

AGENDA
CONSERVATION, EDUCATION AND ECONOMIC DEVELOPMENT COMMITTEE

DATE: Wednesday, July 31, 2024

TIME: 8:30 a.m.

LOCATION: Wood County Courthouse – Room 114

1. Call meeting to order
 2. Declaration of Quorum
 3. Public Comments (*brief comments/statement regarding committee business*)
 4. Chair’s Remarks
 5. Review applications for Economic Development Grant Applications for 2025 budget year.
 6. Adjourn
-

Join by phone

+1-408-418-9388 United States Toll

Meeting number (access code): 2497 081 3192

Join by WebEx App or Web

<https://woodcountywi.webex.com/woodcountywi/j.php?MTID=m5e80d31877e4bfb6d9ff408bd180f6f1>

Meeting number (access code): 2497 081 3192

Meeting password: 073124

#	Wood County Proposed Economic Development Grant Requests for 2025	Description of project	2025 Total Grants Requested	Match	2025 CEED Approved
	REDI Implementation		\$50,000.00	NA	
	North Central WI RPC		\$41,000.00	NA	
1	Saratoga Town Hall Restoration	Move and restore Saratoga Town Hall	\$40,000.00	\$35,000.00	
2	Columbus Fieldhouse Project	Building 50,000 sq ft fieldhouse	\$100,000.00	\$3,874,451.00	
3	Auburndale Park Assn & Youth Basketball Assn	Basketball Hoops & Donor Sign	\$8,000.00	\$8,000.00	
4	City of Pittsville	Purchase property downtown/Housing Incentive	\$100,000.00	\$100,000.00	
5	Village of Hewitt	Connector Trail Repair	\$49,150.00	\$0.00	
6	C2 Makerspace	Equipment purchase	\$3,500.00	\$3,500.00	
7	City of Marshfield	Braem Park softball field repairs	\$100,000.00	\$100,000.00	
8	Childcaring, Inc.	Wood County Shared Services Network	\$27,340.00	\$27,340.00	
9	Aqua Skiers, Inc. / Wood County Parks	Red Sands Beach Dredging & Shoreline Restoration	\$31,850.00	\$31,850.00	
10	Village of Port Edwards	Reuse and Redevelopment Plan	\$10,000.00	\$10,000.00	
11	City of Nekoosa	Jim Greeman Boat Landing-Fishing Pier & Bank Stablization	\$67,000.00	\$183,000.00	
12	River Riders & Marshfield Bike Share	Branding/Toursim	\$5,000.00	\$5,000.00	
13	Main Street Marshfield	Welcome Back Grant	\$22,000.00	\$20,000.00	
14	Main Street Marshfield	The Coven	\$180,300.00	\$180,300.00	
	Ongoing Grant Applications				
1	Marshfield Chamber of Commerce & Industry	General Funding for Economic Development	\$25,000.00	\$183,000.00	
2	Heart of Wisconsin Chamber of Commerce	General Funding for Economic Development	\$25,000.00	\$170,600.00	
3	Marshfield Municipal Airport	General Funding for Economic Development	\$15,000.00	\$168,217.00	
4	South Wood County Airport Commission	General Funding for Economic Development	\$15,000.00	\$330,083.00	
	Total		\$915,140.00		
	Central Wisconsin Junior Fair	This is a separate budget item& not included in above total.	\$38,000.00		



Wood County (WI) Economic Development Funding Application Instructions & Grant Information

The Wood County CEED (Conservation, Education, and Economic Development) Committee and the Board of Supervisors have made available a limited amount of economic development funds to be awarded each year to projects or proposals that seek to enhance the economic vitality of Wood County. This includes projects or proposals to encourage business growth and development, promote tourism and recreational opportunities, develop workforce retention or attraction strategies, and more.

To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy ([The Rural Economic Development Initiative \(REDI\) Plan](#)) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - Supporting **Entrepreneurship**
 - Offering collaborative **Economic Development Networking**
 - Ensuring robust **Technology Infrastructure**
 - Addressing **Housing** needs throughout the County
 - Engaging in solutions for **Child Care** Accessibility & Affordability
 - Supporting **Asset-Based Branding & Tourism**
 - Developing combined county-wide **Recreational Mapping** to increase use and attract tourism
2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
4. **Include a 1:1 Match:** Proposals should include at least a 1:1 match. The match can be monetary or in-kind contributions. A description of the match must be included in the application.

Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

Funds Available & Grant Size: A total of \$400,000 is available in this fund for the 2025 grant cycle. There is no cap in place for these requests, but keep in mind there is a **1:1 match preference** and scoring will be based, in part, on the match details.

What we do not generally fund: Annual campaigns, Operating expenses or losses, Debt retirement, Endowments, Direct support of individuals, Lobbying, Sectarian causes

Process: All applications are due by 4:30pm on Friday, July 5, 2024. Applications are reviewed in August, approved by the County Board in November and grantees will be notified following approval of the County budget. Note that funds will not be released until a project results report is presented to the CEED Committee.

Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?



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Funding Considerations/Request Summary
 (provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$	Revenue/Income	
Total Proposal Cost	\$		\$
Total Amount Requested	\$		\$
Total Match *	\$	Total Revenue/Income	\$
* Please provide a match explanation in question 6.		Expenses	
			\$
			\$
			\$
		Total Expense	\$

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Highest Organization Elected Official/Board Chair

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Request For Assistance

Historic Point Basse

P.O. Box 295
Nekoosa, WI 54457-0295
364 Wakely Rd
Nekoosa, WI 54457

Phone: 715-459-1722
Website:
historicpointbasse.com

Contact person:

Tina Krummel
President
715-459-3058
or
715-325-5840
Email:
krummtin@gmail.com



Example of how the Town Hall could look with restoration.
From Old World Wisc.



Picture of the 1898 Saratoga Town Hall in its present condition.





What the current condition of the structure is. Note the fiber ceiling tiles.



Old World Wisc. in Eagle Wisc. This is the vision we have of how we would interpret the 1898 Saratoga Town Hall.



Note the date 1898 above the door



June 11, 2024

1898 Saratoga Town Assistance Request:

Mailing Address:

Historic Point Basse

P.O. Box 295

Nekoosa, WI 54457-0295

715-459-1722

Physical Address:

364 Wakely Rd

Nekoosa, WI 54457

Historicpointbasse.com

Contact Person:

Tina Krummel President

Cell 715-459-3058 House 715-325-5840

krummtin@gmail.com

Request Overview:

Who is Historic Point Basse: We started in 1985 in the effort to save, preserve and share the history of the “Old Ferry Farm” (the 1840s Wakely House). We are a group of volunteers who donate out time and talents to the preservation and education of our history of Point Basse, Saratoga, Wood Co. and the state of Wisconsin.

What have we accomplished so far: Since January of 1986, we have done archaeological research on the site; brought in a cabin, barn and warehouse that had to be disassembled, moved and reassembled. We have a working blacksmith shop, 3 bay warehouse (workshop and working icehouse), and bunkhouse that work with the time frame of 1840s to 1890s. We have built a foot bridge that connects the east (1900s time frame) and west (pre-1900s) side of the creek. We were blessed to get the late 1800 Columbia School that had sat on the corner of Church and Hwy 13 (just north of the 1898 Saratoga Town Hall). Now we hope to add the 1898 Saratoga Town Hall to the site, to sit just north of the Columbia School.

Our Mission: As stated in our charter we are to preserve the Wakely Property and open it for the education of all the people young and old. We use our buildings as a “Living History Center”. At this center today’s citizens can experience just what life was like when Wisconsin became a territory, and was considered the frontier.

Our Goals: Historic Point Basse is the creation of a top-notch center for the display of Central Wisconsin Heritage. Historic Point Basse will by no means be just a museum, but a hands on learning center where experiencing the past will be the order of the day. During a tour of Historic Point Basse 21st Century people will see, feel, smell, taste, and touch the life style of the earliest Wisconsin Settlers. We are a melting pot of cultures, indigenous people, loggers, lumbermen, merchants, traders, trappers, farmers and families.

What and why we are here: Today we serve several school districts by providing educational opportunities to experience Wisconsin history. We have districts from Wood, Portage, Adams, and Waushara Counties bringing up to 900 students to our site. We provide walking (nature) trails for those seeking recreational activity, individual tours, and we have specialty days about once a month to share with the public what our site has to offer.

By moving the 1898 Saratoga Town Hall to our site we will be able to add a Civic component to our educational programs, by including the History of Saratoga, Wood Co and the State of Wisconsin.

What we are asking from the Town Of Saratoga: When the subject of the 1898 Saratoga Town Hall came up it was a bit of a dream. As an organization, we can see this forgotten building becoming what it was in the 1898. Historic Point Basse is at a point where we would need help in saving this building.

We have recently discovered major renovations are needed for the Wakely House. That being said we wouldn't be able to take on the 1898 Saratoga Town Hall Restoration without major help.

We know that this will take several years to complete the full restoration. We are hoping that Town of Saratoga will help us obtain grants and funding to do the work.

By breaking the work down into several phases to help with the planning, we feel that with help we could restore the structure.

Preliminary figures on the restoration are based on what we can see from the ground and from a distance. We will need to get the building to our site and in our possession to have a better idea of how much restoration is needed.

Depending on how the years go we might need to push an item back a year or move something ahead a year if necessary.

Phase One: 2024 Four Year Plan

Save, Stabilize, Protect

Moving the building to our site

Putting a foundation under the building

Protection from the elements

Moving chimney bricks and any wood from the back addition on the building and the outhouse.

Filling the hole at the former site

Insurance of the building.

Permits

Phase Two: 2025

Protect, Rebuild

Putting in Window and doors

Roof

Chimney rebuild

Siding and painting

Disposal of refuse.

Phase Three: 2026

Preparing, planning,

Heating

Insulation

Electrical (wiring)

Solar Panels (possibly)

Lighting

Phase Four: 2027

Restoring

Flooring

Ceiling

Interior walls

Period appropriate tables and chairs

Display cases for documents and other items.

Could be part of Phase Four or

Phase Five: 2028

Finalizing, narration, sharing our history

Researching

Artifacts and the History of the Town Hall.

Phase One: 2024 Save, Stabilize, Protect

Moving the building to our site	\$13,000.00 - \$20,000.00
Putting a foundation under the building	Between \$6500.00 and \$8000.00
Protection from the elements	\$510.00
Moving chimney bricks and any wood from the back addition on the building and the outhouse.	\$2000.00
Filling the hole at the former site	\$1,000.00 to \$1,500.00
Insurance of the building.	\$300.00 for \$50,000.00 based on \$6 per \$1000. (not covered during move)
Utility wire moving: Solarus, Alliant, Spectrum	(\$3380.00 Solarus) (Alliant) (Spectrum) Total=\$10,000.00
Tree Trimming	\$500.00 to \$1000.00
Foundation Excavation	\$1,000.00 to \$2,000.00 (Peterson)
Permits	\$500.00 Not sure what we will need.
<i>Total</i>	\$50,000.00 to \$60,000.00

Phase Two: 2025 Protect, Rebuild

Putting in 8 Window and 4 doors	Between \$2800.00 - \$3500.00
Roof	Between \$18,000.00 – \$20,000.00
Chimney rebuild	Between \$3000.00-\$5000.00
Siding and painting: need to assess	Between \$15,000.00 - \$20,000.00
Disposal of refuse.	Approx. \$500.00 - \$1,000.00
<i>Total</i>	\$49,500.00 to \$50,000.00

Phase Three: 2026 Preparing, planning,

Heating	Between \$7,000.00 - \$10,000.00
Insulation	Between \$6,000.00 - \$10,000.00
Electrical (wiring)	\$10,000.00 Unsure what we will need to do until we get the building.
Solar Panels (possibly)	\$25,000.00
Lighting: fixtures 6-8 ceiling fixtures	\$,1,500.00
Total	\$ 50,000.00 to \$60,000.00

Phase Four: 2027 Restoring

Flooring	\$10,000.00 to \$20,000.00 Not sure what we will find until we get the building
Ceiling	\$5,000.00 to \$10,000.00 We won't know what is under the fiber ceiling tiles until we can open it up.
Interior walls	\$15,000.00
Period appropriate tables and chairs	\$5,000.00
Display cases for documents and other items.	\$5,000.00
Total	\$50,000.00 to \$60,000.00

Could be part of Phase Four or

Phase Five: 2028 Finalizing, narration, sharing our history

Researching	\$1,000.00 to \$5,000.00
Artifacts and the History of the Town Hall	\$5,000.00 to \$10,000.00 depending on what is out there from that time period
Copies from the town Hall files	\$1000.00
Total	\$ 16,000.00 Depending on what still needs to be done.

Phase One: 2024 into 2025

Two Year Plan

Save, Stabilize, Protect

Moving the building to our site

Putting a foundation under the building

Protection from the elements

Moving chimney bricks and any wood from the back addition on the building and the outhouse.

Filling the hole at the former site

Insurance of the building.

Permits

Protect, Rebuild

Putting in Window and doors

Roof

Chimney rebuild

Siding and painting

Disposal of refuse.

Phase Two: 2025 into 2026

Preparing, Planning, Restoring, Finalizing

Heating

Insulation

Electrical (wiring)

Solar Panels (possibly)

Lighting

Restoring

Flooring

Ceiling

Interior walls

Period appropriate tables and chairs

Display cases for documents and other items.

Finalizing, narration, sharing our history

Researching

Artifacts and the History of the Town Hall.

Phase One: 2023-2024 Save, Stabilize, Protect, Rebuild

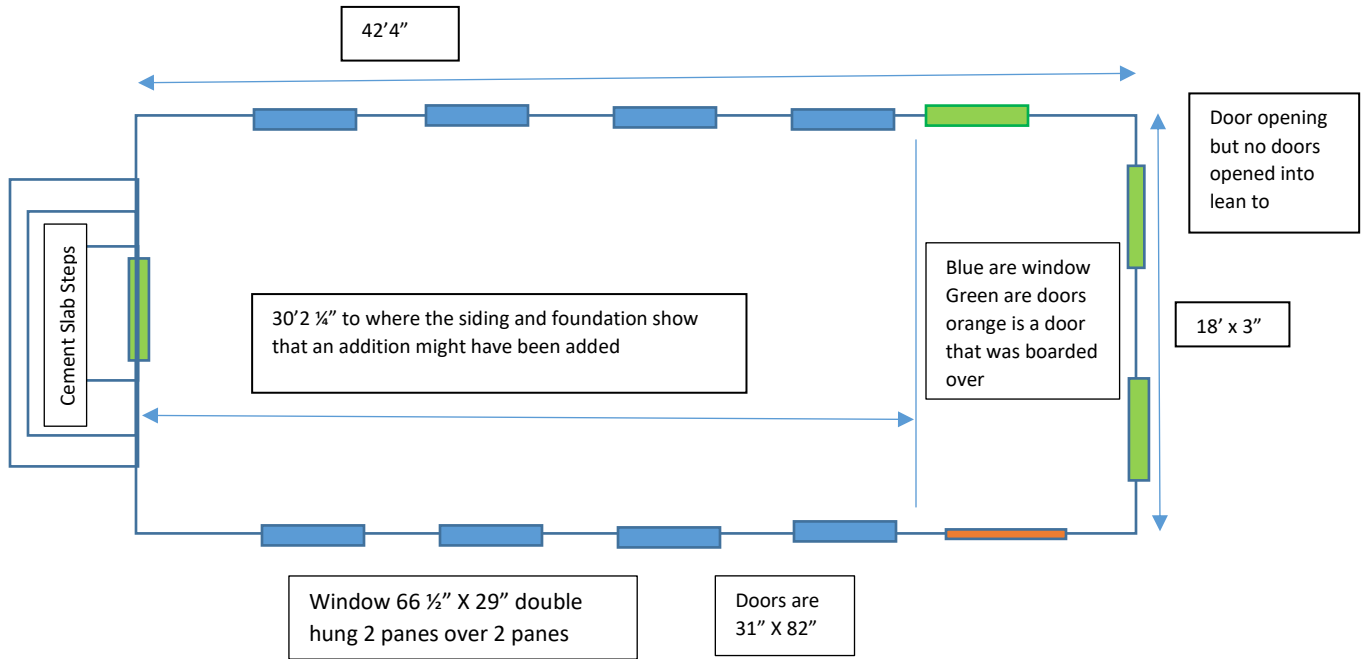
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Disposal of refuse.	Approx. \$500.00 - \$1,000.00
<i>Total</i>	\$99,500.00 to \$110,000.00

Phase Two: 2024-2025

Preparing, Restoring, Planning, Finalizing, and sharing our history

Heating	Between \$7,000.00 - \$10,000.00
Insulation	Between \$6,000.00 - \$10,000.00
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Copies from the town Hall files	\$1000.00
<i>Total</i>	\$66,000.00 to \$76,000.00

Total Cost of the restoration of “The 1898 Saratoga Town Hall” in either the 2 or 4 year plan is between \$165,500.00 and \$200,000.00.





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2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

Columbus Catholic Schools (CCS) is building a 50,000 sq ft fieldhouse and educational center. The fieldhouse will house 4 full-size practice courts for basketball and volleyball, a fitness center, batting cages, a small stage, and related facilities such as concessions, locker rooms, and storage. It will also house 4 classrooms. The courts will allow us to host much larger tournaments throughout the year. CCS currently has only on full-size court and two smaller courts. As a result, our tournaments are limited to 2 to 5 teams. The new facility will allow for tournaments of up to 20 teams and will allow for multi-day tournaments. Visit Marshfield has estimated the positive economic impact to be in excess of \$800,000 annually. This facility will also provide more opportunities for smaller schools to participate in larger tournaments without having to travel or pay higher tournament fees. Despite the small size of our past tournaments, we've hosted schools from Eau Claire and farther. The new facility will allow us to expand tournament offerings to schools in the surrounding area and from greater distances. This will benefit local hotels and restaurants, as well as those schools able to participate.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?



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- 4. Describe the timeline for this proposal.** Note this grant requires the funding recipient to complete work on the proposal/project within one calendar year (2025).

Design and engineering began in 2021. Inspection, abatement, and demolition of prior building took place in spring and summer of 2022. Fundraising took place starting at that time. Further site preparation and construction began in spring of 2024. Estimated occupancy is September 2025.

- 5. Explain how this proposal will provide a Return on Investment (ROI) to Wood County.** Please be as specific as possible. E.g. The housing incentive we offered with County Economic Development funds will lead to an annual tax levy increase of \$X.

A conservative estimate of 26 tournaments per year of 16 teams each was used by Visit Marshfield to estimate an economic benefit to the City of Marshfield of over \$800,000 annually. That is not counting athletic camps that would take place in the summer. Our coaches and athletic director estimate that tournaments could host up to 20 to 28 teams depending on age level and sport. In the recent past we've hosted teams from 75 miles away or more. The new facility will increase the potential to draw teams from farther away, increasing the likelihood that those teams will use Marshfield hotels, restaurants, and other businesses.

- 6. Describe the match for this proposal.** Note that a 1:1 match is preferred. E.g. For a \$5,000 grant award, the grantee must provide \$5,000 of in-kind or financial match. The match must occur within the calendar year (2025) the funds are awarded for.

We've already received nearly \$4,000,000 in cash donations and have about 95% of the total needed either donated or pledged. 2025 pledge payments should be in excess of \$2,000,000.



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Funding Considerations/Request Summary

(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$	Revenue/Income	
Total Proposal Cost	\$ 11,000,000	Cash Donations	\$ 3,874,451
Total Amount Requested	\$ 100,000	Pledges	\$ 6,487,475
Total Match *	\$ 3,874,451	Total Revenue/Income	\$ 10,361,926
* Please provide a match explanation in question 6.		Expenses	
		Design/Engineering	\$ 7796.25
		Site Preparation	\$ 188485
		Construction/Finishing	\$ 10803708.75
		Total Expense	\$ 11000000

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. This report must be submitted no later than Tuesday, October 1, 2025. Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

	David J Eaton	6/27/2024
Signature	Printed Name	Date

Highest Organization Elected Official/Board Chair

	Rev. Douglas C. Robertson	6-27-2024
Signature	Printed Name	Date



1/29/2024
Ken Heiman
Member of Campaign Steering Committee
Columbus in Motion Athletic Complex
10898 Hwy 10 West
Marshfield, WI 54449

Subject: Letter of Support for the Columbus in Motion Athletic Complex Project

Dear Mr. Heiman,

I am writing this letter on behalf of Visit Marshfield to express our wholehearted support for the proposed Columbus in Motion Athletic Complex Project initiated by your group. We believe that this endeavor aligns perfectly with our goals to bring more visitors to Marshfield while enhancing the quality of life for our residents and fostering a sense of community within Marshfield.

Visit Marshfield has always valued and supported initiatives that can drive visitors to Marshfield such as basketball & volleyball tournaments and events. Your project, aimed at improving and expanding the athletic facilities for tournament use, is particularly commendable for its potential to provide numerous benefits to our community members and visitors.

We recognize the significant role that athletic events and tournaments bring visitors to our community and support our mission. The proposed improvements, as outlined in your project proposal, demonstrate a forward-thinking and comprehensive approach to meeting your students' needs and host tournaments in a logical manner.

Furthermore, we acknowledge the efforts your group has put into securing additional funding sources and partnerships to make this project a reality with approximately 80% of the funding already secured. It is heartening to see the community come together to support such initiatives, and we are confident that the positive impact of these improvements will be felt for generations to come.

In consideration of the above, Visit Marshfield pledges its full support for the Columbus in Motion Athletic Complex Project. We will actively collaborate with your organization to explore potential avenues for financial assistance, grant opportunities, and any other resources that may contribute to the successful implementation of this project.

We look forward to witnessing the positive establishment of the Columbus in Motion Athletic Complex Project and the enrichment it will bring to the lives of our residents and visitors. Visit Marshfield estimates based on the 26 proposed tournaments the facility could make a \$836,160 economic impact to Marshfield, see the attached economic data for more information. Thank you for your dedication to enhancing the community, and please do not hesitate to reach out if you require any further assistance or collaboration.

