printed Name)

Donald Wolfgram

C. Date of Delivery

5-6-22

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

William I. Gratzek
507 E Edison St
Marshfield, WI 54449



9590 9402 7152 1251 0615 04

2. Article Number (Transfer from service label)

7021 1970 0000 2701 0937

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 P C G 5-6

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Readwell, LLC
1112 W State St
Marshfield, WI 54449



9590 9402 7152 1251 0615 66

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7180

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 J. KLEIMAN 5-6

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Integrity Properties I, LLC
115075 Elm Tree Rd
Marshfield, WI 54449



9590 9402 7152 1251 0614 29

2. Article Number (Transfer from service label)

7021 1970 0000 2701 1033

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Alonnie Zimmerman Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article

Integrity Properties I, LLC
115075 Elm Tree Rd
Marshfield, WI 54449



9590 9402 7152 1251 0616 27

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7227

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Alonnie Zimmerman Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Integrity Properties I, LLC
 115075 Elm Tree Rd
 Marshfield, WI 54449



9590 9402 7152 1251 0615 80

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7203

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Alonia Zimmerman* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Integrity Properties I, LLC
 115075 Elm Tree Rd
 Marshfield, WI 54449



9590 9402 7152 1251 0615 97

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7210

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Alonia Zimmerman* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

West Second Investments, LLC
 PO Box 917
 Marshfield, WI 54449



9590 9402 7152 1251 0615 42

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7173

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent
 Addressee

B. Received by (Printed Name)

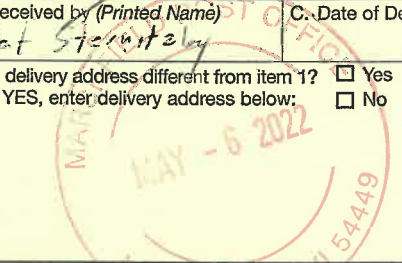
Pat Steinhilber

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Arthur D. Scottberg
 Valorie L. Scottberg
 500 E Grant St
 Marshfield, WI 54449



9590 9402 7152 1251 0615 73

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7197

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent
 Addressee

B. Received by (Printed Name)

VALORIE SCOTTBERG

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Badger Housing Assoc VI, LLC
 PO Box 896
 Marshfield, WI 54449



9590 9402 7152 1251 0613 68

2. Article Number (Transfer from service label)

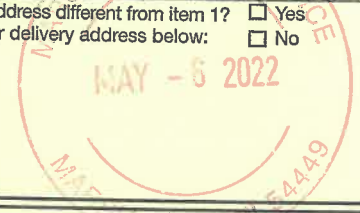
7021 1970 0000 2700 7333

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Jackie Dukes Addressee

B. Received by (Printed Name) C. Date of Delivery
Jackie Dukes 5/6/22

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type
- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

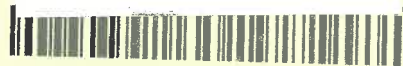
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

T-R Investments
 Attn: Merkel Co Attn Tom Merkel
 PO Box 246
 Marshfield, WI 54449



9590 9402 7152 1251 0614 43

2. Article Number (Transfer from service label)

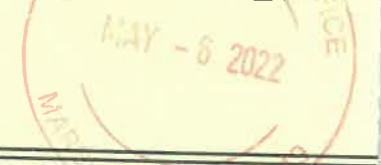
7021 1970 0000 2700 7401

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Jackie Dukes Addressee

B. Received by (Printed Name) C. Date of Delivery
Jackie Dukes 5/6/22



D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

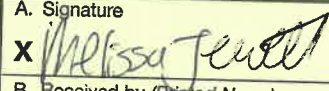



3. Service Type
- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery Thomas Gilbertson 5/6</p>														
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Thomas A. Gilbertson 136 S Central Ave Marshfield, WI 54449</p> </div> <p style="text-align: center;">  9590 9402 7152 1251 0616 65 </p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>														
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7021 1970 0000 2701 0999</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> <small>all</small> Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> <small>all</small> Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®														
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™														
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery														
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™														
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
<input type="checkbox"/> Collect on Delivery Restricted Delivery															
<input type="checkbox"/> <small>all</small> Restricted Delivery															
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>															

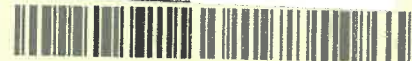
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery Melissa Jewett 5-6-22</p>														
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Studio 211 Properties, LLC 211 W 3rd St Marshfield, WI 54449</p> </div> <p style="text-align: center;">  9590 9402 7152 1251 0615 11 </p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>														
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7021 1970 0000 2701 0012</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> <small>all</small> Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> <small>all</small> Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®														
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™														
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery														
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™														
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
<input type="checkbox"/> Collect on Delivery Restricted Delivery															
<input type="checkbox"/> <small>all</small> Restricted Delivery															
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>															

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Franklin Building, LLC
 203907 Grand Meadow Rd
 Stratford, WI 54484



9590 9402 7152 1251 0612 90

2. Article Number (Transfer from service label)

7021 1970 0000 2701 0944

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Rebecca R Jensen Agent
 Addressee

B. Received by (Printed Name)

Rebecca R Jensen C. Date of Delivery
5-6-22

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
 Restricted Delivery
 (0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

United States of America
 c/o Postmaster
 202 S Chestnut Ave
 Marshfield, WI 54449



9590 9402 7152 1251 0615 35

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7166

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Jordan Nest Agent
 Addressee