Sincerely, Matt McLean

Executive Director - Visit Marshfield



10898 US Highway 10 West
Marshfield, WI 54449
Phone 715-676-2177
Fax 715-676-3636

01/29/2024

To Whom It May Concern:

I'm writing today to share my support of the CCS (Columbus Catholic Schools) Building Project. I'd also like to point out that this project contains a number of elements that offer economic benefits to the Marshfield area but also opportunities for our youth in the Marshfield and surrounding areas as well.

Buildings comprised of this physical size and design provide the Marshfield area, as well as the smaller cities that surround, a new ability to be competitive. We see a number of places that allow for both Class D1 and Class D2 teams to both attend state and out-of-state competitions. The use of this building is tailored to match the needs for additional Class D3, D4 and D5 competitions/tournaments for sports such as volleyball and basketball that are vastly underserved. Planning committees have discussed the potential combination of approximately 26 different tournaments – with each hosting 16 individual teams. A single tournament would be a huge economic impact to the community between lodging, meals, fuel, etc.....let alone 26 tournaments!

The open concept also increases opportunities beyond the sports sector. The building can also act as a venue for theatre performances, festivals, and other activities. Furthermore, the plan, I believe, has allowed for both educational areas (i.e. classrooms) as well as a center to promote physical training and safety. These classrooms are to serve not only the school week, but extra-curricular activities on the weekends as well.

As noted, I am in high support of this CCS Building Project. My hope is that you would see the many benefits as well.

Respectfully,

Ken Heiman

General Manager/Partner
Nasonville Dairy, Inc.

CENTURY 21

Gold Key Realty, Inc.

1643 N Central Avenue
Marshfield, WI 54449
(715) 387-2121

This letter is to show our complete support from Century 21 Gold Key Realty Inc for the new Columbus Education and Fieldhouse facility. Not only will this new building allow Columbus Catholic Schools to grow as our enrollment keeps getting higher every year but the new state of the art fieldhouse will bring exciting things that will make a huge difference to our community. We will be able to hold large state tournaments in several different sports. The facility will be available to other organizations as well including other schools.

This will have a very powerful effect on the economics of our city and other businesses. Not only from the teams, families and friends coming to Marshfield but also keeping our families here in Marshfield as we host the events. Traveling to Marshfield rather than traveling away makes a very strong impact on our city.

Columbus Catholic Schools takes great pride in their school and students and it shows in our community and in the families in our area.

Respectfully,



Rita Blenker

Broker/Owner

CENTURY 21 Gold Key Realty Inc.

Each office is Independently Owned and Operated





Draxler Transport, Inc.

P.O. Box 1121 • Marshfield, WI 54449
Marshfield Office (715) 591-2222 • Fax (715) 591-6983

January 29, 2024

Dear Grant Evaluation Committee Members:

Please accept this enthusiastic letter of support of the Columbus Catholic Schools building project; a project that enhances the well being and financial vitality of our rural community in Central Wisconsin. As a life-long resident and business owner in Marshfield, I believe strongly in the importance of such investments to attract and retain young people and families who are our future.

The financial benefits of athletic facilities in small communities are innumerable and well-documented. From an economic standpoint, such facilities add economic vitality for the hosting site, but also for the restaurant, lodging, and retail industry. Youth sports and other school-based activities also provide an environment where young people find a community, learn valuable lessons, and unite families. These are healthy places for children to thrive. Such facilities enhance local engagement and sense of pride.

This project has already generated significant support in our community. Our community sees that continual re-investment in our infrastructure and facilities will guide our future vitality.

Thank you for considering our request and recognizing the importance of investing in rural Wisconsin.

Sincerely,

Marty J. Draxler

President, Draxler Transport



Marketing

PHONE 608-793-6319

FAX 608-793-6311

EMAIL marketing@kwiktrip.com

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

June 25, 2024

Kwik Trip Letter of Support

It has long been the goal of Kwik Trip to make a positive difference in the lives of others, especially in those communities we serve. We are particularly proud of our record of supporting programs aimed at benefiting children and young people, including through projects that give them greater recreational and athletic opportunities.

We were excited to hear of the Columbus Catholic Schools Fieldhouse Project underway in Marshfield and wish to offer our support for this project. The facility looks poised to greatly expand athletic opportunities for children and youth throughout the area and in doing so attract many more visitors to Marshfield each year. This is a win for children throughout Central Wisconsin as well as for Kwik Trip and other local businesses that will enjoy the benefits of more potential customers being drawn to Marshfield by this facility. We would ask that the City of Marshfield join us in our support.

Best,

Greg Scriver
Senior Vice President, Kwik Trip, Inc.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.





Wood County (WI) Economic Development Funding Application Instructions & Grant Information

The Wood County CEED (Conservation, Education, and Economic Development) Committee and the Board of Supervisors have made available a limited amount of economic development funds to be awarded each year to projects or proposals that seek to enhance the economic vitality of Wood County. This includes projects or proposals to encourage business growth and development, promote tourism and recreational opportunities, develop workforce retention or attraction strategies, and more.

To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy ([The Rural Economic Development Initiative \(REDI\) Plan](#)) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - Supporting **Entrepreneurship**
 - Offering collaborative **Economic Development Networking**
 - Ensuring robust **Technology Infrastructure**
 - Addressing **Housing** needs throughout the County
 - Engaging in solutions for **Child Care** Accessibility & Affordability
 - Supporting **Asset-Based Branding & Tourism**
 - Developing combined county-wide **Recreational Mapping** to increase use and attract tourism
2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
4. **Include a 1:1 Match:** Proposals should include at least a 1:1 match. The match can be monetary or in-kind contributions. A description of the match must be included in the application.

Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

Funds Available & Grant Size: A total of \$400,000 is available in this fund for the 2025 grant cycle. There is no cap in place for these requests, but keep in mind there is a **1:1 match preference** and scoring will be based, in part, on the match details.

What we do not generally fund: Annual campaigns, Operating expenses or losses, Debt retirement, Endowments, Direct support of individuals, Lobbying, Sectarian causes

Process: All applications are due by 4:30pm on Friday, July 5, 2024. Applications are reviewed in August, approved by the County Board in November and grantees will be notified following approval of the County budget. Note that funds will not be released until a project results report is presented to the CEED Committee.

Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?



**Wood County Economic Development
(Planning & Zoning/Extension)**
 400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
 Phone: 715-421-8466

Funding Considerations/Request Summary

(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$	Revenue/Income	
Total Proposal Cost	\$		\$
Total Amount Requested	\$		\$
Total Match *	\$	Total Revenue/Income	\$
* Please provide a match explanation in question 6.		Expenses	
			\$
			\$
			\$
		Total Expense	\$

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

<i>Kishon R Hoffmann</i>		
Signature	Printed Name	Date

Highest Organization Elected Official/Board Chair

<i>Tyler Freund</i>		
Signature	Printed Name	Date



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

Our proposal is to purchase property in our downtown to eliminate blight and collaborate with a non profit group to develop commercial and residential units. It would also increase our building incentive funds to complete a development agreement with a contractor to build 10 homes in our subdivision.

Our proposal aligns not only with one of the REDI Plan goals, but with two of them. It offers collaborative economic development networking and it addresses the housing needs. Please see the attached narrative and handouts to fully explain our proposal.

We are asking for \$100,000 as our 2025 Wood County Development Funding Request.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?

Applied in '20,'21,'22,'23,'24. Received, at least partial funds, in '20,'21,'22,'23



**Wood County Economic Development
(Planning & Zoning/Extension)**

400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

- 4. Describe the timeline for this proposal.** Note this grant requires the funding recipient to complete work on the proposal/project within one calendar year (2025).

Our proposal is for 2025

- 5. Explain how this proposal will provide a Return on Investment (ROI) to Wood County.** Please be as specific as possible. E.g. The housing incentive we offered with County Economic Development funds will lead to an annual tax levy increase of \$X.

Our housing incentive program is estimated to provide Wood County a 52% rate of return through the year 2026. The annual tax increase is shown on the attached sheets. Please refer to the attachments for a full explanation.

- 6. Describe the match for this proposal.** Note that a 1:1 match is preferred. E.g. For a \$5,000 grant award, the grantee must provide \$5,000 of in-kind or financial match. The match must occur within the calendar year (2025) the funds are awarded for.

Our match would be 1:1.
We plan on budgeting for \$100,000 in our 2025 budget.



**Wood County Economic Development
(Planning & Zoning/Extension)**
 400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
 Phone: 715-421-8466

Funding Considerations/Request Summary
 (provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$ 1,268,914	Revenue/Income	
Total Proposal Cost	\$ 200,000	Revenues	\$ 776,311
Total Amount Requested	\$ 100,000	Tax Levy	\$ 492,603
Total Match *	\$ 100,000	Total Revenue/Income	\$ 1,268,914
* Please provide a match explanation in question 6.		Expenses	
		Expenses	\$ 1,032,693
		Capital Projects	\$ 236,221
			\$
		Total Expense	\$ 1,268,914

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

	Tami Hahn, Clerk/Treasurer	6/28/24
Signature	Printed Name	Date

Highest Organization Elected Official/Board Chair

	Dale Nichols, Mayor	6/28/24
Signature	Printed Name	Date

**NOTICE OF PUBLIC BUDGET HEARING
FOR THE CITY OF PITTSVILLE**

Notice is hereby given that on Monday, November 27, 2023 at 5:00pm, at the Pittsville Community Hall, 5291 Third Avenue, a PUBLIC HEARING on the PROPOSED BUDGET of the City of Pittsville will be held. The proposed budget, in detail, is available for inspection at the City Clerk/Treasurer's office. Following is a summary of the proposed 2024 budget in comparison to the previous two years.

GENERAL FUND

	2022 Budget	2023 Budget	2024 Budget	% Change
REVENUES				
Taxes (other than property)	\$ 2,720	\$ 2,720	\$ 2,730	
Intergovernmental Revenue	\$ 473,110	\$ 495,188	\$ 641,486	
Licenses & Permits	\$ 5,790	\$ 5,900	\$ 6,175	
Fines, Forfeits & Penalties	\$ 6,500	\$ 6,500	\$ 5,650	
Public Charges for Services	\$ 9,920	\$ 10,370	\$ 12,270	
Miscellaneous	\$ 4,000	\$ 7,425	\$ 31,000	
Other Financing Uses	\$ 2,000	\$ 2,000	\$ 2,000	
	\$ 504,040	\$ 530,103	\$ 701,311	32.29712%
EXPENDITURES				
General Government	\$ 341,110	\$ 389,770	\$ 393,865	
Public Safety	\$ 215,095	\$ 238,806	\$ 297,400	
Public Works	\$ 248,140	\$ 256,700	\$ 276,410	
Health & Health Services	\$ 6,375	\$ 7,400	\$ 7,700	
Culture, Rec & Education	\$ 17,875	\$ 39,282	\$ 57,318	
Other Financing Uses	\$ 25,487		\$ -	
	\$ 854,082	\$ 931,958	\$ 1,032,693	10.80896%
(Deficiency) of Revenues over Expenditures	\$ (350,042)	\$ (401,855)	\$ (331,382)	
Net (Decrease) in fund balance	\$ (115,183)	\$ (154,459)	\$ (75,000)	
Summary of Property Taxes:				
General Fund	\$ 234,859	\$ 247,397	\$ 256,382	
Debt Service				
Capital Projects	\$ 83,819	\$ 84,539	\$ 236,221	
Local Levy	\$ 318,678	\$ 331,936	\$ 492,603	

Further notice is hereby given that the Common Council of the City of Pittsville, Wood County, will hold a Special Council Meeting to be held at the Community Hall immediately following the Public Hearing to adopt the 2023 Tax Levy to be paid in 2024.

Dated this 16th day of November, 2023.

Tami Hahn, City Clerk/Treasurer

With this grant request, the City of Pittsville will eliminate blight, create commercial space and residential housing and modernize our downtown. Our project is consistent with your REDI plan by enhancing the vitality of our Wood County Community. It focuses on initiatives for bettering the quality of life and economic development by addressing the housing needs and transforming the economic development network into a collaboration.

Part of our request is for purchasing a parcel in our downtown. We would then demo the existing deteriorated building and pave it for parking. This incentive is to collaborate with a local non-profit group to build commercial units and residential living spaces.

The developer is proposing to build an estimated \$1.2 million development next to the parcel the city is proposing to purchase, demo and pave. Their development is proposing to have commercial spaces on the ground floor and medium range apartments on the second. This project addresses our housing needs and creates economic development, both identified and consistent with your REDI plan.

To respond to the local housing shortage, we are asking for funds to increase our Building Incentive Account. There is a home contractor very interested in purchasing the 10 remaining lots in our Spring Creek Subdivision. The city is currently working with this contractor on a development agreement. They are looking to build two to three new homes a year. We need additional funds for our building incentive account to provide our building incentives currently in place. For "spec" homes, such as this, we are willing to pay the contractor up to \$15,000 for the purchase of a lot and \$75,000 as seed money to build a new home. The \$75,000 is payable back to the city 18 months after the release of the funds. The seed money reimbursement is deposited back into the building incentive account, but there will be periods of overlapping when one is paid out, not payable back yet and another one needs to be paid.

We have made great strides in our housing market. From the inception in January of 2019 through current, we have paid out \$255,900 in building incentives. We have gained \$2,556,300 in assessed value from the additional 10 homes, soon to be 12, that have already taken advantage of our incentives. In August, 2023, the council approved to double the incentive funds available for building a new home, spec home or duplex in the city limits. Because of the increased incentives, we have a spec home builder currently building a house, a soon to be new resident building a home and a very interested building contractor looking to buy the remaining vacant 10 lots in the Spring Creek Subdivision. From incentives granted, we have depleted our building incentive account down to \$41,935.

The City of Pittsville's 2025 Economic Development Grant request is for \$100,000. We would use \$50,000 to provide incentive to purchase the blighted property for commercial and residential development and \$50,000 to incentivize residential housing.

Thank you for your time reviewing and consideration of our 2025 grant request.

**Estimated Projections for City of Pittsville's Building Incentive Grant
Assessed Values on lots Given Building Incentives**

Parcel #		2020 Assessed Values
1st Spec Home 31-00742	Rayburn	\$216,900.00
31-00011B	Denniston	\$297,300.00
31-00723	Schiller	\$109,600.00
31-00747	Hahn	\$15,700.00
31-00746	Abel	\$15,700.00
31-00666 (Duplex)	Ruesch	\$2,400.00
31-00665 (Duplex)	Ruesch	\$10,000.00
Rademan 2nd Spec 31-00730	Downs	\$14,900.00
31-00672 (Duplex)	Darr	\$9,200.00
		\$691,700.00
Parcel #		2021 Assessed Values
31-00742		\$220,700.00
31-00011B		\$297,300.00
31-00723		\$227,700.00
31-00747		\$250,200.00
31-00746		\$303,500.00
31-00666		\$82,000.00
31-00665		\$10,000.00
31-00730		\$194,600.00
31-00672		\$9,200.00
		\$1,595,200.00
Parcel #		2022 Assessed Values
31-00742		\$220,700.00
31-00011B		\$297,300.00
31-00723		\$229,700.00
31-00747		\$250,200.00
31-00746		\$303,500.00
31-00666		\$230,000.00
31-00665		\$230,400.00
31-00730		\$194,600.00
31-00672		\$9,200.00
31-00106C	Peters	\$243,800.00
31-00635	McDaniel	\$175,900.00
		\$2,385,300.00

Parcel #		2023 Assessed Values
31-00742		\$220,700.00
31-00011B		\$297,300.00
31-00723		\$229,700.00
31-00747		\$250,200.00
31-00746		\$303,500.00
31-00666		\$230,000.00
31-00665		\$230,400.00
31-00730		\$197,000.00
31-00672		\$9,200.00
31-00106C		\$245,000.00
31-00635		\$342,500.00
		\$2,555,500.00
Parcel #		2024 Assessed Values
31-00742		\$220,700.00
31-00011B		\$297,300.00
31-00723		\$229,700.00
31-00747		\$250,200.00
31-00746		\$303,500.00
31-00666		\$230,000.00
31-00665		\$230,400.00
31-00730		\$199,900.00
31-00672		\$9,200.00
31-00106C		\$246,200.00
31-00635 (Removed old house)		\$316,900.00
31-00735	Towne Spec	\$7,400.00
31-00725	Wilke	\$14,900.00
		\$2,556,300.00

Parcel #		2025 Est Assessed Values
31-00742		\$220,700.00
31-00011B		\$297,300.00
31-00723		\$229,700.00
31-00747		\$250,200.00
31-00746		\$314,000.00
31-00666		\$230,000.00
31-00665		\$230,400.00
31-00730		\$199,900.00
31-00672		\$9,200.00
31-00106C		\$246,200.00
31-00635		\$316,900.00
31-00735		\$280,000.00
31-00725		\$300,000.00
Denyon Homes 2 Builds	\$280,000 per build	\$560,000.00
Downtown Development		\$0.00
		\$3,684,500.00
Parcel #		2026 Est Assessed Values
31-00742		\$220,700.00
31-00011B		\$297,300.00
31-00723		\$229,700.00
31-00747		\$250,200.00
31-00746		\$303,500.00
31-00666		\$230,000.00
31-00665		\$230,400.00
31-00730		\$199,900.00
31-00672		\$9,200.00
31-00106C		\$246,200.00
31-00635		\$316,900.00
31-00735		\$280,000.00
31-00725		\$300,000.00
Denyon Homes 4 Builds		\$1,120,000.00
Downtown Development		\$1,200,000.00
		\$5,434,000.00
Wood County Economic Grant Appl Supplement		

SEVEN YEAR		Estimated Tax Revenue from Previous Page		
	\$100,000 Investment	\$103,000 Initial Investment	No Investment	
	Wood County \$mill/thousand	Local at \$mill/thousand	School at \$mill/thousand	
2020	4.89 mill rate \$ 3,382.42	9.39 mill rate \$ 6,495.06	8.66 mill rate \$ 5,990.12	
2021	5.20 mill rate \$ 8,295.04	10.54 mill rate \$16,813.41	8.51 mill rate \$ 13,814.43	
2022	5.20 mill rate \$ 12,403.56	10.54 mill rate \$25,141.07	7.14 mill rate \$ 17,031.05	
2023	5.76 mill rate \$ 14,719.68	7.61 mill rate \$19,447.36	6.58 mill rate \$ 16,815.19	
2024	5.76 mill rate \$ 14,724.29	7.61 mill rate \$19,453.45	6.58 mill rate \$ 16,820.46	
Totals	\$53,524.99	\$87,180.64	\$70,471.25	
	54% ROI	85% ROI		
	Projected and Anticipated figures			
	with '25 Grant funds of \$100,000			
	\$200,000 Investment	\$203,000 Investment		
2025	5.76 mill rate \$ 21,222.72	7.61 mill rate \$23,039.05	6.58 mill rate \$ 24,244.01	
2026	5.76 mill rate \$ 31,299.84	7.61 mill rate \$41,352.74	6.58mill rate \$ 35,755.72	
Totals	\$106,047.55	\$151,572.43	\$130,470.98	
	52% ROI	75% ROI		
	Note: 2023 mill rate used above for 2024, 2025 & 2026			
	The city has paid out \$255,900 incentive funds since January 2019.			
	"Seed Money" of \$79,000 reimbursed			
	\$100,000 previous grants since 2019			
	City has invested \$103,000			
	Funds have earned \$3,768 in interest since 2019			
	Wood County Grant			



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title: Hewitt/Marsh trail

Applicant Organization: Village of Hewitt

Website: [Https://vihewitt.wi.gov](https://vihewitt.wi.gov)

Mailing Address: Village of Hewitt 11064 Mclean Drive Hewitt Wi. 54441

Street Address: (if different)

Contact Name & Title: Tom Iwanski Village trustee

Phone: 715 384 2396

Email: Iwanski@frontier.com

Proposal Narrative

1. **REDI Alignment** (select one) Recreational Mapping

If selected other, please describe:

2. **Please provide a summary of your proposal.** Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

In 2023, the village of Hewitt purchased a connector trail between the city of Marshfield and village of Hewitt. The previous owner threatened to close the trail if the village did not purchase it. The purchase price was \$55,000. Unfortunately, the trail had been neglected by the previous owner and is in need of major repairs. The boardwalk, which covers the wetlands, was built with old wooden pallets that are in rough shape. The trail has had to be closed in that section several times so repairs could be made. The cost to replace the lumber on the boardwalk is estimated at \$30,750 by Menards. The labor is estimated at 160 hours @ \$40/hour or \$6,400. Blacktop needs to be reapplied to current non-wetland areas at an estimated cost of \$12,000, bringing the total cost to an estimated \$49,150

3. **Have you received funds through this grant in the past?** (if yes, check box) No

Have you applied in the past? (if yes, check box) No

If yes, in which years did you receive funds and in which years did you apply?



**Wood County Economic Development
(Planning & Zoning/Extension)**

400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

4. Describe the timeline for this proposal. Note this grant requires the funding recipient to complete work on the proposal/project within one calendar year (2025).

The project would start in the spring of 2025.

5. Explain how this proposal will provide a Return on Investment (ROI) to Wood County. Please be as specific as possible. E.g. The housing incentive we offered with County Economic Development funds will lead to an annual tax levy increase of \$X.

The trail is used as a connector trail between Marshfield and Hewitt, and is used by bicyclists, walkers and joggers daily. It is a main attraction to Hewitt for tourists, builders and new home buyers.

6. Describe the match for this proposal. Note that a 1:1 match is preferred. E.g. For a \$5,000 grant award, the grantee must provide \$5,000 of in-kind or financial match. The match must occur within the calendar year (2025) the funds are awarded for.

In 2023, the village of Hewitt purchased the trail from the previous owner for a cost of \$55,000 plus lawyer fees. At this time, the village is unable to commit to funding the project because of an extremely tight budget. We are working on fundraiser plans (ex. a haunted trail for Halloween, raffles, donations from local residents and businesses.) We also have volunteers who are clearing out fallen trees and brush, and mowing grassy areas.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Funding Considerations/Request Summary
(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$ 0.00	Revenue/Income 0.00	
Total Proposal Cost	\$49,150.00	Funding Source A	\$ fundraising planned
Total Amount Requested	\$49,150.00	Funding Source B	\$ N/A
Total Match *	\$ 0.00	Total Revenue/Income	\$ Unknown at this time
* Please provide a match explanation in question 6.	Expenses		49,150.00
	Expense A	lumber	\$ 30,750.00
	Expense B	labor	\$ 6,400.00
	Expense C	blacktop	\$ 12,000.00
	Total Expense		\$ 49,150.00

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

	Tom Iwanski Village of Hewitt Trustee	7/1/24
Signature	Printed Name	Date

Highest Organization Elected Official/Board Chair

	Marlene Stueland President, Village of Hewitt	7/1/24
Signature	Printed Name	Date



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Wood County (WI) Economic Development Funding Application Instructions & Grant Information

The Wood County CEED (Conservation, Education, and Economic Development) Committee and the Board of Supervisors have made available a limited amount of economic development funds to be awarded each year to projects or proposals that seek to enhance the economic vitality of Wood County. This includes projects or proposals to encourage business growth and development, promote tourism and recreational opportunities, develop workforce retention or attraction strategies, and more.

To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy (The Rural Economic Development Initiative (REDI) Plan) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - o Supporting **Entrepreneurship**
 - o Offering collaborative **Economic Development Networking**
 - o Ensuring robust **Technology Infrastructure**
 - o Addressing **Housing** needs throughout the County
 - o Engaging in solutions for **Child Care** Accessibility & Affordability
 - o Supporting **Asset-Based Branding & Tourism**
 - o Developing combined county-wide **Recreational Mapping** to increase use and attract tourism
2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
4. **Include a 1:1 Match:** Proposals should include at least a 1:1 match. The match can be monetary or in-kind contributions. A description of the match must be included in the application.

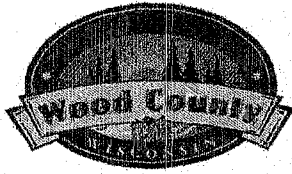
Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

Funds Available & Grant Size: A total of \$400,000 is available in this fund for the 2025 grant cycle. There is no cap in place for these requests, but keep in mind there is a **1:1 match preference** and scoring will be based, in part, on the match details.

What we do not generally fund: Annual campaigns, Operating expenses or losses, Debt retirement, Endowments, Direct support of individuals, Lobbying, Sectarian causes

Process: All applications are due by **4:30pm on Friday, July 5, 2024**. Applications are reviewed in August, approved by the County Board in November and grantees will be notified following approval of the County budget. Note that funds will not be released until a project results report is presented to the CEED Committee.

Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title: CEED Grant for C2 Makerspace

Applicant Organization: C2 Makerspace

Website: www.c2makerspace.com

Mailing Address: 10193 River Edge Lane, Marshfield, WI 54449

Street Address: (if different) _____

Contact Name & Title: Sondra Hastreiter

Phone: 715-600-6107

Email: sondrah@shilohbound.org

Proposal Narrative

1. **REDI Alignment** (select one) General Economic Development

If selected other, please describe: _____

2. **Please provide a summary of your proposal.** Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

The C2 Makerspace is a hands-on learning space for students, entrepreneurs and the community to create and collaborate through innovation and exploration.

The need for workforce continues to be one of the top needs for businesses in our area. As seen on page 8-9 of the REDI Plan a decline in population and an aging population has impacted the workforce negatively.

Providing a space for students to engage with nearby businesses and learn necessary skills for future job opportunities within Wood County are a key focus at the C2 Makerspace.

3. **Have you received funds through this grant in the past?** (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?

Applied and received monies in 2022, 2023, 2024



**Wood County Economic Development
(Planning & Zoning/Extension)**

400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

- 4. Describe the timeline for this proposal.** Note this grant requires the funding recipient to complete work on the proposal/project within one calendar year (2025).

The needed equipment would be purchased within 2025 and utilized at our facility.

- 5. Explain how this proposal will provide a Return on Investment (ROI) to Wood County.** Please be as specific as possible. E.g. The housing incentive we offered with County Economic Development funds will lead to an annual tax levy increase of \$X.

Five POD areas have been implemented. These include robotics/engineering, 3D printing, fabrication/laser, CNC/metals and Textiles. Estimates are to actively work with a diversity of students from 5th-12th grade in 11 school districts each year. It is estimated 20% of today's students will pursue jobs in STEM related fields. With the exposure of the students to the various PODS and the relationship with local business sponsors, it is more likely they will make Wood County their future home.

- 6. Describe the match for this proposal.** Note that a 1:1 match is preferred. E.g. For a \$5,000 grant award, the grantee must provide \$5,000 of in-kind or financial match. The match must occur within the calendar year (2025) the funds are awarded for.

Within our year-to-date budget, we currently have enough funds for a 1:1 match.

We are asking for a match of \$3500 to our \$3500 for a total of \$7000.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Funding Considerations/Request Summary
(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$ 100,000	Revenue/Income	
Total Proposal Cost	\$ 7000	Business Contributions	\$ 60,000
Total Amount Requested	\$ 3500	Grants & Individual	\$ 40,000
Total Match *	\$ 3500	Total Revenue/Income	\$ 100,000
* Please provide a match explanation in question 6.		Expenses	
		Wages	\$ 60,000
		Equipment & Materials	\$ 36,000
		Marketing & Professional Services	\$ 4,000
		Total Expense	\$ 100,000

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

	Sondra Hastreiter	6/28/24
Signature	Printed Name	Date

Highest Organization Elected Official/Board Chair

	Allie Hastreiter	6/28/24
Signature	Printed Name	Date



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Wood County (WI) Economic Development Funding Application Instructions & Grant Information

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To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy ([The Rural Economic Development Initiative \(REDI\) Plan](#)) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - o Supporting **Entrepreneurship**
 - o Offering collaborative **Economic Development Networking**
 - o Ensuring robust **Technology Infrastructure**
 - o Addressing **Housing** needs throughout the County
 - o Engaging in solutions for **Child Care** Accessibility & Affordability
 - o Supporting **Asset-Based Branding & Tourism**
 - o Developing combined county-wide **Recreational Mapping** to increase use and attract tourism
2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
4. **Include a 1:1 Match:** Proposals should include at least a 1:1 match. The match can be monetary or in-kind contributions. A description of the match must be included in the application.

Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

Funds Available & Grant Size: A total of \$400,000 is available in this fund for the 2025 grant cycle. There is no cap in place for these requests, but keep in mind there is a **1:1 match preference** and scoring will be based, in part, on the match details.

What we do not generally fund: Annual campaigns, Operating expenses or losses, Debt retirement, Endowments, Direct support of individuals, Lobbying, Sectarian causes

Process: All applications are due by 4:30pm on Friday, July 5, 2024. Applications are reviewed in August, approved by the County Board in November and grantees will be notified following approval of the County budget. Note that funds will not be released until a project results report is presented to the CEED Committee.

Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

The City of Marshfield Braem Park softball field project includes moving the existing ball field to the southwest, replacing the infield material, adding new fencing, dugouts, bases, bleachers, field lights, sidewalks, grading, seeding, and site restoration. The field is part of an overall larger park renovation project that includes new pickleball courts, pavilion, playground, and parking lot. The field is used daily by schools, clubs, and tournaments all spring and summer long. The field is used 4-5 times per night with mostly double-header games and 3-4 tournaments per summer. The project will support the Wood County REDI plan by increasing quality of life in the area and attracting out-of-town visitors, which will improve the local economy.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?

The City of Marshfield applied in 2024 and received funds in 2024.



**Wood County Economic Development
(Planning & Zoning/Extension)**

400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

4. Describe the timeline for this proposal. Note this grant requires the funding recipient to complete work on the proposal/project within one calendar year (2025).

Design: 2024 (Complete)
Bid Process: 2025 January - March
Construction: 2025 August - September
Completion: 2025 October

5. Explain how this proposal will provide a Return on Investment (ROI) to Wood County. Please be as specific as possible. E.g. The housing incentive we offered with County Economic Development funds will lead to an annual tax levy increase of \$X.

Currently, there is a shortage of softball fields in Marshfield. The Braem Park softball field is in bad shape and needs improvement. A new field with lights will attract local and regional games and tournaments, bringing in teams, players, families and coaches. More visitors means more revenue for hotels, restaurants, gas stations and local businesses. More business leads to more job growth and increased spending. Hosting successful games and tournaments at nice facilities, makes Marshfield a destination for future events and visitors. The new field will allow local groups and clubs to host larger events, attracting more visitors. This new field will compliment the new fields at the High School, which is only two blocks away. This makes the close distance between them more attractive for event planners and tournament directors. The major ROI is from increased tourism and spending.

6. Describe the match for this proposal. Note that a 1:1 match is preferred. E.g. For a \$5,000 grant award, the grantee must provide \$5,000 of in-kind or financial match. The match must occur within the calendar year (2025) the funds are awarded for.

The City of Marshfield committed \$175,000 toward the project in 2024 and is committing another \$100,000 toward the project in 2025.

The grant request is for \$100,000. The City is fulfilling their obligation to match monies 1:1, by committing \$275,000 toward the project.



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Phone: 715-421-8466

Funding Considerations/Request Summary
(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$ 495,000	Revenue/Income	
Total Proposal Cost	\$ 375,000	City of Marshfield	\$ 275,000
Total Amount Requested	\$ 100,000	Wood Cty CEED	\$ 100,000
Total Match *	\$ 100,000	Total Revenue/Income	\$ 375,000
* Please provide a match explanation in question 6.		Expenses	
		Design A&E Costs	\$ 25,000
		Construction	\$ 350,000
			\$
		Total Expense	\$ 375,000

Project Reporting Requirement

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Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

	Justin Casperson	7/1/24
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Highest Organization Elected Official/Board Chair

	Lois TeStrake	7-2-24
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>



Wood County (WI) Economic Development Funding Application Instructions & Grant Information

The Wood County CEED (Conservation, Education, and Economic Development) Committee and the Board of Supervisors have made available a limited amount of economic development funds to be awarded each year to projects or proposals that seek to enhance the economic vitality of Wood County. This includes projects or proposals to encourage business growth and development, promote tourism and recreational opportunities, develop workforce retention or attraction strategies, and more.

To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy ([The Rural Economic Development Initiative \(REDI\) Plan](#)) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - Supporting **Entrepreneurship**
 - Offering collaborative **Economic Development Networking**
 - Ensuring robust **Technology Infrastructure**
 - Addressing **Housing** needs throughout the County
 - Engaging in solutions for **Child Care** Accessibility & Affordability
 - Supporting **Asset-Based Branding & Tourism**
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2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
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Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

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Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Funding Considerations/Request Summary

(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$	Revenue/Income	
Total Proposal Cost	\$		\$
Total Amount Requested	\$		\$
Total Match *	\$	Total Revenue/Income	\$
* Please provide a match explanation in question 6.		Expenses	
			\$
			\$
			\$
		Total Expense	\$

Project Reporting Requirement

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Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Highest Organization Elected Official/Board Chair

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Summary of Proposal:

The Wood County Child Care Task Force was created in June 2022 to determine a plan to improve child care and is comprised of over 30 local organizations, child care providers and employers from both North and South Wood County. We continue to meet quarterly as one of the REDI Plan Implementation Teams.

On behalf of the Wood County Child Care Task Force, Childcaring, Inc. is requesting funds to support a Wood County Shared Services Network. Shared services networks provide centralized staff to help individual child care centers with staffing, human resources, paperwork related to enrollment and business expenses, educational leadership, professional development and more. Additionally, centers can maximize their buying power by making bulk purchases through the shared services model. Our goal is to cut overall expenses in Wood County child care businesses by at least 15%. According to Childcaring data in Wood County, there are currently 24 full-day and 8 part-day child care centers licensed for 9 or more children and 26 full-day child care centers regulated to serve 8 or fewer children. Several of the larger centers are not-for-profit programs, but the majority of centers are either privately owned or operate as LLCs with very limited budgets and staffing.

Directors/owners must dedicate time to administrative tasks, recruiting and onboarding new staff, grant reporting, payroll, HR services, processing payments from families, etc. In addition, due to the smaller size of their facilities, they are not benefiting from the ability to purchase in bulk, including supplies, food, and other items. According to information collected from Wood County child care directors in early 2024 through cohorts funded by the WI Department of Children and Families Dream Up grant and facilitated by Childcaring staff, directors/owners are very interested in continuing discussions and have some great ideas about utilizing local products and services. For example, one center in Wood County licensed for just under 100 children from 6 weeks to 12 years old, currently spends about \$66,500 each year on food and formula (about 65% of infants at this center are using formula). If we could determine some implementation of bulk purchasing strategies or other cost saving measures for feeding the children at a 15% discount would save this one center nearly \$10,000 per year. In Wood County there are 9 group child care programs serving more than 70 children. Assuming similar annual food expenses, this could collectively save the centers nearly \$100,000 on food and formula expenses alone. Imagine the cost savings on other expenses like cleaning supplies and other consumables like toilet paper and paper towels? Not to mention the services required to run a successful business, like accounting or HR activities. Child care businesses need leadership, coordination and facilitation to bring these cost-saving measures to fruition. When these centers are able to cut costs through shared service options, child care becomes more affordable for working families while leading to long-term financial stability for the child care businesses.

The Wood County Shared Services Network is a unique approach to stabilizing the child care industry and improving the quality of care provided in Wood County. Wood County Economic Development funding would support a part-time staff person, a Shared Services Network Coordinator, and travel expenses to coordinate and develop the Network. The Coordinator would facilitate monthly in person networking meetings with

child care business owners to gather input about needed goods and services. They would also explore potential vendors and professional support options. The Coordinator would communicate individually with child care business owners in between meetings and schedule outside professional presentations as needed. The budget includes meeting supplies and participation stipends for the child care business owners.

This project addresses three of the strategic goals of the REDI Plan. Not only does it directly engage in solutions for child care accessibility and affordability it also supports entrepreneurship and economic development networking. The REDI plan is a driver for economic success in Wood County. Talent attraction and retention are significant factors for economic development. Successful businesses require skilled workers. They benefit when they know that their employees aren't faced with the unpredictability of inconsistent child care. Working parents need child care in order to be successfully employed and to advance in their careers. Healthy and safe child care options improve health outcomes and create our future workforce. Children develop foundational skills, school readiness and receive social and emotional support when they have access to quality child care. All of this in turn creates economic and community prosperity. The Network would also support entrepreneurship among those child care directors who also own their child care businesses as well as economic development networking opportunities by bringing them together on a regular basis.

Furthermore, the new Wood County Community Health Assessment just released in June 2024 highlights child care affordability as a major issue for many families in Wood County. This is the first time that child care has been identified as a community health priority in Wood County.



Wood County (WI) Economic Development Funding Application Instructions & Grant Information

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To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy ([The Rural Economic Development Initiative \(REDI\) Plan](#)) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - Supporting **Entrepreneurship**
 - Offering collaborative **Economic Development Networking**
 - Ensuring robust **Technology Infrastructure**
 - Addressing **Housing** needs throughout the County
 - Engaging in solutions for **Child Care** Accessibility & Affordability
 - Supporting **Asset-Based Branding & Tourism**
 - Developing combined county-wide **Recreational Mapping** to increase use and attract tourism
2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
4. **Include a 1:1 Match:** Proposals should include at least a 1:1 match. The match can be monetary or in-kind contributions. A description of the match must be included in the application.

Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

Funds Available & Grant Size: A total of \$400,000 is available in this fund for the 2025 grant cycle. There is no cap in place for these requests, but keep in mind there is a **1:1 match preference** and scoring will be based, in part, on the match details.

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Process: All applications are due by 4:30pm on Friday, July 5, 2024. Applications are reviewed in August, approved by the County Board in November and grantees will be notified following approval of the County budget. Note that funds will not be released until a project results report is presented to the CEED Committee.

Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?



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Funding Considerations/Request Summary

(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$	Revenue/Income	
Total Proposal Cost	\$		\$
Total Amount Requested	\$		\$
Total Match *	\$	Total Revenue/Income	\$
* Please provide a match explanation in question 6.		Expenses	
			\$
			\$
			\$
		Total Expense	\$

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Highest Organization Elected Official/Board Chair

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Describe the match for this proposal.

Wood County Parks & Forestry would contribute time/equipment at the disposal site for prepping and restoring area. Estimated time/equipment for that would be \$2,500. The Aqua Skiers have provided time and equipment for the initial water depth readings and will also provide time and equipment for the installation and removal of the silt screening during the dredging (approximately \$1000). The Aqua Skiers have made consistent improvements around the Red Sands Beach area over the years including additional security cameras, wooden stairs down the hill in the bay, and time working on the open pavilion. The most recent was the addition of two brand new docks in 2022 that are used by the public when not in use by the team. The cost for these docks were \$77,988 plus \$2500 annually for installation and removal. The Aqua Skiers are a 501c3 non-profit organization and would contribute financially as able.



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Phone: 715-421-8466

Wood County (WI) Economic Development Funding Application Instructions & Grant Information

The Wood County CEED (Conservation, Education, and Economic Development) Committee and the Board of Supervisors have made available a limited amount of economic development funds to be awarded each year to projects or proposals that seek to enhance the economic vitality of Wood County. This includes projects or proposals to encourage business growth and development, promote tourism and recreational opportunities, develop workforce retention or attraction strategies, and more.

To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy ([The Rural Economic Development Initiative \(REDI\) Plan](#)) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - o Supporting **Entrepreneurship**
 - o Offering collaborative **Economic Development Networking**
 - o Ensuring robust **Technology Infrastructure**
 - o Addressing **Housing** needs throughout the County
 - o Engaging in solutions for **Child Care** Accessibility & Affordability
 - o Supporting **Asset-Based Branding & Tourism**
 - o Developing combined county-wide **Recreational Mapping** to increase use and attract tourism
2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
4. **Include a 1:1 Match:** Proposals should include at least a 1:1 match. The match can be monetary or in-kind contributions. A description of the match must be included in the application.

Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

Funds Available & Grant Size: A total of \$400,000 is available in this fund for the 2025 grant cycle. There is no cap in place for these requests, but keep in mind there is a **1:1 match preference** and scoring will be based, in part, on the match details.

What we do not generally fund: Annual campaigns, Operating expenses or losses, Debt retirement, Endowments, Direct support of individuals, Lobbying, Sectarian causes

Process: All applications are due by 4:30pm on Friday, July 5, 2024. Applications are reviewed in August, approved by the County Board in November and grantees will be notified following approval of the County budget. Note that funds will not be released until a project results report is presented to the CEED Committee.

Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

See "Proposal Narrative" attachment

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?

See "Proposal Narrative" attachment



**Wood County Economic Development
(Planning & Zoning/Extension)**

400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

- 4. Describe the timeline for this proposal.** Note this grant requires the funding recipient to complete work on the proposal/project within one calendar year (2025).

See "Proposal Narrative" attachment

- 5. Explain how this proposal will provide a Return on Investment (ROI) to Wood County.** Please be as specific as possible. E.g. The housing incentive we offered with County Economic Development funds will lead to an annual tax levy increase of \$X.

See "Proposal Narrative" attachment

- 6. Describe the match for this proposal.** Note that a 1:1 match is preferred. E.g. For a \$5,000 grant award, the grantee must provide \$5,000 of in-kind or financial match. The match must occur within the calendar year (2025) the funds are awarded for.

See "Proposal Narrative" attachment



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Funding Considerations/Request Summary
(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$	Revenue/Income	
Total Proposal Cost	\$	Funding Source A	\$
Total Amount Requested	\$	Funding Source B	\$
Total Match *	\$	Total Revenue/Income	\$
* Please provide a match explanation in question 6.		Expenses	
		Expense A	\$
		Expense B	\$
		Expense C	\$
		Total Expense	\$

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

	Duane A. Gau	7-3-2024
Signature	Printed Name	Date

Highest Organization Elected Official/Board Chair

	Betsy A. Mancel	7-3-2024
Signature	Printed Name	Date

1. REDI Alignment:

General Economic Development

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

The Village of Port Edwards was greatly affected by the closure of the Domtar Paper Mill in 2008. At the time it closed, the Mill provided over 500 direct jobs and an additional 800 indirect jobs, which was already down significantly from the more than 1,200 jobs it once directly supported on-site.

In the years after the Mill's closure, redevelopment and reuse of the Mill and surrounding buildings has been slower than expected. However, DMI plans to resume demolition of the Mill building later this summer.

In preparation for the demolition of the Mill building, the Village of Port Edwards completed a Reuse and Redevelopment plan focused on identifying next steps for the surrounding properties. A copy of the plan is attached to this application. The plan lays the groundwork for next steps to revitalize the area, particularly the vacant former Administration Building. This building is half-owned by Wood County, with DMI retaining ownership of the other half. Split ownership of the building and years of decay make this an exceptionally difficult property to redevelop.

Port Edwards is a small rural community that does not have the staff capacity to carry out all of the implementation activities identified in the plan. We propose using the grant funding to make this plan a reality. We propose hiring a consultant to work with Wood County, DMI, and other stakeholders. The consultant will refine a preferred alternative and craft an RFP/RFQ to recruit a developer that can execute the plan's vision.

The Village has had preliminary discussions with the YMCA and the owner of the Computer Data Center regarding the redevelopment of those two properties. This project also would allow the Village to explore those concepts in more depth and create additional redevelopment around the Mill. Those properties could be added to the RFP/RFQ process if the property owners choose to participate.

The Reuse and Redevelopment plan includes four design alternatives that encompass the goals of the Wood County REDI Plan. In particular:

- **Housing:** The plan encourages the development of housing on the Administrative Building property and the YMCA property.
- **Recreational Trail:** The plan envisions a trail loop through the property that connects the Village to Wisconsin Rapids and Nekoosa. This centrally located property will serve as a trailhead and resting spot for trail users to enjoy the scenic waterfront views.
- **Vibrant Community to Live, Work, and Play:** Despite the long stretches of rivers throughout the region, there are virtually no existing commercial establishments where customers can be directly on the waterfront. This location can take full advantage of the scenic views across the Mill Pond and will be a treasured outdoor dining and recreational experience for locals and visitors alike. Featuring a brewpub, recreational trail, outdoor

sports, and a music stage, this location will draw tourists to the area and improve the quality of life for residents.

3. Have you received funds through this grant in the past? Yes

Have you applied in the past? Yes

If yes, in which years did you receive funds and in which years did you apply?

In 2023, the Village applied for 5 projects totaling a request of \$450,000. The requests were for Murals (\$75,000), Dog Park (\$10,000), Bike Trail (\$80,000), Downtown Improvements (\$100,000), and Land Acquisition (\$150,000).

Two of the five requests received partial funding The approved projects were for a bike trail (\$20,000) and land acquisition (\$75,000), for a total of \$95,000.

Commented [SH1]: Duane, can you confirm if these were spent, or did the Village have to return the funds?

4. Describe the timeline for this proposal. Note this grant requires the funding recipient to complete work on the proposal/project within one calendar year (2025).

Timeframe	Activity
Month 1	Kick-off meetings with DMI and Wood County
Month 1-3	Refine a preferred alternative and decide key components of the RFP/RFQ (sale price, timeline, portion of property for sale, etc.)
	Meet with state and federal agencies to identify funding sources that will be the best fit for this project.
	Meet with potential end-users to identify viability/interest for the targeted reuses of the property
	Meet with surrounding property owners to identify other redevelopment opportunities for the YMCA and Computer Data Center buildings
Month 3-4	Assemble developer list based on the preferred concept alternative and create an RFP/RFQ
Month 3-6	Issue RFP/RFQ and interview developers
Month 7	Select developer to implement preferred alternative

5. Explain how this proposal will provide a Return on Investment (ROI) to Wood County

This proposal will provide a significant ROI on Wood County’s \$10,000 investment in the following ways:

- 1) The Administrative Building, partially owned by Wood County, is a massive liability. It is severely blighted and a target for vandalism. In our assessment, the building needs to be demolished to clear the way for a more productive use of the property. This proposal will identify a buyer, identify demolition funding from state and/or federal sources, and put the property back into productive use. This will save taxpayer money and eliminate the County’s risk of liability from owning a severely blighted building.
- 2) The buildings in and around the Mill property have lost substantial value from their peak. Spurring reinvestment in this area will increase the tax base for the County and create

numerous jobs for residents. We project that implementing the redevelopment concepts would bring the property from \$0 valuation to upwards of \$3.5 million - \$4.8 million in taxable value.

- 3) The Village has limited funds and staff capacity to apply for federal/state grants. This project will enable the Village to apply for hundreds of thousands of dollars in federal/state grants to fund demolition of the Administrative Building.

6. Describe the match for this proposal. Note that a 1:1 match is preferred.

The total project budget is \$20,000 (see "Project Budget" attachment.) We propose a 1:1 match, with the Village providing \$10,000 and the County providing \$10,000. The project is expected to take approximately 7 months to complete.

Port Edwards Mill Implementation Plan

		HOURS BY POSITION				
		Principal Planner	Assistant Planner	Associate Designer	Admin. Assistant	
<i>V&A Staff:</i>		<i>Scott Harrington</i>	<i>Scott Heacock</i>	<i>Elona</i>	<i>Nicole</i>	
<i>Hourly Rate:</i>		<i>\$200</i>	<i>\$90</i>	<i>\$150</i>	<i>\$70</i>	
PHASES & TASKS:		Notes				
Phase 1: Mill Reuse and Revitalization Plan Implementation			44	92	15	10
1	Biweekly Meetings: DMI and Wood County		12	12		
2	Refine Concepts		5	5	15	
3	Informational Meetings with Potential End-Users and Developers (3-4)		5	10		
4	Discussions with state/federal agencies to identify best sources of grant funding (3-4)		5	10		
5	Discussions with surrounding property owners (YMCA and CDC)		5	10		
2	Assemble Developer List		2	10		
3	Draft RFP/RFQ		5	25		10
4	Interview Developers		5	10		

Total V&A Hours	Total V&A Labor	Printing Costs	Round Trip Miles	TOTAL COST for PHASE
			\$/mile:	
			\$0.680	
161	\$20,030	\$0	\$0	\$20,030
24	\$3,480			\$3,480
25	\$3,700			\$3,700
15	\$1,900			\$1,900
15	\$1,900			\$1,900
15	\$1,900			\$1,900
12	\$1,300			\$1,300
40	\$3,950			\$3,950
15	\$1,900			\$1,900



Village of Port Edwards

Reuse and Redevelopment Plan

Acknowledgements

Village Board

- Betsy Mancl, President
- Caleb McGregor, Vice President
- Tiara Grunden
- Jennifer Moore
- Lonn Radtke
- Erik Saylor
- Joe Zurfluh

City Staff

- Duane Gau, Interim Village Administrator
- Ben Martinson, Public Works Director
- Diane Tremmel, Clerk/Treasurer

Village Planning Commission

- Tiara Grunden
- Doug Kasten
- Bob Kroll
- Lisa Miller
- Scott Stewart

Department of Natural Resources

- Michael Prager
- Candice Quandt

Vandewalle & Associates

- Scott Harrington, AICP
- Scott Heacock
- Elona Bartnick
- Jeff Maloney
- Dean Proctor
- Dan Eckberg, AICP

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Introduction

The Village of Port Edwards was greatly affected by the closure of the Domtar Paper Mill in 2008. At the time it closed, the Mill provided over 500 direct jobs and an additional 800 indirect jobs, which was already down significantly from the more than 1,200 jobs it once directly supported on-site. Shortly after the closure, the Village assembled a detailed plan for redevelopment of the property in partnership with the new property owner, DMI Acquisitions.

In the years after the Mill's closure, redevelopment and reuse of the Mill and surrounding buildings has been slower than expected. Understandably, Village residents and elected officials are frustrated by the lack of redevelopment progress on the property. The delay began when the demolition contractor for the project filed for bankruptcy in 2015. This resulted in years of litigation between DMI and the demolition contractor. Now that their litigation is resolved, DMI plans to resume demolition on the Mill building in 2024. As of the writing of this plan, DMI was pursuing a demolition permit approval and a development agreement with the Village.

Given the many years of delay, the Village is eager to move this process along as quickly as possible. This plan seeks to lay the groundwork for a quick and realistic redevelopment that can resolve this persistent issue for the Village of Port Edwards. With progress once again occurring on the site, this plan revisited earlier planning efforts and explored the surrounding context for additional opportunities to generate tax base for the Village.

The largest unknown for the planning area is redevelopment of the former Administration Building. The building sits on two separate parcels, and the northern portion was transferred to Wood County due to delinquent property taxes in 2022, while the other half remains owned by DMI. This building presents a great challenge and opportunity for redevelopment in this area. This analysis culminated in four scenario alternatives that set a vision that reflects current economic trends and community priorities. This plan was made possible with funding provided by the Wisconsin DNR Remediation and Redevelopment Program.

2008 – Domtar closes the Mill.

2013 – DMI purchases the Mill property.

2014 – DMI begins demo.

2015 – Demo ends prematurely due to contractor going bankrupt.

2017 – DMI sells warehouse property. Begins operating as a warehouse for Milk Specialties Global.

2022 – Computer Data Center and Administration building are transferred to Wood County due to delinquent property taxes.

2023- DMI resolves litigation with demolition contractor. Begins process of reapplying for demolition permits and hiring new demolition contractor.

2023 – Investor purchases computer data center.



Existing Property Conditions and Ownership

The property has a long and complex history with a variety of issues that need to be considered during any redevelopment. Based on conversations with individuals familiar with the properties, this section documents the overarching property conditions and conditions of buildings within the study area.

Overarching Property Conditions:

VPLE: Prior to selling the property, Domtar obtained site closure and a Voluntary Liability Exemption (VPLE) for the entire Mill property. There was significant environmental testing and remediation of the property conducted as a result of that process. There are a few small areas of continuing obligations on the Study Site that are encapsulated and cannot be disturbed. There are no known environmental issues on the property for the former Administration Building.

Compatible Reuses: The proposed Planned Unit Development (PUD) zoning for the Mill properties allows a wide range of uses, including residential, commercial, and industrial. DMI plans to increase the number of rail spurs on their property and lease out spaces primarily for industrial uses. Based on the configuration of the property and location of those planned improvements, we have determined that residential and other non-industrial uses are feasible on the Administration Building site.

Parcel Lines: When the Mill had a single property owner, parcel lines had no bearing on the location of new buildings or utilities. This left unresolved issues of utilities on the property without proper easements and parcel lines that divide buildings in half. Most of these issues will be resolved as DMI completes the Village's PUD process and replats the property. There are remaining issues concerning covenants between property owners for maintenance of internal utility and private road infrastructure. The implementation phase will need to consider the responsibilities each property owner will have for developing and maintaining the shared infrastructure in the area.

Public Water Access: The Mill Pond is a great amenity for the Village with great views and calm waters. However, there is very limited public access available. The Administration Building site provides a great opportunity to create access to the Mill Pond. A planned bike trail along the waterfront will create a complementary recreational asset. The proximity to the historic John Alexander statue adds an additional element of community importance to

this location. These factors make this an ideal location for a brewpub or restaurant that can serve as a resting point along the trail for people to relax and take in the scenery. A brewpub or restaurant could support additional recreational facilities for the Mill Pond and surrounding open space without creating new maintenance costs for the Village.

Flooding: Basement flooding and leaking roofs have been an ongoing issue in the Study Site, particularly for the Administration Building and CDC. These buildings have water and mold damage that has been unaddressed while they have sat vacant for years. Based on the assessment of individuals that have recently walked through the buildings, rehabbing these buildings would, at a minimum, require completely gutting the inside down to the studs and starting from scratch.

Asbestos: Due to the age of the buildings in the Study Site, there is a significant amount of asbestos in nearly every building. The increased costs of asbestos remediation need to be considered in any rehabilitation or redevelopment of buildings on the property.

Economic Conditions: Wood County is designated as a “Distressed County” by WEDC, and the Study Site is located in an Opportunity Zone. Although attracting new business to an economically challenged region will be difficult, these designations open up new sources of funding that can be used to implement the plan. Additionally, initial stakeholder outreach revealed that existing property owners are unsure of the best industries to target for recruitment. Understanding and communicating the local economy’s strengths and developing a list of target industries for recruitment is an important factor in implementation.

Waterfront Trail: A long-discussed feature on the Study Site is a trail through the property along the waterfront of the Mill Pond, hydro spillway, and the Wisconsin River. Engineering concepts already have been completed for the trail, but funding that was previously allocated to the project was redirected due to ongoing property maintenance issues on the Mill Building. When complete, the trail would provide a riverfront path for Village residents to enjoy, complete with a public art installation honoring the history of the Mill.

Power: The site was originally powered by the Domtar-owned hydro dams. In 2014, the hydro dams were disconnected from the site and new distribution lines to Alliant Energy were installed. However, only the Warehouse was reconnected with new transformers. All of the buildings on the Mill property have transformers, but not all of them are connected to power yet. Getting all of the buildings up and running will likely require significant internal rewiring.

Downtown: Market Avenue serves as the Village of Port Edward’s historic downtown and is the only walkable business district in the Village. It features Village Hall, a Post Office, restaurant, hair salon, and a few other local businesses. Local businesses in the downtown were severely impacted by the closure of the Domtar Mill in 2008. Almost overnight, the community transitioned from a job center into a bedroom community. Since 2008, the Village has taken bold efforts to revitalize business in the community to reestablish its commercial core and bring jobs back into the downtown area. The Downtown is less than a 10-minute walk from the Mill property.



Surrounding Building Conditions and Plans

Many of the properties in this area are under private ownership and already have detailed plans in place for future development. The key exception is the former Administration Building. The split ownership of the property is a major impediment to redevelopment. Additionally, there is no clear vision for desired redevelopment. With that in mind, the scenario alternatives in this plan focus on the former Administration Building to create a clear vision that is compatible with adjacent properties. Map #1 details the existing ownership and usage of nearby properties.

Former Administration Building: This 153,000 square foot, three story building was expanded over time and is located on two separate parcels. The northern section was foreclosed on by Wood County due to delinquent property taxes, while the southern section is still owned by DMI. Potential investors have stated that the split ownership of the building is a major factor in their decision not to purchase and redevelop this building. Resolving the split ownership of this building is a critical component to putting this blighted property to productive use. DMI's previous demolition permit included a concept of property lines that put the administration building on a single parcel. The scenario alternatives in this plan used those proposed property lines as the basis for the designs.

Additionally, the building's configuration (which is actually four separate, interconnected structures) and prior uses for office, storage, laboratory, and pro-type manufacturing spaces creates difficulties in adapting to other uses. In 2020, the Village hired an engineering firm to investigate the building conditions throughout the Mill property. A review of that report, along with building blueprints, to determine the reuse potential for each building can be found in Appendix A. In summary, the west wing is the most intact and may be salvageable. However, the rest of the building is in poor condition and ill-suited for reuse. The salvageable portion of the building is much wider than a typical residential building footprint and would be most suitable for flex space use.

Mill Building: The Mill was vacated in 2008 and has been empty since that time. In 2014, demolition began on the Mill but was cut short when the demolition contractor filed for bankruptcy. After years of delays, DMI has resolved their litigation with the contractor and plans to resume demolition on the Mill building during 2024. DMI recently hired a new demolition contractor and is in the process of filling out the four required demolition permits for the property (state, local, FERC, and DNR). They have hired an engineering firm to complete the platting and redesign process for the building. Conceptual renderings of the rehabbed Mill Building are already complete. In short, the southern portion of the Mill Building will be demolished, the southern exterior wall will be replaced, and the remaining 410,000 square foot, two-story building will be subdivided and leased. The building tenants are expected to be industrial in nature, and DMI has begun targeted outreach to prospective tenants. The building is served by rail spurs and will have newly constructed loading docks for trucks at both levels. Truck traffic will be routed through Filtration Plant Road.

Chip Building: Currently located on the same lot as the Mill Building, this 24,500 square foot, single story building will be located on a separate lot after the PUD and replatting for the entire site are approved. The building features 23,000 square feet of open area with 40-foot ceilings in addition to a small office space and rest rooms. It has rail access and is suitable for manufacturing, processing, or assembly-type uses.



YMCA Building: Located across the street to the north of the Warehouse, this building has been largely abandoned after a new YMCA was built in nearby Wisconsin Rapids. The building offers limited access to a 24-hour fitness center, daycare, boxing gym, and basketball court. Large portions of the complex are in disrepair and have been closed to the public. The YMCA is starting an internal process with the board of directors and additional stakeholders to determine future reuse for the property.

Domtar Hydro Plant: Domtar has retained ownership of the Hydro Plant that currently is attached to the east end of the Mill Building, as well as much of the shoreline along the Mill Pond. The Hydro Plant provided power to the Study Site when Domtar owned the entire property, and still powers Domtar-owned properties outside of the Study Site. However, Wisconsin law prevents a non-utility from selling power to another user. As a result, the Hydro Plant was disconnected from the Study Site after the property was sold.

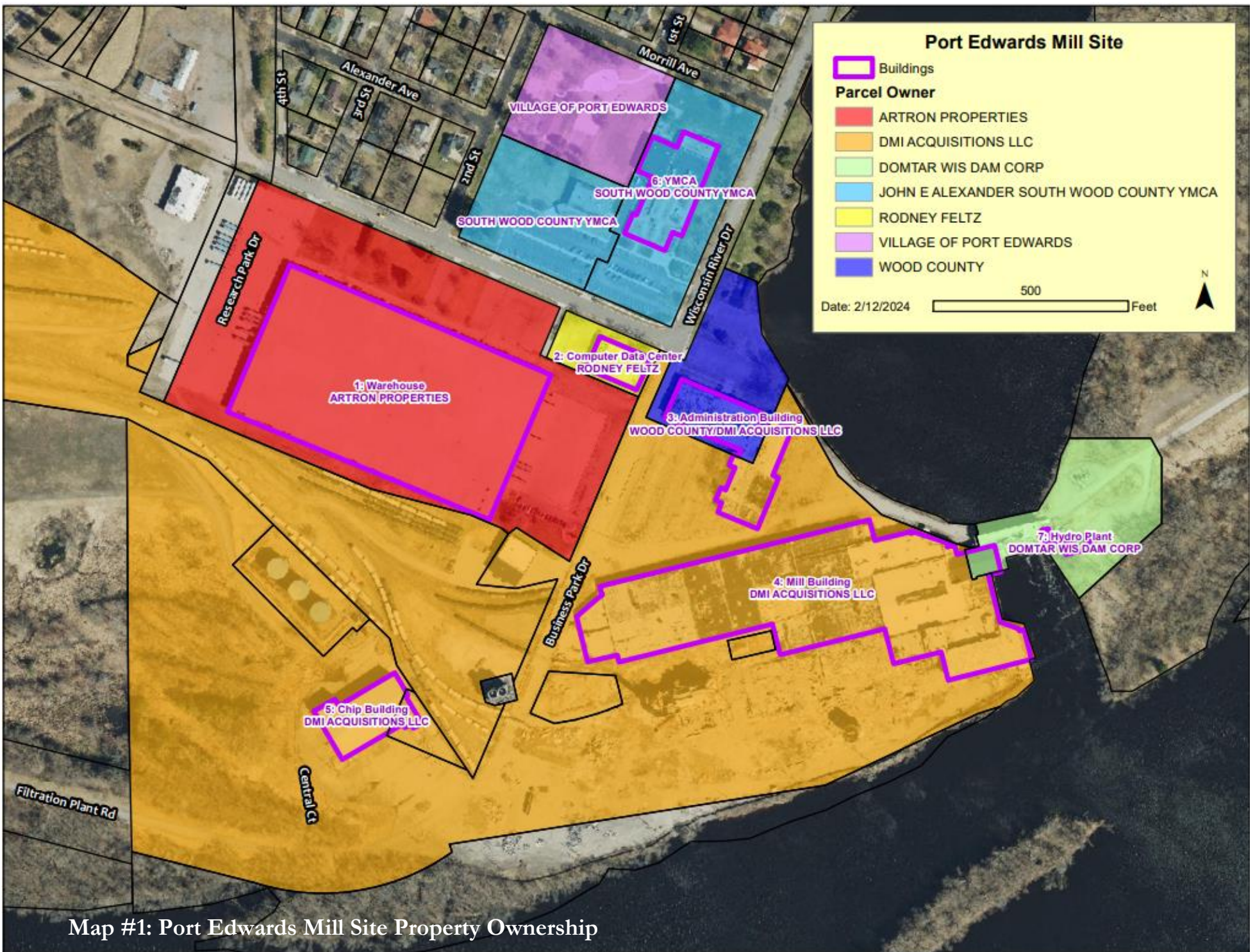
Former Computer Data Center (CDC): Formerly owned by DMI, this 12,500 square foot building was recently foreclosed on by Wood County due to delinquent property taxes. This single-purpose structure has not been occupied in more than a decade and has water damage throughout the building, which creates challenges for reuse. In addition, the basement of the building, where the utility systems are located, is subject to frequent flooding. There is also asbestos located throughout the building.

The original reuse plan for this building was to continue using it as a computer data center. It received some initial interest, but ultimately all potential tenants passed on the building due to its deteriorated structural condition.

In late 2023, an investor purchased the property from Wood County. He intends to rehab the building for industrial/manufacturing use.

Warehouse: This 290,000 square foot building is owned by Artron Properties and occupied by a single long-term tenant (Milk Specialties Global). The tenant also leases the former truck repair building located to the immediate west. Artron Properties recently invested in a new fire suppression system for the warehouse connected to the Village's water system due to their concerns about maintenance of a shared system with DMI. However, the Village's water system may need to be upgraded or moved to serve the warehouse's new system and accommodate anticipated future expansions.





Map #1: Port Edwards Mill Site Property Ownership



Regional Economic and Housing Trends

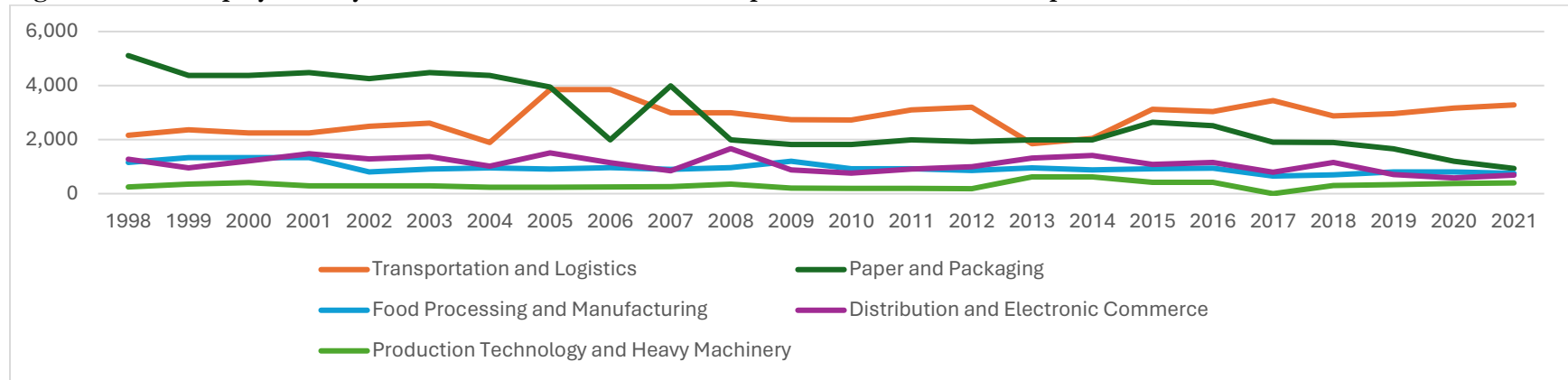
Understanding regional economic and housing trends is an important aspect of determining future reuses for the property. Key trends are highlighted in this section, and additional economic and demographic information can be found in Appendix C.

Economic Trends

Historically, Wood County was known for the strength of the paper industry. In recent years, the County has been hit with large job losses from closures of large established paper mills. In Port Edwards, the Mill closed in 2008 and has yet to see redevelopment or reuse of the main mill property and many of the surrounding buildings. Wood County is designated as a “Distressed County” by WEDC, and the Village of Port Edwards is located in an Opportunity Zone. Attracting new business will be difficult, but the Distressed County and Opportunity Zone designations can potentially attract investment to the area.

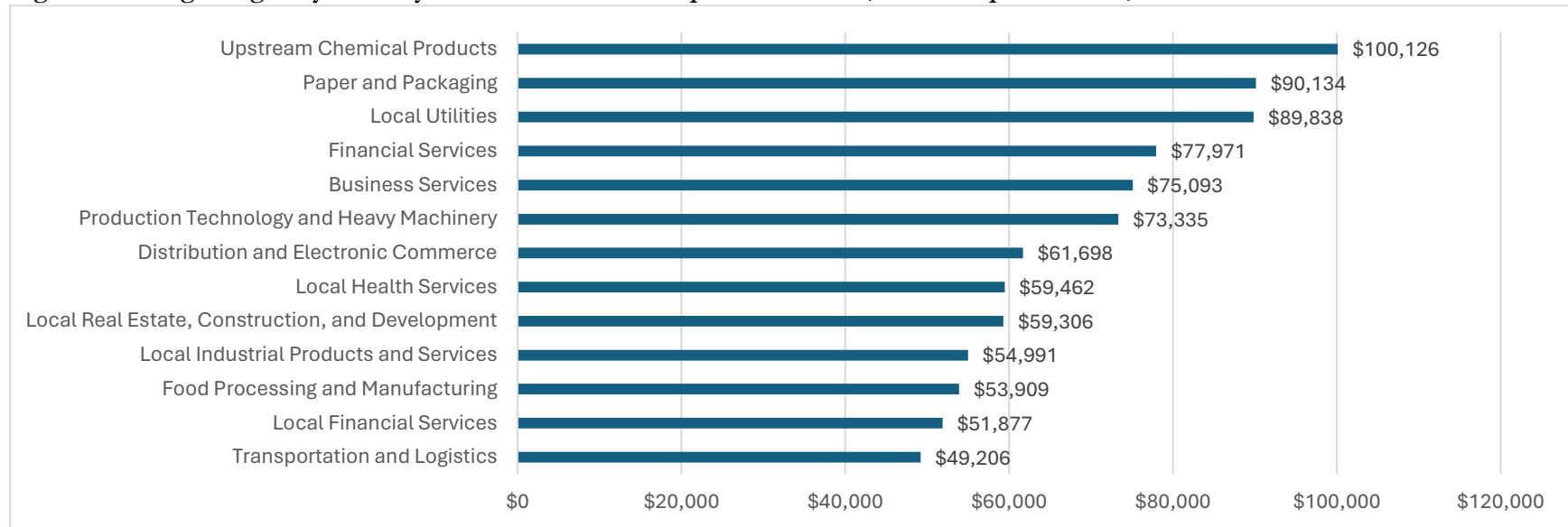
The Village of Port Edwards is located within the Wisconsin Rapids-Marshfield, WI Micropolitan Area. As shown in the graph below, the total employment in the Paper and Packaging industry has declined significantly. At the same time, the Transportation and Logistics industry has grown. Despite the large losses of jobs from paper mill closures, the unemployment rate in the region is 3.1%. A metric commonly used by economists for “full employment” is approximately 3-5%. This means the region has reached “full employment” and has a shortage of workers for available jobs. However, it is important to note that although the decrease in Paper and Packaging jobs has largely been offset by an increase in Transportation and Logistics jobs, the average salary for Transportation and Logistics jobs (\$49,206) is significantly lower than the average salary for Paper and Packaging jobs (\$90,134). These factors all indicate that future job recruitment efforts in the Village should focus on higher wage industries to replace the high-wage jobs that were lost when the paper mills closed. This can be accomplished through targeted outreach efforts to individual businesses and by creating community amenities that attract and retain a high-wage workforce.

Figure 1: Total Employment By Economic Cluster - Wisconsin Rapids-Marshfield, WI Micropolitan Area, 1998-2021



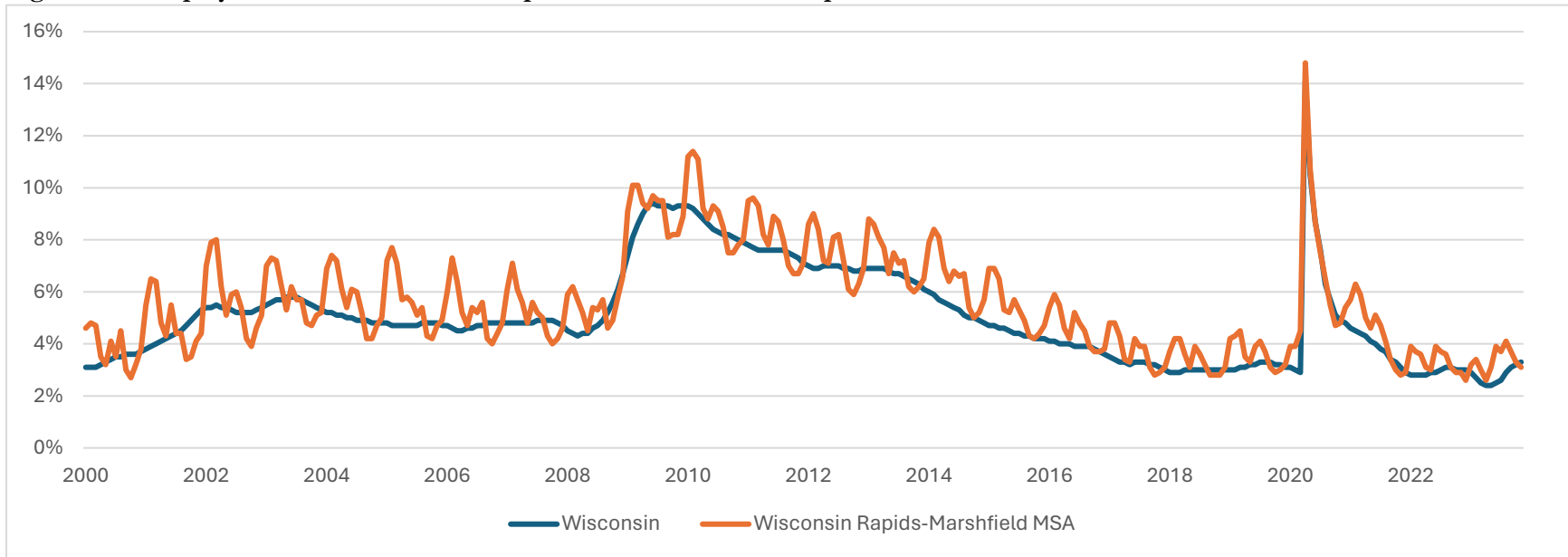
Source: U.S. Cluster Mapping Project

Figure 2: Average Wages By Industry Cluster - Wisconsin Rapids-Marshfield, WI Micropolitan Area, 2021



Source: U.S. Cluster Mapping Project

Figure 3: Unemployment Rate - Wisconsin Rapids-Marshfield, WI Micropolitan Area, 2000-2021



Source: U.S. Bureau of Labor Statistics

Housing Trends

Interviews with stakeholders and a review of U.S. Census Bureau data revealed a lack of workforce housing in the Village. Some stakeholders stated that a lack of housing affordable to middle-class families is a barrier to filling existing jobs.

A key metric for determining supply and demand in the housing market is the vacancy rate. If too many units are vacant, it indicates a lack of demand for housing. If not enough units are vacant, it indicates a lack of supply for housing that makes it difficult for new residents to move into the community. For owner-occupied housing, a 2% vacancy rate is considered “healthy.” For renter-occupied housing, a 5% vacancy rate is considered “healthy.” These are both general rules of thumb, but are a good starting point for communities to understand the housing needs in their community.

Port Edwards is a small community, and therefore has a fairly significant margin of error in U.S. Census Bureau estimates. To account for this, trends in Wisconsin and Wood County as a whole were included for comparison. Port Edwards and Wood County both show a lower vacancy rate than the state as a whole for owner-occupied housing and are well below the “healthy” rate of 2%. Rental occupancy rates are closer to a “healthy” vacancy rate of 5%.

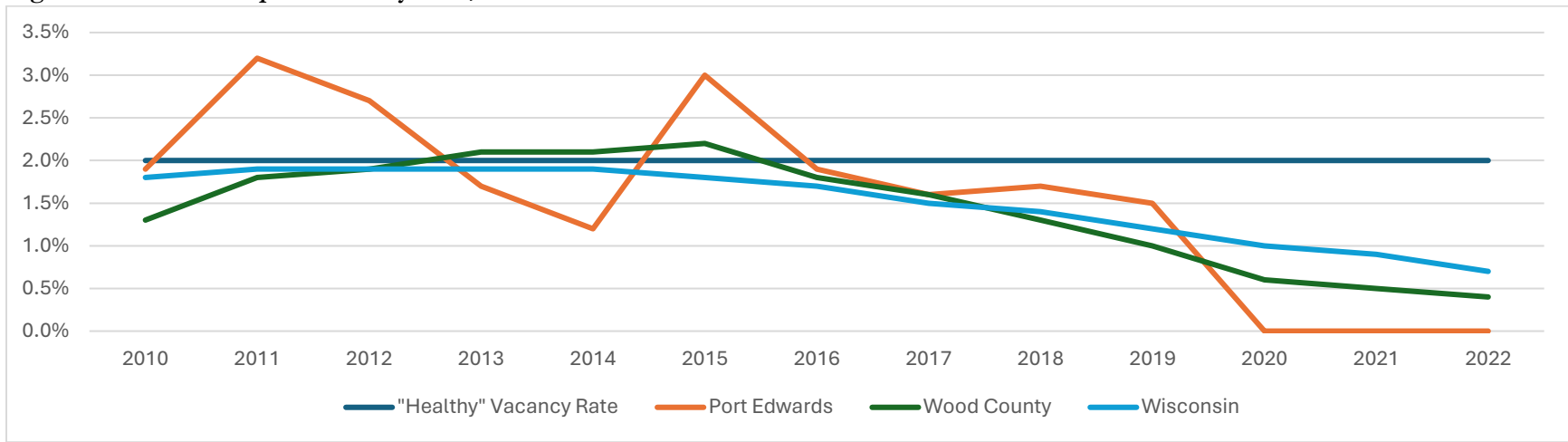
These trends are exacerbated by the lack of new housing built within the community in recent years. More than 85% of the existing housing units in Port Edwards were built prior to 1980, and 21% were built prior to 1939. Units built prior to 1980 are more likely to have environmental hazards such as asbestos, lead paint, and lead pipes. These are all factors that may push prospective residents to choose to live in a neighboring community instead of choosing Port Edwards.

Most developable land within the Village’s municipal boundary is already developed. Future residential development will require either growing outwards (annexing land from neighboring towns) or growing upwards (infill redevelopment for multi-family units in larger buildings).

Like other communities in the region, Port Edwards has struggled with a declining population. This is attributable to a number of factors, such as the loss of jobs from the Mill site, lack of new housing construction, and an increasing number of knowledge workers moving to larger metros for increased economic opportunity. A declining population poses challenges for recruiting new businesses or residential development to the Village, particularly if there is not sufficient workforce or new households to meet demand for new development. Reversing this trend will require action from the community to attract new residents. In addition to attracting new jobs, local communities can attract new residents by investing in amenities that increase the overall quality of life in the Village. Existing initiatives in the Village to rejuvenate the downtown, create a bike path through the Village, and maintain local park space are all important tools for attracting new residents to the area.

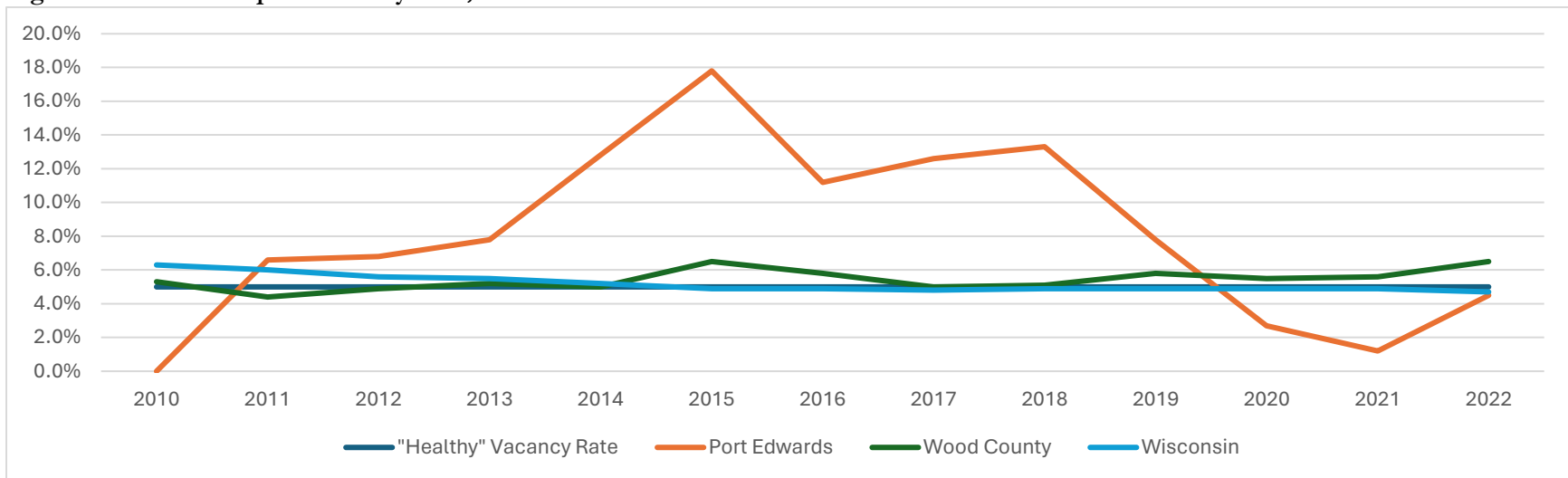


Figure 4: Owner-Occupied Vacancy Rate, 2010-2022



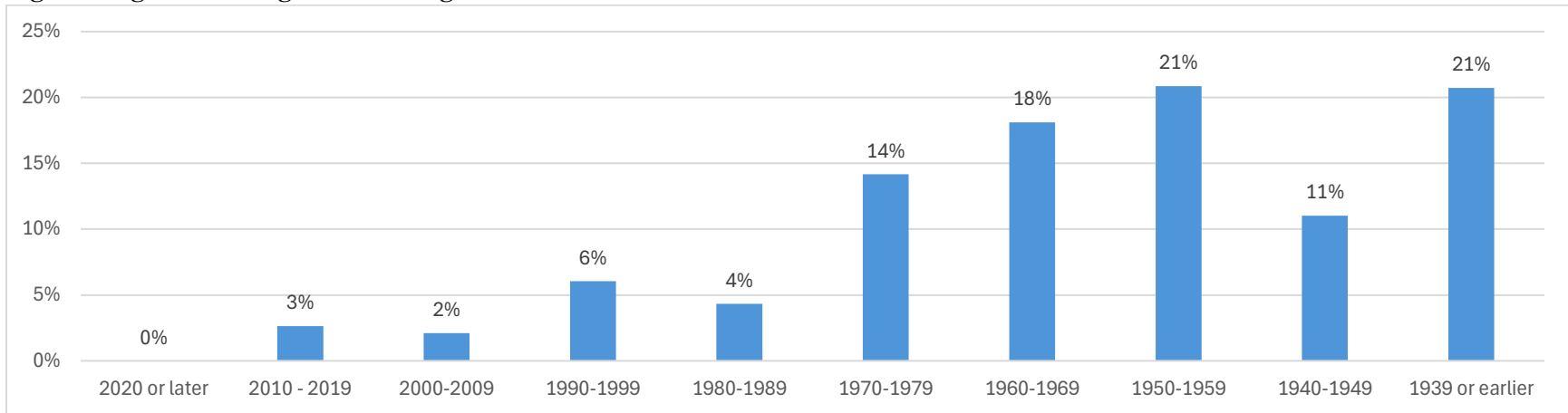
Source: U.S. Census Bureau ACS 5 year estimates

Figure 5: Rental-Occupied Vacancy Rate, 2010-2022



Source: U.S. Census Bureau ACS 5-year estimates

Figure 6: Age of Housing Stock – Village of Port Edwards, 2022



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Figure 7: Population 2000-2023

	2000	2010	2020	2023*
Port Edwards	1,944	1,818	1,762	1,736
Wood County	75,555	74,749	74,207	73,706
Wisconsin	5,363,675	5,686,986	5,893,718	5,951,400

Source: U.S. Census Bureau, 2000-2020 Census.

*Source: WisDOA 2023 Population Estimates by Municipality



Public Input Summary

The Village held public meetings on February 13th and May 13th, 2024 to get feedback from Village residents and elected officials. The first meeting focused on determining overarching priorities for the Mill property along with identifying preferred reuses for the Administration Building and Computer Data Center, both of which were owned by Wood County at the outset of the planning process. The second meeting focused on reviewing the four scenario alternatives developed by the consultant.

The top priorities for the community are quickly redeveloping the site, increasing the tax base, and creating new opportunities for business. Attendees were less concerned about the specific reuses that could occur for each building. Based on the public feedback, the concept alternatives for the plan focus on the Administration Building property to identify opportunities that could be quickly and effectively executed.

When asked about new public amenities on the property, attendees did not want the Village to be responsible for maintaining new park space. There was still support for a new trail along the pond that is planned to be constructed as part of the DMI redevelopment of the Mill building.

Lastly, attendees were blunt about the challenges for redeveloping this area during both meetings. They noted that the Mill was supposed to be demolished over 10 years ago, and they are incredibly frustrated by the lack of action to complete the project. During the meeting, attendees identified solving the split ownership of the Administration Building as the key challenge for redevelopment of that property. They also noted that there will be challenges recruiting new businesses to the area. After reviewing the four scenario alternatives, attendees noted a preference for Alternative 2: Recreation Destination.

Public Meeting #1 Survey Results

When asked to rank potential reuses for the building on a scale from 1-5, the top priorities were increasing the property tax base, creating new jobs/business opportunities, and redeveloping the properties quickly.

Overarching Priorities	Average Score
Increase property tax base	4.56
Create new jobs/ business opportunities	4.44
Redevelop/rehab properties quickly	4.11
Create new housing	3.44
Create new public/ recreational amenities	3.11
Reuse existing facilities to the maximum extent possible	3.00
Create new shopping choices	2.89
Create new health care/ institutional facilities	2.89
Create public lake access on Nepco pond.	2.89
Create new hotel space	1.89

When asked to rank potential reuses for the Computer Data Center on a scale of 1-5, respondents were relatively neutral given the desire to redevelop these properties as quickly as possible, attendees were encouraged by the recent purchase of the property and noted support for the new investor’s plan for Industrial/Manufacturing uses. Due to the likelihood of this building getting rehabbed within its existing footprint, it was removed from consideration for the scenario alternatives.

Priority Reuses: Computer Data Center	Average Score
Industrial/Manufacturing	3.78
Office	3.44
Retail	2.89

“I’ve been here my entire life, and my family has been part of the Mill for generations. It needs to be cleaned up and movement needs to happen.”

“The Mill closed the year before I moved to Port Edwards. I have seen the economic changes play out in the community and school. The most important piece is to revitalize the area.”

When asked to rank potential reuses for the Administration Building on a scale of 1-5, respondents were relatively neutral and prioritized industrial/manufacturing, office, workforce housing, and public lake access. In addition to the written comments, a few attendees noted skepticism about the usefulness of public lake access in this location given other nearby areas where public access is possible. Similarly, some attendees noted concerns with new housing in this location due to truck traffic from the warehouse and neighboring industrial uses.

Priority Reuses: Administration Building	Average Score
Industrial/Manufacturing	3.67
Office	3.56
Workforce Housing	3.22
Public Lake Access	3.22
Retail	3.11
Senior Housing	3.11
Park Space	3.11
Restaurant/Brewpub	2.89
Health Care/Institutional	2.89
Hotel	2.78

“Being a newer resident, but lifelong to the area, it is important to rebuild and clean up the area to create tax base and utilize a beautiful area.”

Public Meeting #2 Review of Scenario Alternatives

On May 13th, the Village hosted an open house to review four scenario alternatives that were prepared by the consultant based on the input from Public Meeting #1. Attendees at the meeting were supportive of all four concepts, with most selecting Alternative #2: Recreation Destination as the preferred concept. In particular, the selection of an event venue as the anchor tenant was viewed as a market feasible and attainable goal to support the redevelopment. There was also strong support for the proposed trail, and activities along the waterfront.

Some residents voiced concerns about continued contamination of the property. As discussed earlier in this plan, there are no known signs of contamination on this portion of the planning area. Additional soil investigations during demolition and construction would provide further assurances that the property does not have any ongoing soil contamination that would prevent further usage of the site.



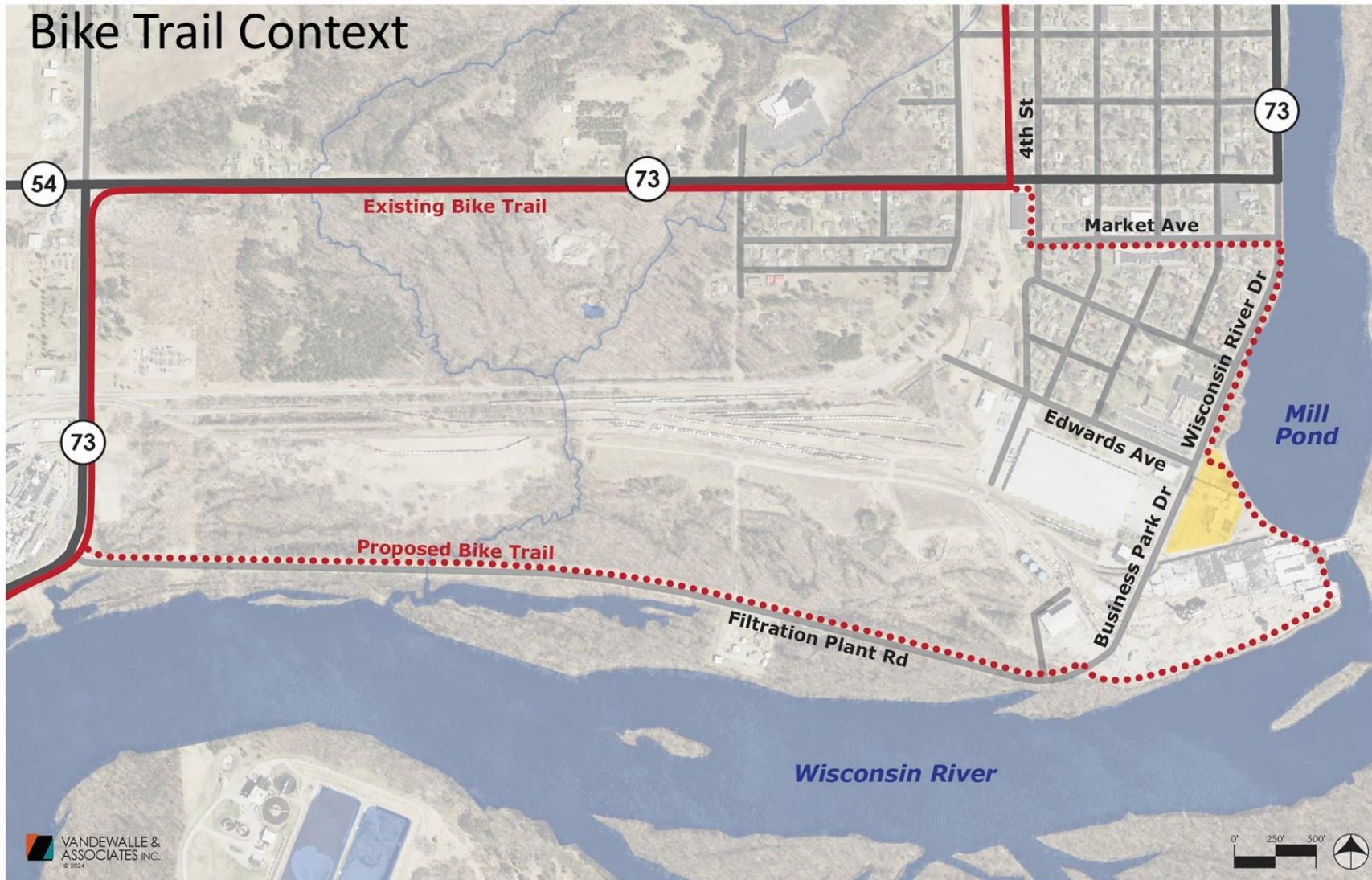
Opportunity Analysis and Scenario Alternatives

Four scenario alternatives were prepared for the Former Administration Building based on the review of existing property conditions, regional economic trends, conversations with surrounding property owners, and public input. These concepts reflect the overarching goals of the community and could be quickly and effectively executed. They provide an inspiring vision to guide the Village and potential developers during the implementation phase of the project.



Bike Trail

There is an existing bike trail that connects Port Edwards to Nekoosa and Wisconsin Rapids. A long-envisioned addition to the main trail is a loop that connects through downtown Market Avenue, through the Mill property, and off on to Filtration Plant Road. This addition would draw trail users through the Village's main business district and create extra foot traffic to make downtown businesses more vibrant. The Administration Building's prime location next to the Mill Pond and along a recreational trail is a key asset for a business that can draw trail users and customers from throughout the region.



Scenario Alternatives

In recognition of the community’s desire to see redevelopment happen quickly, four scenario alternatives were prepared that provide a variety of complementary uses that are designed to fully embrace the surrounding assets and buffer from nearby industrial uses.

Key elements included in the concepts include a brewpub, craft spaces, play areas, an event venue, residential, and historical features. Each of these elements are described in more detail at the end of this section.

FORMER ADMINISTRATION COMPLEX REDEVELOPMENT

SCENARIO ALTERNATIVES

1. FLEX
 - a. Flex use in existing west wing of administration building
 - b. New flex use
 - c. Brewpub
2. RECREATION DESTINATION
 - a. Brewpub
 - b. Waterfront recreation
 - c. Large footprint recreation
3. CRAFT & PLAY
 - a. Brewpub
 - b. Craft workspace
 - c. Waterfront recreation
4. WATERFRONT VILLAGE
 - a. Brewpub
 - b. New residential

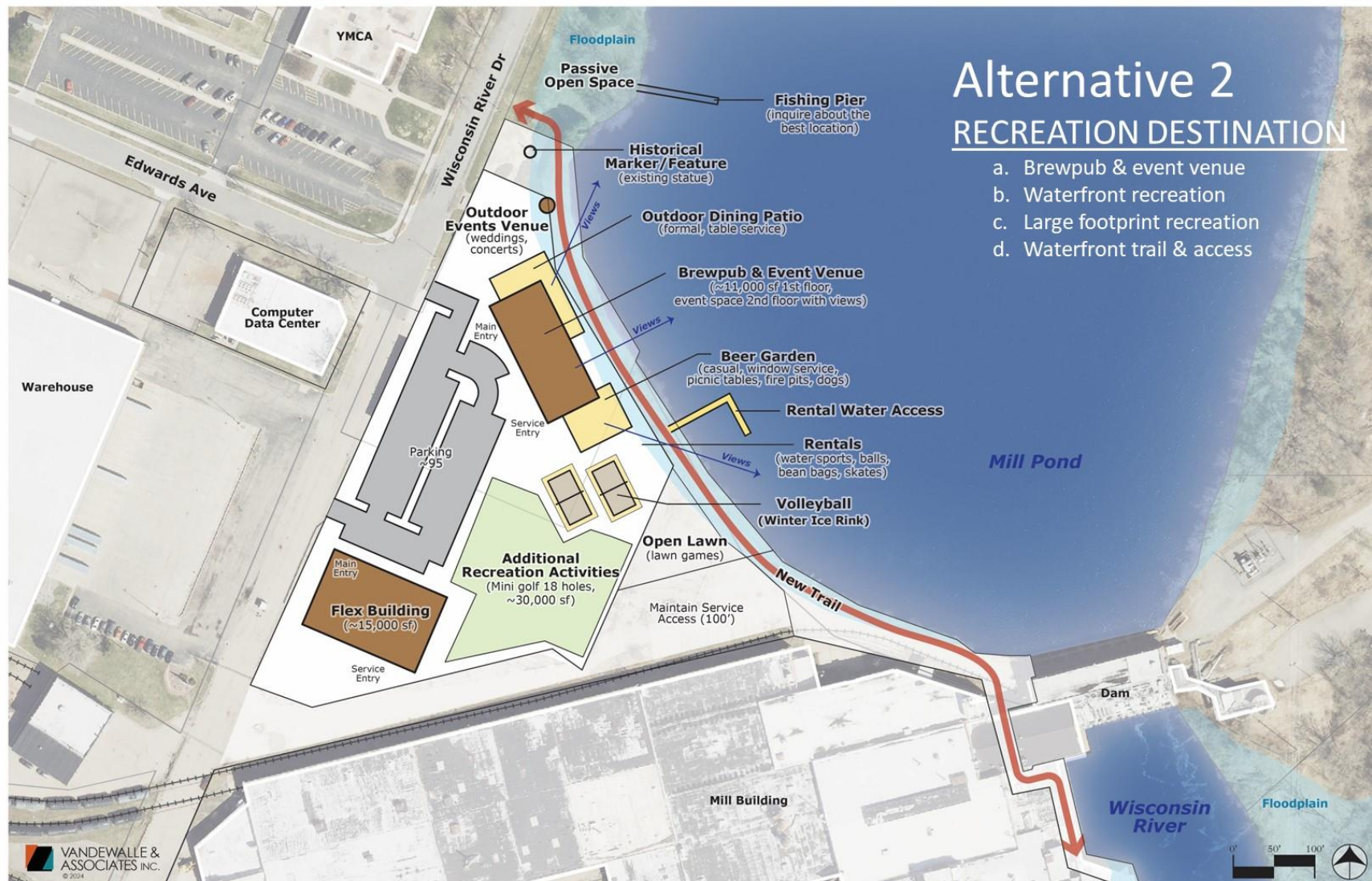
Alternative 1: Flex

The Flex concept proposes retaining the existing west wing of the Administration Building. Due to the wide footprint of the building, residential uses are an unlikely reuse for the building. Instead, the building and a newly constructed flex space on the southern portion of the property could complement the brewpub and recreational uses. Preferred uses for these buildings include light industrial, surplus space for brewing, bike and boat repair shop, tackle shop, makerspace, or similar types of businesses.



Alternative 2: Recreation Destination

The Recreation Destination concept proposes demolishing the Administration Building and replacing it with a large brewpub and event venue, complete with outdoor dining, an outdoor event venue, and waterfront recreation. This design also includes open space that could accommodate an 18 hole mini-golf course and two volleyball courts. The newly constructed flex space on the southern portion of the property would complement the brewpub and recreational uses. Under this concept, industrial activities would be strongly discouraged from the flex space buildings to minimize conflicts with the increased number of outdoor users on the property. Preferred uses for the flex space building include surplus space for brewing, bike and boat repair shop, tackle shop, makerspace, or similar types of businesses.



Alternative 2 RECREATION DESTINATION

- a. Brewpub & event venue
- b. Waterfront recreation
- c. Large footprint recreation
- d. Waterfront trail & access

Alternative 3: Craft & Play

The Craft & Play concept proposes demolishing the Administration Building and replacing it with a small brewpub, complete with outdoor dining, waterfront recreation, and open spaces for additional recreational activities. The newly constructed buildings on the southern portion of the property would complement the brewpub and recreational uses. Preferred uses for the flex space building include surplus space for the brewing, bike and boat repair shop, tackle shop, makerspace, artisan studios and galleries, crafts people, local food and beverage processing and sales, or similar types of businesses.



Alternative 4: Waterfront Village

The Waterfront Village concept proposes demolishing the Administration Building and replacing it with a small brewpub, complete with outdoor dining, waterfront recreation, and open spaces for additional recreational activities. This concept includes newly constructed residential units. Approximately 28-36 units could be constructed within this footprint. Garages and additional parking are used as a buffer from the nearby warehouse and industrial uses. This concept also includes increases in passive open space for residents of these buildings.



Design Element 1: Brewpub

A Brewpub is envisioned as the key anchor tenant for each of the alternatives. Despite the long stretches of riverfront throughout the region, there is nothing like this in and around Port Edwards that gives people the ability to be directly on the waterfront in a restaurant or commercial setting. This location can take full advantage of the scenic views and will create a memorable outdoor dining experience that will be a treasured destination for locals and visitors alike. Wisconsin has a strong tradition of waterfront breweries and restaurants. Examples to draw inspiration from include Vintage Brewing Company in Sauk Prairie, and Ishnala in the Wisconsin Dells.

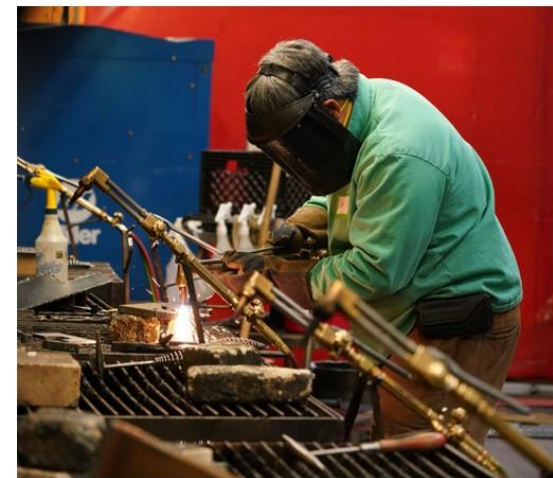


BREW PUB



Design Element 2: Craft

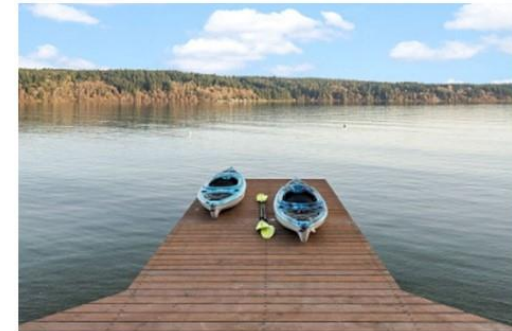
The Mill property has historically been a key employment site for the Village. The decline of the paper industry means that the Village needs to look for new opportunities to diversify the local economy. The flex spaces shown in the site alternatives will provide a space for new businesses to flourish. Due to the close proximity to recreational and commercial uses, this plan proposes that the flex spaces target businesses that will be compatible to the nearby recreational, commercial, and residential uses. These businesses will increase the tax base of the Village and provide high-wage jobs and business ownership opportunities to residents in the community.



Design Element 3: Play

The incredible natural amenities of the property are a key asset for the community and nearby businesses. This serene setting will be a destination for people to rest along the trail, take in the scenery, or cast a line from a fishing pier. The calm surface of the Mill Pond is great for kayaking, paddleboarding, or log-rolling. Additionally, the property has sufficient space to accommodate volleyball courts, outdoor mini-golf, and yard games. The opportunities are endless!

PLAY



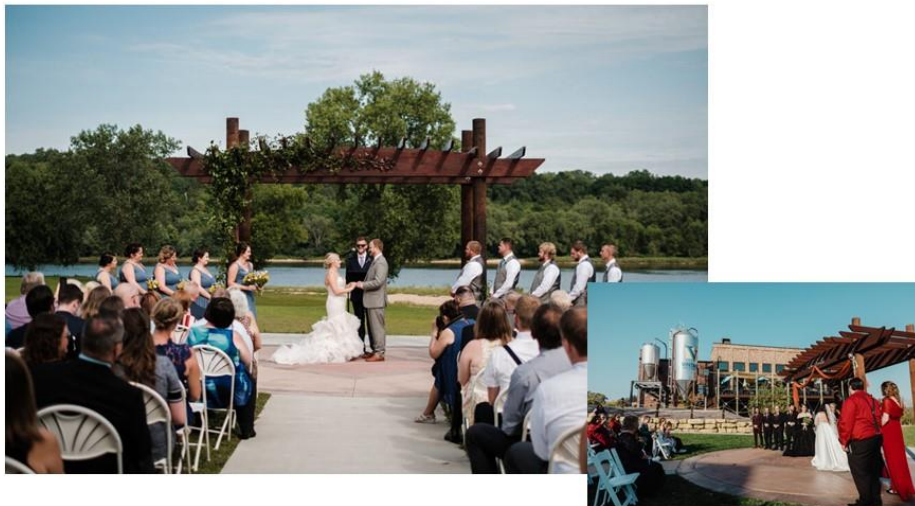
Design Element 4: Event Venue

Located along the scenic Mill Pond, this property provides an excellent backdrop for an outdoor event venue that can be privately run as a separate business or an extension of the brewpub. Events will draw new customers in the door, accommodate larger weddings in the summer months, and provide a space to create lasting memories.

The north side of the property is buffered from industrial uses and near the John Alexander statue. Events held in this space will maximize the scenic beauty of the area and draw more visitors to this important monument that memorializes the Mill property and the Alexander family's contributions to the community.



EVENT VENUE



Design Element 5: Residential

Over 85% of the Village’s housing stock was built before 1980, and low vacancy rates indicate a demand for new housing units within the community. Most developable land within the Village’s municipal boundary has already been developed, and this location provides an excellent opportunity for quality infill development.

The Waterfront Village concept proposes 28-36 residential units. Units are buffered from surrounding properties by garages and parking spaces. Nearby passive open space would be ideal for dogs to run and families to play. Construction styles similar to the pictures below are anticipated as the most market-feasible opportunity, but the Village should remain open to other proposals that maximize density and therefore add the most value to the Village’s tax base. Detailed information on median rents, incomes, and demographics in the community can be found in Appendix C.



RESIDENTIAL



Design Element 6: Historical Features

The Administration Building is past its useful life and will likely be demolished unless it's repurposed as outlined in Alternative 1. It is filled with asbestos and other contaminants, and the configuration of the building makes it difficult to repurpose.

The building played an important role in the Village's history that deserves to be remembered. There are six relief panels on the north façade of the building that depict stages of papermaking. They are a distinctive feature of the building that can be removed and preserved prior to demolition. These panels can be repurposed into a monument surrounding the John Alexander statue to tell the story of the Village's history and preserve the memory of what once stood here.



Administration Building
North facade



HISTORICAL FEATURES



MONUMENT
(Example)



Implementation

Implementation will require collaboration between the property owners in the area, the Village, the County, and the State. The following recommendations provide a roadmap for making these projects a reality. It also details the next steps the Village should take to play a leadership role in facilitating collaboration between the various entities that are involved.

Recommendation #1: Resolve the Split Ownership of the Administration Building

The Administration Building is on two separate parcels with split ownership. The northern parcel is owned by Wood County and the southern parcel is owned by DMI. Both parties would like to see the building demolished or rehabilitated into a more productive use. Potential investors have indicated that the split ownership is a deal breaker for investing in the property. Additionally, consolidating the ownership under County jurisdiction will make it easier to apply for grant funding that can pay for demolition and implementation of the site concepts presented in this plan. The Village will need to play a lead role in facilitating this process.

Recommendation #2: Apply For Grants

The Village's budget is stretched thin with existing obligations and cannot fund demolition for the property. It also has limited staffing and funds to support grant writing. Wood County, as a property owner of the Administration Building, can take the lead on applying for state and federal grants to assist with demolition. In particular, the DNR Ready for Reuse grant, WEDC Brownfield and Idle Sites grants, and the WEDC CDI grant are the most applicable to this project and have the highest chance of success.

Priority Funding Sources for Demolition:

DNR Ready for Reuse Grant: The maximum grant amount is \$200,000 and it does not require a local match. Grant applicants must own the property. Requires the applicant to have a reuse lined up with financing in place to complete the cleanup and redevelopment.

WEDC Brownfield and Idle Sites Grants: These two grants from WEDC can be used to fund demolition or rehabilitation activities on properties that have been long vacant. A community can apply for both grants for the same project.

WEDC CDI Grant: This program supports community redevelopment efforts for catalytic shovel-ready projects. Funds can be used for demolition and new construction of significant destination attractions.

TIF District: If grant applications are unsuccessful, the Village could fund demolition with money generated by a TID. The Village's existing TID is at the end of its spending period, so funding demolition would require a new TID.

These grants require a plan to be in place prior to grant funding being awarded and will likely require a developer/business to be lined up and ready to go if the grants are approved. This plan will serve as the basis of this for these grants, along with commitments from a future buyer.

In addition to these grants, the Village should pursue other grant opportunities that arise. This plan focuses on a core employment destination within walking distance to the Village's historic downtown, and the Village foresees development on this property as a catalytic project for supporting downtown businesses. This makes the project well suited for grant programs focused on supporting downtown businesses and redevelopment. The Village should provide information and letters of support for any grants that Wood County applies for.

Recommendation #3: Explore Creating a New TIF District

Tax Increment Finance (TIF) is one of the most important economic development tools available to local governments in Wisconsin. TIF is a financing mechanism to spur development and grow the tax base in an area that would not otherwise see the type, magnitude or timing of development desired by the community. TIF works by designating a small geographic area for redevelopment, and using future additional tax revenue from new development and appreciation to fund improvements that build the tax base.

TIF funds can be used for demolition and other site preparation costs. This makes it a good option to supplement any grant funding. The existing Tax Increment District (TID) is near the end of its spending period and has allocated all available funding. A new TID would need to be established to fund the demolition.

A successful TID requires new development in the district that provides a basis for funding projects within the TID. The Mill property, YMCA, Administration Building, Computer Data Center, and Warehouse properties are all anticipating development. The Village should not create a new TID until it becomes clear that one or more of these projects will move forward and will provide enough increment to warrant the creation of a TID. The new TID could generally follow the lines of the existing TID, with strategic additions of the aforementioned properties to generate additional increment.

To be good stewards of taxpayer dollars, the Village needs to carefully review each funding request to understand the project's financing and ensure each project only receives the funding needed to make the project financially viable.

Recommendation #4: Participate in YMCA Redevelopment Vision

YMCA access is a community priority for Port Edwards. The 4k program saves the school district money and is a critical service amid a statewide shortage of childcare options. Additionally, the 24-hour gym and recreational facilities are an important component of promoting community health. Usage of the facility in Port Edwards has declined in part due to a new YMCA that was recently built in Wisconsin Rapids. The YMCA plans to continue providing services in Port Edwards, but no longer needs as large of a building footprint to provide those services.

The YMCA is at the beginning stages of deciding the next steps for the property. The existing building is outdated and in need of extensive repairs. Sections of the building are closed off due to extensive mold, and the age of the building leads to high energy and maintenance costs for the portions that are still in use. Additionally, the odd configuration of rooms does not lend itself to any obvious reuse.

An optimal outcome for the Village would be a site design that creates new YMCA programming space, but also includes for-profit entities that will add to the Village's tax base. This will require a partnership between the YMCA and an investor/developer. The Village should collaborate with the YMCA to create a mutually beneficial vision for that property. Potential areas for collaboration include applying for WEDC Idle Sites grant, including the

property within a new TIF district to assist with funding demolition and site preparation costs, reviewing a comprehensive plan amendment and rezoning application for the property to encourage residential and commercial uses, and assisting with developer recruitment.

Recommendation #5: Flexibility For Future Reuses

The existing zoning for the Administration Building allows manufacturing and laboratory uses, with conditional uses of animal hospitals/kennels, hotels/motels, offices, and restaurants. Implementing the site concepts from this plan will require PUD zoning to accommodate the variety of uses on the lot. A PUD zoning for the Mill property was recommended by the Plan Commission in 2018 but never adopted by the Village Board as DMI never completed the process. The proposed PUD would have allowed a wide range of uses, including residential, commercial, and industrial. The 2018 PUD can serve as a template for future rezoning that allows maximum flexibility to accommodate the unique nature of this property.

The Village’s ordinances require that a PUD zoning district have an accompanying development agreement. The purpose of the agreement is to memorialize the obligations of the Village and the developer, ensure that the proper infrastructure and easements are in place to allow legal access to each building on the property, and to set timelines for the development. The Village should move forward with PUD rezoning for the Mill properties along with accompanying development agreements in accordance with Village ordinances.

Recommendation #6: Facilitate Orderly Demolition.

The Village already is engaged with DMI on facilitating the local demolition permit for the Mill property. That demolition permit application will set standards to minimize impact on surrounding property owners and protect the general public from asbestos and other environmental contaminants within the existing building.

In addition to the larger Mill property demolition, there is much work left to do to facilitate the demolition of the Administration Building. With the building on separate parcels with separate ownership, the demolition will require a collaboration between DMI, Wood County, and the Village. Demolition will likely require a mix of funding from DMI, grant sources, and a new TIF district. The Village can play a leading role in facilitating this collaboration.



Appendix A: Statement of Determination

This analysis of the adaptability of the Administration/Research Building is based on review of the Property Condition Assessment for Village of Port Edwards (2020) and review of architectural documentation and building photographs.

Analysis and conclusions are framed in the need to determine whether the Administration/Research Building should be razed or if reuse (particularly for residential use) is possible and viable. Different phases of construction and portions of the building, each presenting different challenges and possibilities, are discussed.

Summary: Property Condition Assessment (General Engineering Company, April 2020)

- “In our opinion, the building should be razed.”
- “...extensive deficiencies” due to lack of repair and maintenance
- “... dangerous, unsafe, unsanitary and otherwise unfit for human habitation”
- Long periods without heating or electricity
- Long periods of active leaking resulting in extensive water damage
- Large quantities of mold on all levels
- All interior finishes and millwork would require replacement
- Main electrical equipment exposed to water and unusable
- All plumbing in poor condition
- Mechanical equipment all exposed to water and moisture and past serviceable life
- Roof systems generally in poor condition with much of it not structurally sound

Architectural Analysis

West Wing (Administration Offices)

- 3 stories (including basement)
- Approximately 77,000 square feet (total)
- Concrete, steel, and glass construction
- In fair to poor condition due to neglect, lack of heating/cooling, water damage, and vandalism.
- The footprint is approximately 100 feet in width. Even though the central hallway works with the structure and current circulation, the approximate depth of 45 feet from center circulation to outside walls is not conducive to residential units.
- Open floor plate allows flexibility of layout and uses.
- Well-lit with natural light.
- Existing egress stairs and elevator could be reused. These may need to be enclosed to qualify as means of egress.
- Accessibility to the building is an issue with no floors at grade. An interior or exterior ramp or a second elevator to the First Floor would make this building accessible.
- Original curtain wall (glazed exterior skin) has high energy costs and would be expensive to replace.
- Fully glazed outside walls and the structural spacing would make unit separation difficult and balconies impractical.

East Wing (Research Building)

- 3 stories (including basement), numerous levels
- Built in 3 phases
- Approximately 60,000 square feet (total)
- Concrete and brick construction
- In poor condition due to neglect, lack of heating/cooling, water damage, and vandalism.
- Built in two, less than ideally integrated, phases. Multiple ramps and stairs are necessary to match different floor elevations of the two building phases.
- Specialized floor layout with rooms for specific past uses may be difficult to reuse. Very partitioned, inefficient.
- Many of these interior walls are masonry (some may be load-bearing).

Conclusions

- Damage, contamination and health issues, inability to reuse systems, lack of integrity in the building's components, and interior design/renovation character all present significant challenges to renovation and reuse of the Administration/Research Building.
- Any reuse of the building for any purpose would require the gutting of everything but some of the structure and possibly some doors and windows. This removal would include most or all of the interior non-load-bearing walls and finishes, gutting of all mechanical, electrical, and plumbing systems and fixtures.
- If structural components are salvageable and costs are not prohibitive, further analysis of the integrity of the following would still be required to determine viability for reuse:
 - All structural components (steel and metal components are likely not sound) ;
 - Most of the roof structures, decks, and moisture barriers;
 - Exterior walls and skin and windows; and
 - Removal and remediation of all health threatening elements (i.e., interior mold and contamination).
- Flooding in the basement may still be an issue. Further investigation and remediation of this condition would have to be completed before renovation.
- The specialized interior layout of the east wing of the structure poses a challenge for reuse for any other uses than the existing.
- Although some continuity exists between the building areas (because the additions considered this need), the three-phases of construction have created a somewhat segmented building. Unless uses align well with the different existing spaces, this makes reuse more difficult.
- Residential reuse is especially problematic:
 - The size and configuration of the floor plates are not well suited for typical residential unit sizes and layouts;
 - Differences between floor elevations make circulation difficult; and
 - Contamination and mold may be impractical or impossible to mitigate.
- Other uses such as office, research, or light manufacturing may be possible but only if structures are sound, health issues can be eliminated, and if the rehabilitation costs are not prohibitive.
- Reuse of the west wing (previously the administrative offices) seems possible because of the flexible open floors and possible fewer issues with health issues, but only for uses well-suited for such spaces (i.e., office), not for residential.
- Reuse of the east wing (previously the research building) presents many barriers to reuse. Just the right office or research use that aligns with the specialized layout (not residential) would be required.

Appendix B: Renovation and Demolition Estimates

Preliminary cost estimates were prepared to give a greater understanding of the costs associated with renovating or demolishing the Administration Building. These estimates are based on general trends and assumptions about the building. Final costs will vary depending on contractor availability, costs for environmental (i.e., asbestos) removal/clean-up, site remediation, disposal, permitting, regulatory requirements, selective dismantling, and local equipment and labor.

These estimates are applied on three levels of square foot costs (high, medium, and low). High finish might include interior walls, quality finishes, equipment/furniture. Low finish might include fewer partitions, finish materials, and storage. Cost estimates were separated into the West and East wings of the building to account for a partial demolition.

Asbestos is a known contaminant throughout most of the flooring in the building. However, the extent of asbestos is unknown at this time. Cost estimates for asbestos removal were developed based on different percentages of asbestos throughout the building footprint.

The most likely scenario for the building is demolition with associated asbestos remediation. In that scenario, the total costs to prepare the site for new development will potentially range between \$2.3 million and \$4.4 million. A majority of the costs are associated with asbestos removal. A detailed assessment of asbestos within the building will help further refine these estimates.

	High	Medium	Low
Demolition	\$991,500	\$754,500	\$582,000
Asbestos Removal	\$3,412,500	\$2,559,375	\$1,706,250
Total	\$4,404,000	\$3,313,875	\$2,288,250

Renovation Cost Estimates

HIGH COST			
West	Area (sf)	PSF Cost	Total Cost
High finish	51,300	\$300	\$15,390,000
Low finish	25,700	\$150	\$3,855,000
Total	77,000		\$19,245,000
East	Area (sf)	PSF Cost	Total Cost
High finish	49,200	\$300	\$14,760,000
Low finish	10,300	\$150	\$1,545,000
Total	59,500		\$16,305,000
MEDIUM COST			
West	Area (sf)	PSF Cost	Total Cost
High finish	51,300	\$200	\$10,260,000
Low finish	25,700	\$100	\$2,570,000
Total	77,000		\$12,830,000
East	Area (sf)	PSF Cost	Total Cost
High finish	49,200	\$200	\$9,840,000
Low finish	10,300	\$100	\$1,030,000
Total	59,500		\$10,870,000
LOW COST			
West	Area (sf)	PSF Cost	Total Cost
High finish	51,300	\$100	\$5,130,000
Low finish	25,700	\$50	\$1,285,000
Total	77,000		\$6,415,000
East	Area (sf)	PSF Cost	Total Cost
High finish	49,200	\$100	\$4,920,000
Low finish	10,300	\$50	\$515,000
Total	59,500		\$5,435,000

Demolition Cost Estimates

HIGH COST			
West	Area (sf)	PSF Cost	Total Cost
Upper floors	51,300	\$7	\$359,100
Basement	25,700	\$8	\$205,600
Total	77,000		\$564,700
East	Area (sf)	PSF Cost	Total Cost
Upper floors	49,200	\$7	\$344,400
Basement	10,300	\$8	\$82,400
Total	59,500		\$426,800
MEDIUM COST			
West	Area (sf)	PSF Cost	Total Cost
Upper floors	51,300	\$5	\$256,500
Basement	25,700	\$7	\$179,900
Total	77,000		\$436,400
East	Area (sf)	PSF Cost	Total Cost
Upper floors	49,200	\$5	\$246,000
Basement	10,300	\$7	\$72,100
Total	59,500		\$318,100
LOW COST			
West	Area (sf)	PSF Cost	Total Cost
Upper floors	51,300	\$4	\$205,200
Basement	25,700	\$5	\$128,500
Total	77,000		\$333,700
East	Area (sf)	PSF Cost	Total Cost
Upper floors	49,200	\$4	\$196,800
Basement	10,300	\$5	\$51,500
Total	59,500		\$248,300

Asbestos Removal Cost Estimates

HIGH COST					
West	Area (sf)	% Asbestos	Asbestos Area	PSF Cost	Total Cost
Upper Levels	51,300	100%	51,300	\$25	\$1,282,500
Basement	25,700	100%	25,700	\$25	\$642,500
Total	77,000	100%	77,000		\$1,925,000
East	Area (sf)	% Asbestos	Asbestos Area	PSF Cost	Total Cost
High finish	49,200	100%	49,200	\$25	\$1,230,000
Low finish	10,300	100%	10,300	\$25	\$257,500
Total	59,500	100%	59,500		\$1,487,500
MEDIUM COST					
West	Area (sf)	% Asbestos	Asbestos Area	PSF Cost	Total Cost
Upper Levels	51,300	75%	38,475	\$25	\$961,875
Basement	25,700	75%	19,275	\$25	\$481,875
Total	77,000	75%	57,750		\$1,443,750
East	Area (sf)	% Asbestos	Asbestos Area	PSF Cost	Total Cost
High finish	49,200	75%	36,900	\$25	\$922,500
Low finish	10,300	75%	7,725	\$25	\$193,125
Total	59,500	75%	44,625		\$1,115,625
LOW COST					
West	Area (sf)	% Asbestos	Asbestos Area	PSF Cost	Total Cost
Upper Levels	51,300	50%	25,650	\$25	\$641,250
Basement	25,700	50%	12,850	\$25	\$321,250
Total	77,000	50%	38,500		\$962,500
East	Area (sf)	% Asbestos	Asbestos Area	PSF Cost	Total Cost
High finish	49,200	50%	24,600	\$25	\$615,000
Low finish	10,300	50%	5,150	\$25	\$128,750
Total	59,500	50%	29,750		\$743,750

Appendix C: Economic and Demographic Data

Figure 1: Population 2000-2023

	2000	2010	2020	2023*
Port Edwards	1,944	1,818	1,762	1,736
Wood County	75,555	74,749	74,207	73,706
Wisconsin	5,363,675	5,686,986	5,893,718	5,951,400

Source: U.S. Census Bureau, 2000-2020 Census.

*Source: WisDOA 2023 Population Estimates by Municipality

Figure 2: Age

	Median Age				Percent Under 18				Percent Over 65			
	2000	2010	2020	2022*	2000	2010	2020	2022*	2000	2010	2020	2022*
Port Edwards	41	44	46	41	26%	24%	24%	27%	22%	22%	25%	23%
Wood County	38	43	44	44	26%	23%	21%	21%	15%	17%	22%	21%
Wisconsin	36	39	40	40	26%	24%	22%	22%	13%	14%	18%	18%

*Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2020 Census.

Figure 3: Race and Ethnicity - Village of Port Edwards

Race	2000	2010	2020	2022*
White	93%	95%	91%	89%
Black or African American	1%	1%	1%	0%
American Indian	1%	1%	1%	0%
Asian	4%	1%	2%	0%
Hawaiian/Pacific Islander	0%	0%	0%	0%
Other	0%	1%	1%	0%
Two or More	1%	1%	4%	10%
Ethnicity				
Hispanic or Latino	0%	2%	2%	1%

*Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2020 Census.

Figure 4: Age Distribution - Village of Port Edwards

Age Range	2000		2010		2022*	
	Total	Percentage	Total	Percentage	Total	Percentage
Under 5 years	88	5%	111	6%	90	5%
5 to 9 years	143	7%	109	6%	114	6%
10 to 14 years	183	9%	123	7%	192	11%
15 to 19 years	157	8%	135	7%	122	7%
20 to 24 years	59	3%	81	4%	118	6%
25 to 34 years	180	9%	174	10%	152	8%
35 to 44 years	269	14%	220	12%	214	12%
45 to 54 years	245	13%	249	14%	171	9%
55 to 59 years	104	5%	114	6%	125	7%
60 to 64 years	86	4%	102	6%	94	5%
65 to 74 years	192	10%	176	10%	230	13%
75 to 84 years	131	7%	145	8%	119	7%
85 years and over	104	5%	79	4%	77	4%
Total Population	1,941	100%	1,818	100%	1,818	100%

*Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000, 2010 Census.

Figure 5: Poverty Rate

	Families in Poverty				Individuals in Poverty			
	2000*	2010	2020	2022	2000*	2010	2020	2022
Port Edwards	6%	7%	6%	10%	8%	10%	10%	14%
Wood County	4%	6%	7%	7%	7%	8%	10%	11%
Wisconsin	6%	8%	7%	7%	9%	12%	11%	11%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

*Source: U.S. Census Bureau, 2000 Census.

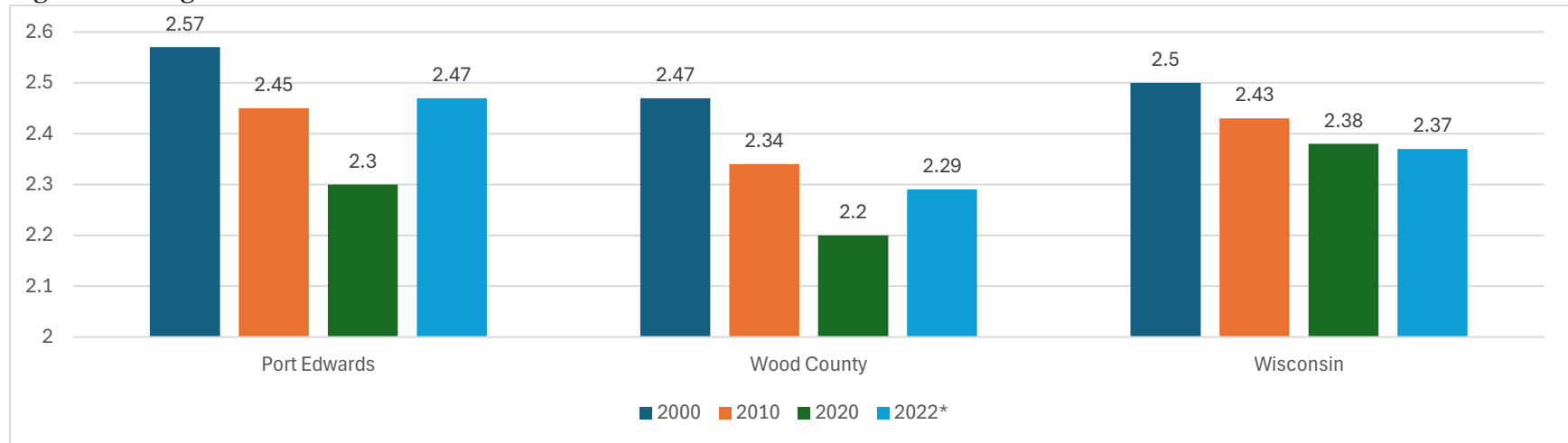
Figure 6: Area Incomes

	Median Household Income				Per Capita Income			
	2000	2010	2020	2022*	2000	2010	2020	2022*
Port Edwards	\$48,850	\$53,000	\$55,045	\$70,347	\$20,750	\$24,315	\$27,841	\$30,963
Wood County	\$41,595	\$47,204	\$55,684	\$63,273	\$20,203	\$24,893	\$32,037	\$36,712
Wisconsin	\$43,791	\$51,598	\$63,293	\$72,458	\$21,271	\$26,624	\$34,450	\$40,130

*Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2020 Census.

Figure 7: Average Household Size



*Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2020 Census.

Figure 8: Monthly Housing Costs and Values

	Median Gross Rent			Median Monthly Owner-Occupied Costs (with a mortgage)			Median Value of Owner-Occupied Units		
	2000	2010	2022*	2000	2010	2022*	2000	2010	2022*
Port Edwards	\$512	\$655	\$840	\$921	\$1,079	\$1,112	\$83,500	\$96,700	\$125,600
Wood County	\$442	\$559	\$830	\$800	\$1,102	\$1,215	\$81,400	\$116,500	\$156,600
Wisconsin	\$540	\$713	\$992	\$1,024	\$1,433	\$1,602	\$112,200	\$169,000	\$231,400

*Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

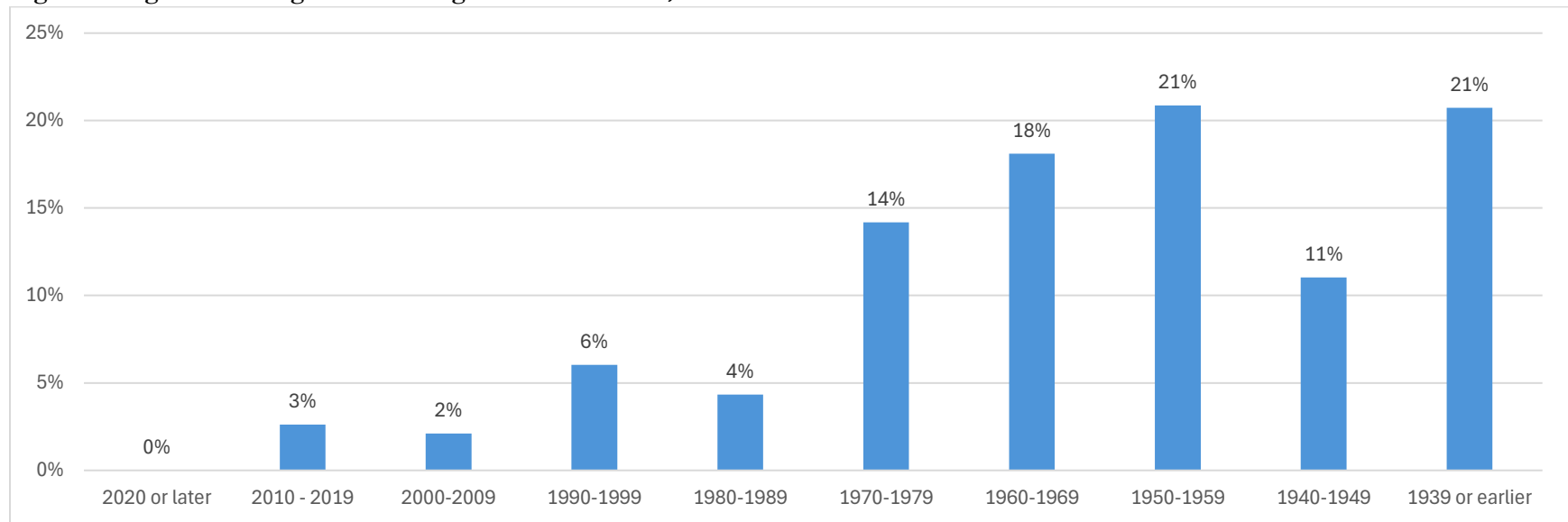
Source: U.S. Census Bureau, 2000-2020 Census.

Figure 9: Housing Units by Cost and Value - Village of Port Edwards, 2022

Cost of Monthly Rent	Number of Units	Percent of Units	Value of Owner-Occupied Housing Units	Number of Units	Percent of Units
Less than \$500	-	0%	Less than \$50,000	14	2%
\$500 to \$999	98	67%	\$50,000 to \$99,999	178	32%
\$1,000 to \$1,499	41	28%	\$100,000 to \$149,999	173	31%
\$1,500 to \$1,999	7	5%	\$150,000 to \$199,999	96	17%
\$2,000 to \$2,499	-	0%	\$200,000 to \$299,999	63	11%
\$2,500 to \$2,999	-	0%	\$300,000 to \$499,999	36	6%
\$3,000 or more	-	0%	\$500,000 to \$999,999	2	0%
Total	146		\$1,000,000 or more	-	0%
			Total	562	

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Figure 10: Age of Housing Stock – Village of Port Edwards, 2022



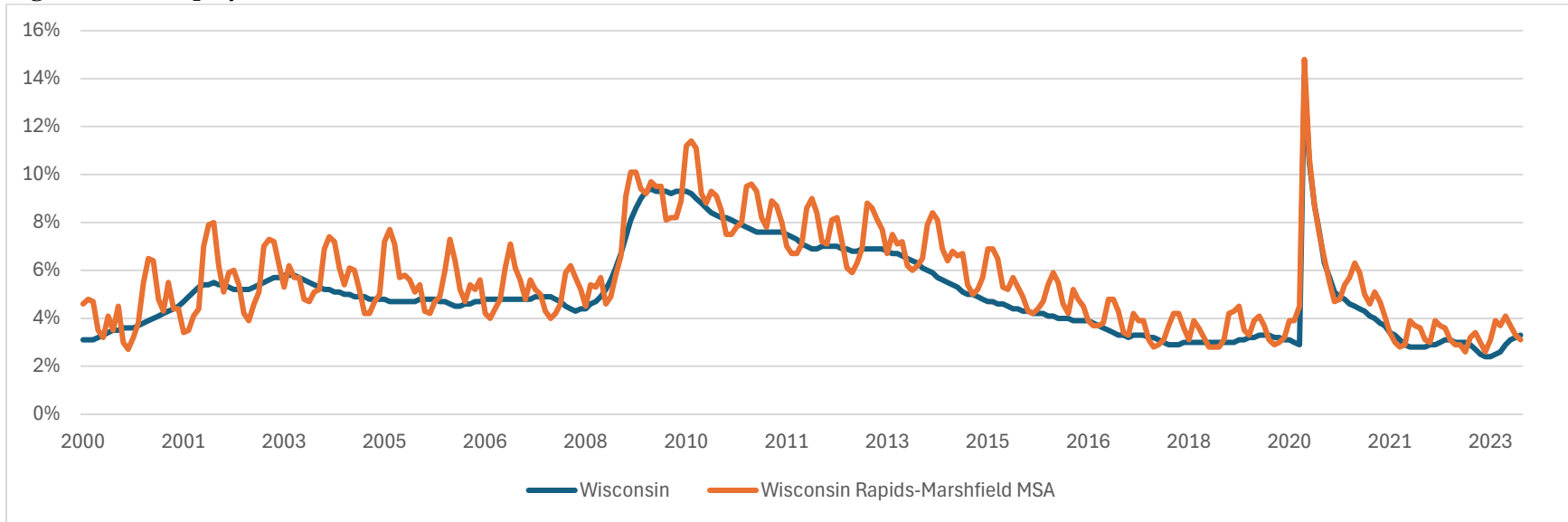
Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Figure 11: Commuting Method, 2022

	Car, Truck, or Van - Drove Alone	Car, Truck, or Van - Carpooled	Public Transportation	Walked	Other Means	Worked From Home
Port Edwards	83%	4%	0%	0%	4%	9%
Wood County	80%	8%	0%	2%	2%	8%
Wisconsin	77%	7%	1%	3%	2%	10%

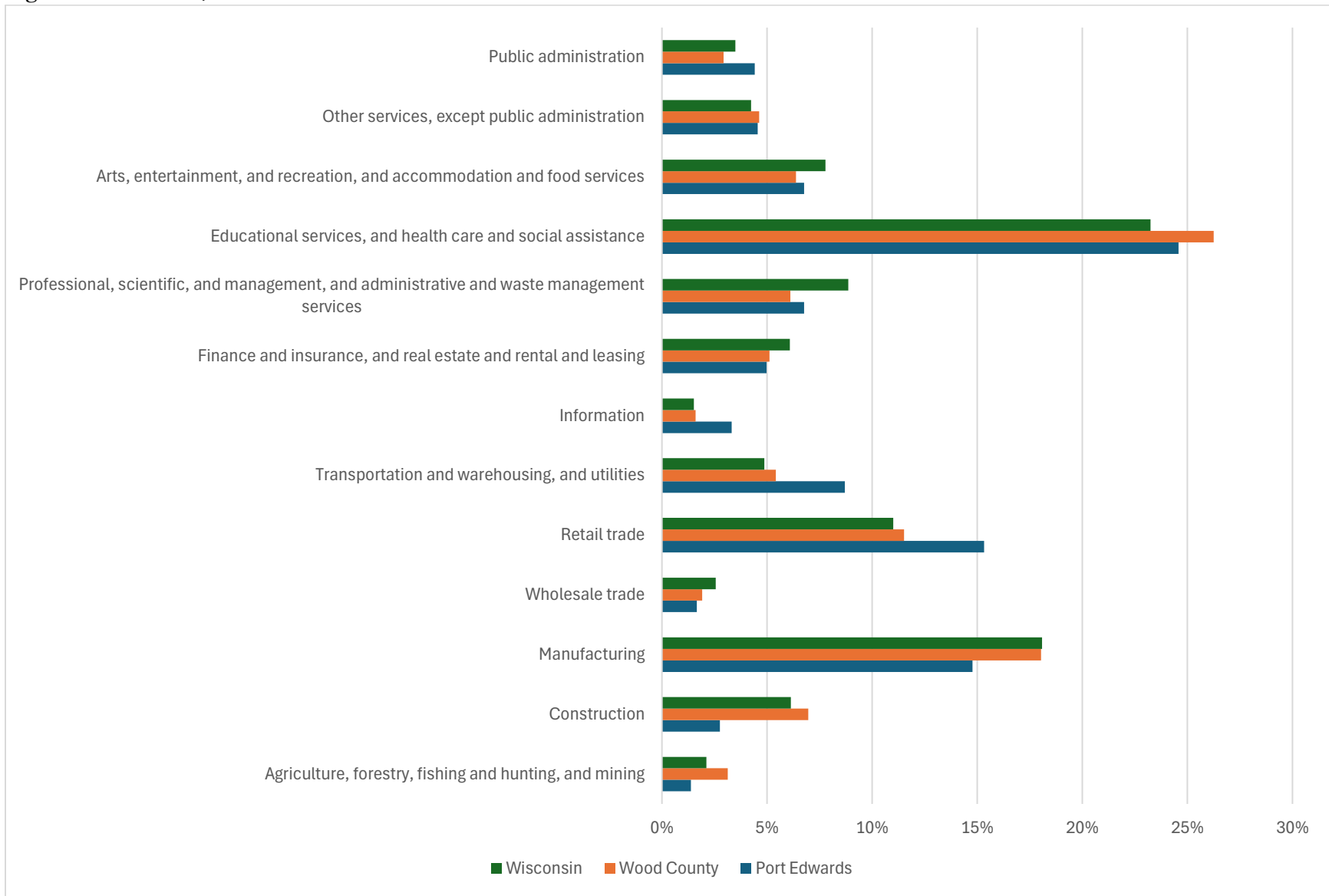
Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Figure 12: Unemployment Rate 2000-2023



Source: Bureau of Labor Statistics

Figure 13: Industries, 2022



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Figure 14: Cluster Analysis

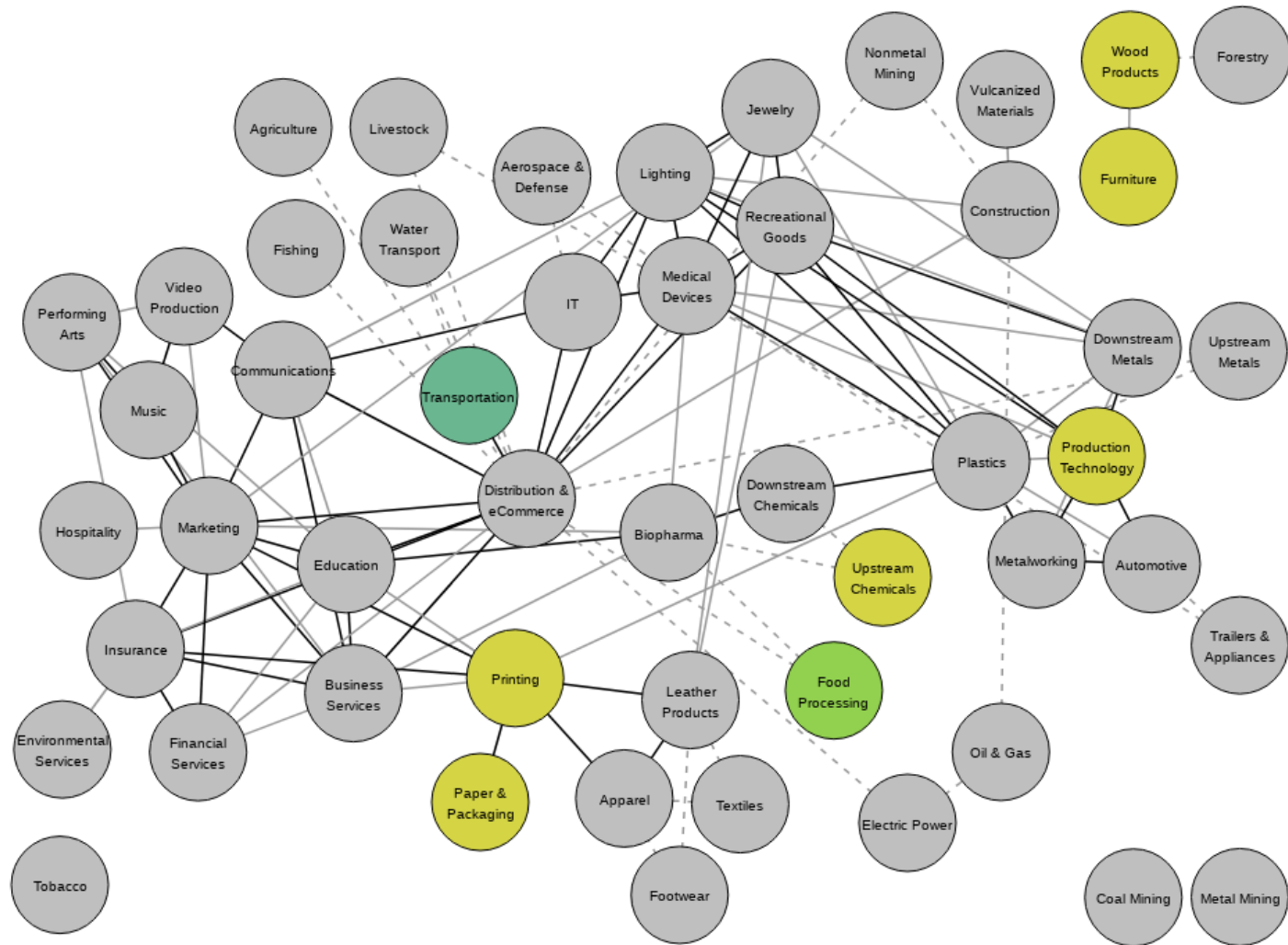
Cluster Linkages and Economic Diversification

Wisconsin Rapids, WI Micropolitan Area, 2021

Cluster Specialization

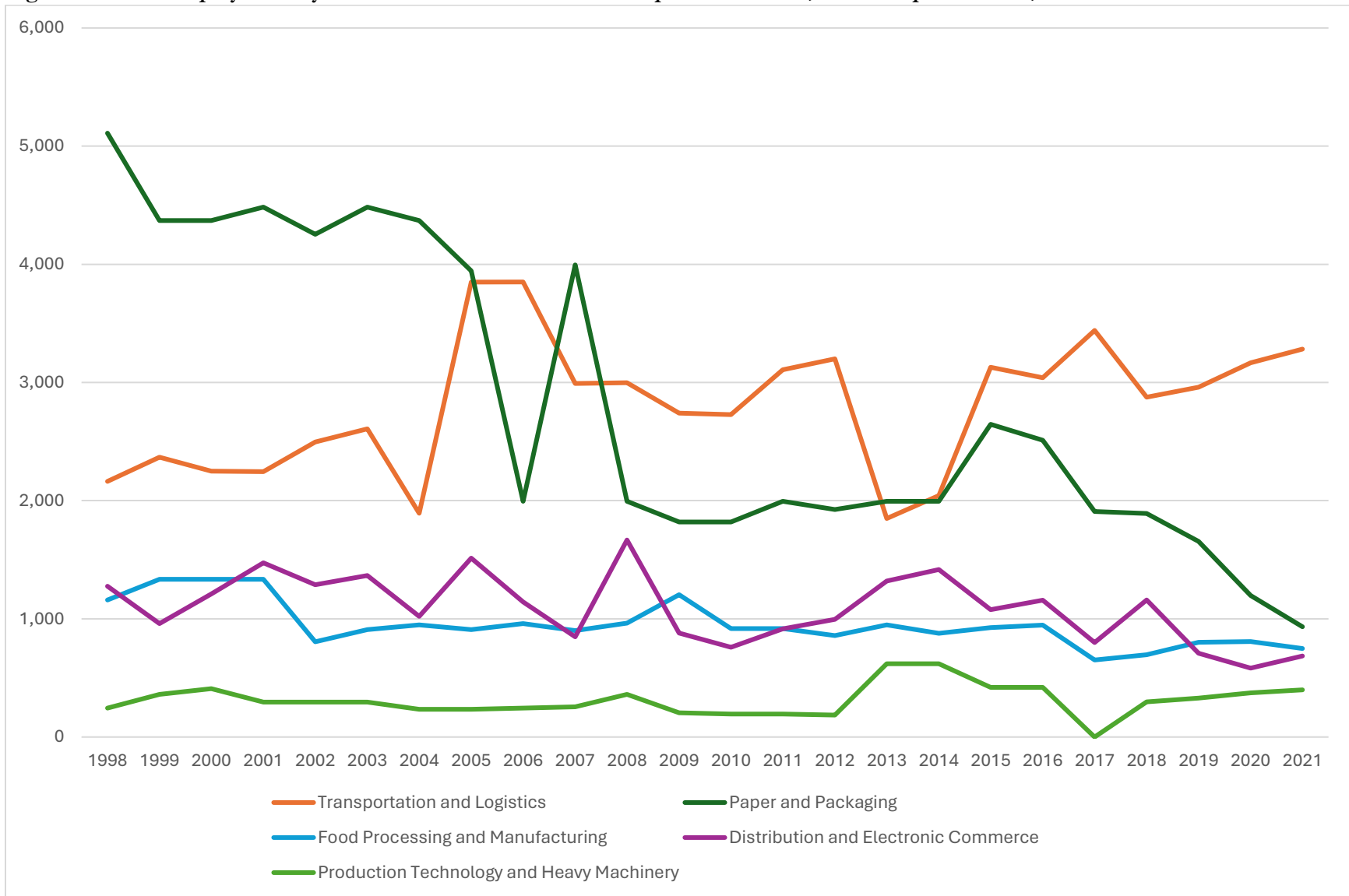
- Strong clusters above 90th percentile specialization
- Strong clusters above 75th percentile specialization
- Other specialized clusters (LQ > 1.0)

- BCR >= 95th pctile & RI >= 20%
- BCR 90th-94th pctile & RI >= 20%
- Next closest clusters not meeting above criteria



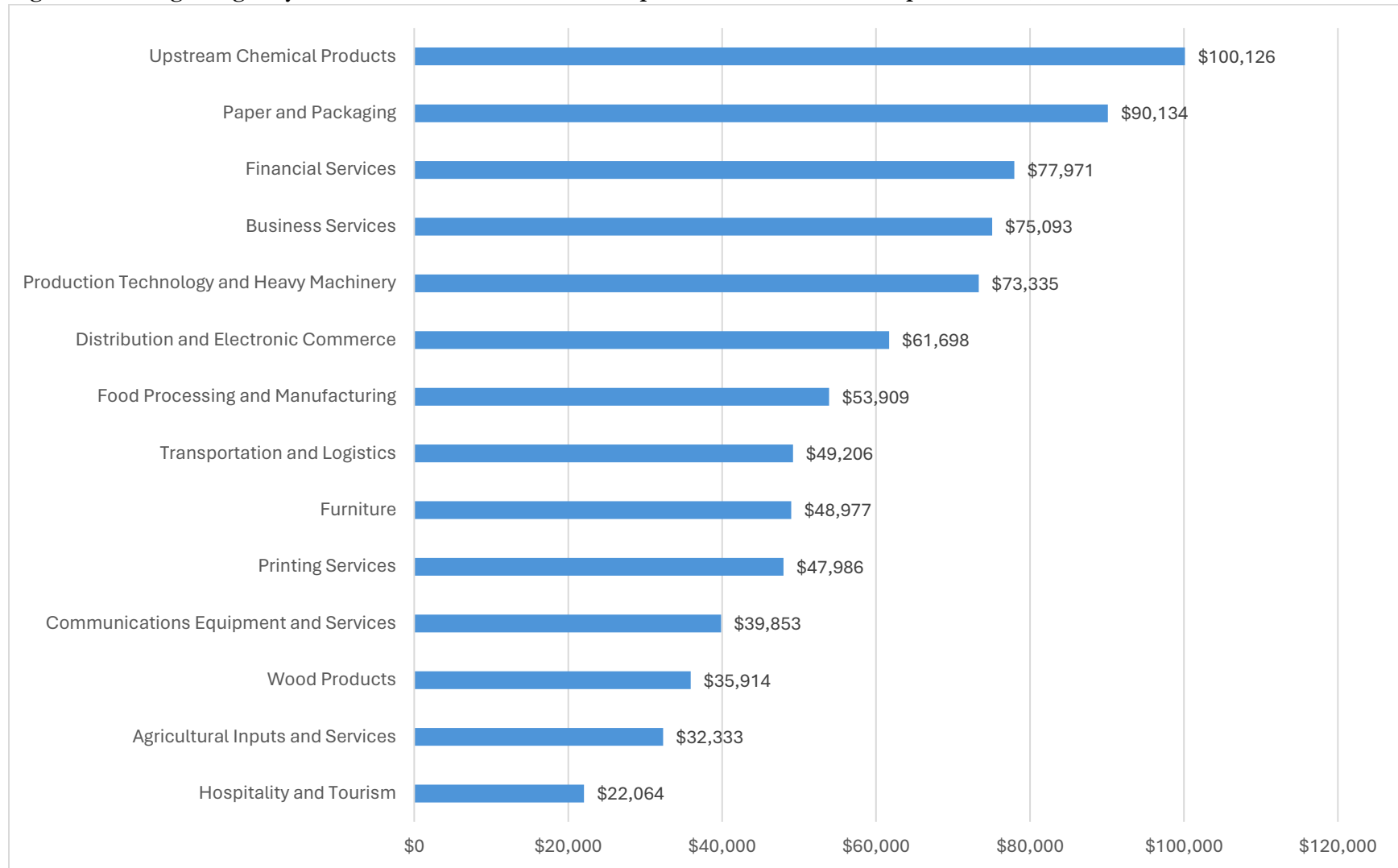
Source: U.S. Cluster Mapping Project

Figure 15: Total Employment By Economic Cluster - Wisconsin Rapids-Marshfield, WI Micropolitan Area, 1998-2021



Source: U.S. Cluster Mapping Project

Figure 16: Average Wages by Economic Cluster - Wisconsin Rapids-Marshfield, WI Micropolitan Area, 2021



Source: U.S. Cluster Mapping Project



**Wood County Economic Development
(Planning & Zoning/Extension)**

400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Wood County (WI) Economic Development Funding Application Instructions & Grant Information

The Wood County CEED (Conservation, Education, and Economic Development) Committee and the Board of Supervisors have made available a limited amount of economic development funds to be awarded each year to projects or proposals that seek to enhance the economic vitality of Wood County. This includes projects or proposals to encourage business growth and development, promote tourism and recreational opportunities, develop workforce retention or attraction strategies, and more.

To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy ([The Rural Economic Development Initiative \(REDI\) Plan](#)) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - Supporting **Entrepreneurship**
 - Offering collaborative **Economic Development Networking**
 - Ensuring robust **Technology Infrastructure**
 - Addressing **Housing** needs throughout the County
 - Engaging in solutions for **Child Care** Accessibility & Affordability
 - Supporting **Asset-Based Branding & Tourism**
 - Developing combined county-wide **Recreational Mapping** to increase use and attract tourism
2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
4. **Include a 1:1 Match:** Proposals should include at least a 1:1 match. The match can be monetary or in-kind contributions. A description of the match must be included in the application.

Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

Funds Available & Grant Size: A total of \$400,000 is available in this fund for the 2025 grant cycle. There is no cap in place for these requests, but keep in mind there is a **1:1 match preference** and scoring will be based, in part, on the match details.

What we do not generally fund: Annual campaigns, Operating expenses or losses, Debt retirement, Endowments, Direct support of individuals, Lobbying, Sectarian causes

Process: All applications are due by 4:30pm on Friday, July 5, 2024. Applications are reviewed in August, approved by the County Board in November and grantees will be notified following approval of the County budget. Note that funds will not be released until a project results report is presented to the CEED Committee.

Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

The City of Nekoosa is situated on the Wisconsin River in south Wood County. The city is on the River upstream of the Petenwell flowage the third largest body of water in the State of Wisconsin. In the spring walleye fishing is some of the best in the state and people in boats and along the shore are prominent. After the Walleye fishing, we have white bass, Musky and Catfish fishing. During these times we do not have adequate locations for fishing opportunities along the shore line. The City of Nekoosa has a Comprehensive Outdoor Recreation Plan and the fishing pier addition to this property has been identified as a high priority. At our boat launch facility, people try fishing off the boat launch pier and this creates conflicts with the boats launching and loading. This new fishing pier and the shoreline stabilization will enhance more opportunities for fishing and allow access for persons with disabilities to enjoy fishing on the Wisconsin River in Nekoosa.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?



**Wood County Economic Development
(Planning & Zoning/Extension)**

400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

- 4. Describe the timeline for this proposal.** Note this grant requires the funding recipient to complete work on the proposal/project within one calendar year (2025).

The City will construct this project in 2025.

- 5. Explain how this proposal will provide a Return on Investment (ROI) to Wood County.** Please be as specific as possible. E.g. The housing incentive we offered with County Economic Development funds will lead to an annual tax levy increase of \$X.

These matching funds will expand recreational opportunities for sport fishing and allow greater access to the Wisconsin River for fishing. We plan to market this opportunity and make it more attractive for visitors to Wood County.

- 6. Describe the match for this proposal.** Note that a 1:1 match is preferred. E.g. For a \$5,000 grant award, the grantee must provide \$5,000 of in-kind or financial match. The match must occur within the calendar year (2025) the funds are awarded for.

The City has received a Sport Fishing grant from the WDNR in the amount of \$50k and the Legacy Foundation has agreed to match the City of Nekoosa funds at a 1/1 ratio. The total project cost is estimated at \$250k. We are requesting we split the remaining \$200k cost equally between the City of Nekoosa, Legacy Foundation and Wood County Economic Development at a 1/1 ratio. Funding source A below is the WDNR Sport Fishing grant and funding source B is the combined funding sources of the City of Nekoosa, Legacy Foundation and Wood County at 1/3 each. The total match in the budget summary below is the combined total of the WDNR, City of Nekoosa and Legacy Foundation.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Funding Considerations/Request Summary
(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$ 3,500,000	Revenue/Income	
Total Proposal Cost	\$ 250,000	Funding Source A	\$ 50,000
Total Amount Requested	\$ 67,000	Funding Source B	\$ 200,000
Total Match *	\$ 183,000	Total Revenue/Income	\$ 250,000
* Please provide a match explanation in question 6.		Expenses	
		Expense A	\$ 250,000
		Expense B	\$
		Expense C	\$
		Total Expense	\$ 250,000

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

	Rick Schmidt, DPW	7/3/2024
Signature	Printed Name	Date

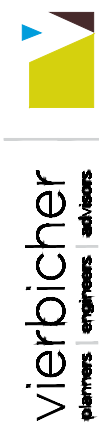
Highest Organization Elected Official/Board Chair

	Dan Carlson, Mayor	7/3/2024
Signature	Printed Name	Date

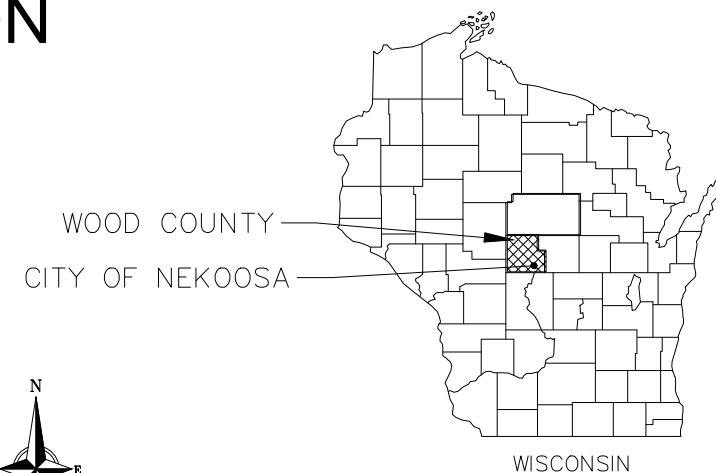