B. Received by (Printed Name)

Jordan Nest C. Date of Delivery
5-6-22

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
 Restricted Delivery
 (0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Chestnut Avenue Center
 Attn: For the Arts Inc
 PO Box 613
 Marshfield, WI 54449



9590 9402 7152 1251 0615 28

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7487

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Edith Amzal*

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
- Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lazy Meadow Hornes, LLC
 c/o Christopher M. Howard
 402 W Park St
 Marshfield, WI 54449



9590 9402 7152 1251 0613 20

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7463

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Erin Howard*

- Agent
 Addressee

B. Received by (Printed Name)

Erin Howard

C. Date of Delivery

5-6-22

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
- Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Justin J. Dvorak
215 W 3rd St
Marshfield, WI 54449



9590 9402 7152 1251 0612 69

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7319

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
 C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery



Mail
 Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lazy Meadow Homes, LLC
402 W Park St
Marshfield, WI 54449



9590 9402 7152 1251 0615 59

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7234

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
 C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Mail
 Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Payson Properties, LLC
 c/o Terrance Howard
 222 S Central Ave
 Marshfield, WI 54449



9590 9402 7152 1251 0613 06

2. Article Number (Transfer from service label)

7021 1970 0000 2701 0951

COMPLETE THIS SECTION ON DELIVERY

A. Signature

XD Gallatin

- Agent
- Addressee

B. Received by (Printed Name)

D. Gallatin

C. Date of Delivery

5-9-22

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

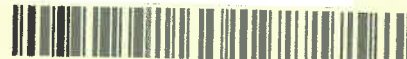
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

K & K Mid Properties
 706 S Cypress Ave
 Marshfield, WI 54449



9590 9402 7152 1251 0614 05

2. Article Number (Transfer from service label)

7021 1970 0000 2701 1019

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X James Riedel

- Agent
- Addressee

B. Received by (Printed Name)

James Riedel

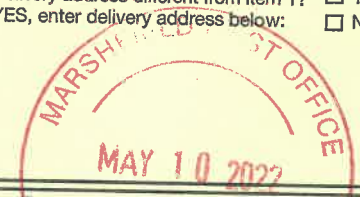
C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery



PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

K & K Mfld Properties
706 S Cypress Ave.
Marshfield, WI 54449



9590 9402 7152 1251 0616 72

2. Article Number (Transfer from service label)

7021 1970 0000 2701 1002

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *James Shields*

- Agent
- Addressee

B. Received by (Printed Name)

James Shields

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

San-Rey, LLC
1126 W Ives St
Marshfield, WI 54449



9590 9402 7152 1251 0614 98

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7449

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Peter P. Horvath*

- Agent
- Addressee

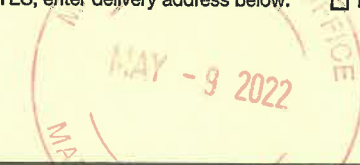
B. Received by (Printed Name)

Peter P. Horvath

C. Date of Delivery

9 MAY 22

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Scotty's of Marshfield, LLC
710 S Apple Ave
Marshfield, WI 54449



9590 9402 7152 1251 0614 67

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7371

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
SCOTTY A. BERG


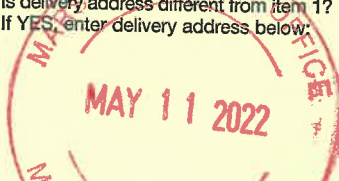
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> <i>Jamie Strupp</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <div style="text-align: center;"> Jamie M. Strupp 213 W 3rd St Marshfield, WI 54449 </div>  9590 9402 7152 1251 0612 76	B. Received by (Printed Name) <i>Jamie Strupp</i>	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 1970 0000 2700 7494	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No <div style="text-align: center;">  </div>	
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery (\$500)	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> <i>Laura Weber</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <div style="text-align: center;"> Le Vestments, LLC 8266 Heritage Dr Marshfield, WI 54449 </div>  9590 9402 7152 1251 0616 58	B. Received by (Printed Name) <i>Laura Weber</i>	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 1970 0000 2701 0982	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No <div style="text-align: center;">  </div>	
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery (\$500)	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mfld Rental, LLC
4022 E Greenway Rd Ste 11227
Phoenix, AZ 85032



9590 9402 7152 1251 0614 12

2. Article Number (Transfer from service label)

7021 1970 0000 2701 1026

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Les Neal

- Agent
- Addressee

B. Received by (Printed Name)

Les Neal

C. Date of Delivery

5-9-22

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Number

July 1st LLC
Attn: Kevin Splude
112251 Old Sugarbush Ln
Marshfield, WI 54449



9590 9402 7152 1251 0616 89

2. Article Number (Transfer from service label)

7021 1970 0000 2701 1057

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Registered Mail Restricted Delivery (500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pearce Companies, LLC
Attn: Robert Posteluk
2001 S Central Ave Ste I
Marshfield, WI 54449



9590 9402 7152 1251 0614 74

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7425

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

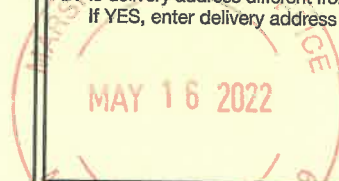
B. Received by (Printed Name)

Rob Posteluk

C. Date of Delivery

5/16/2022

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type

- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Donald P. Nikolai
8867 E 29th St
Marshfield, WI 54449



9590 9402 7152 1251 0616 10

2. Article Number (Transfer from service label)

7021 1970 0000 2700 7395

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Amanda Peterson Agent
 Addressee

B. Received by (Printed Name)

Amanda Peterson

C. Date of Delivery

5-13

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery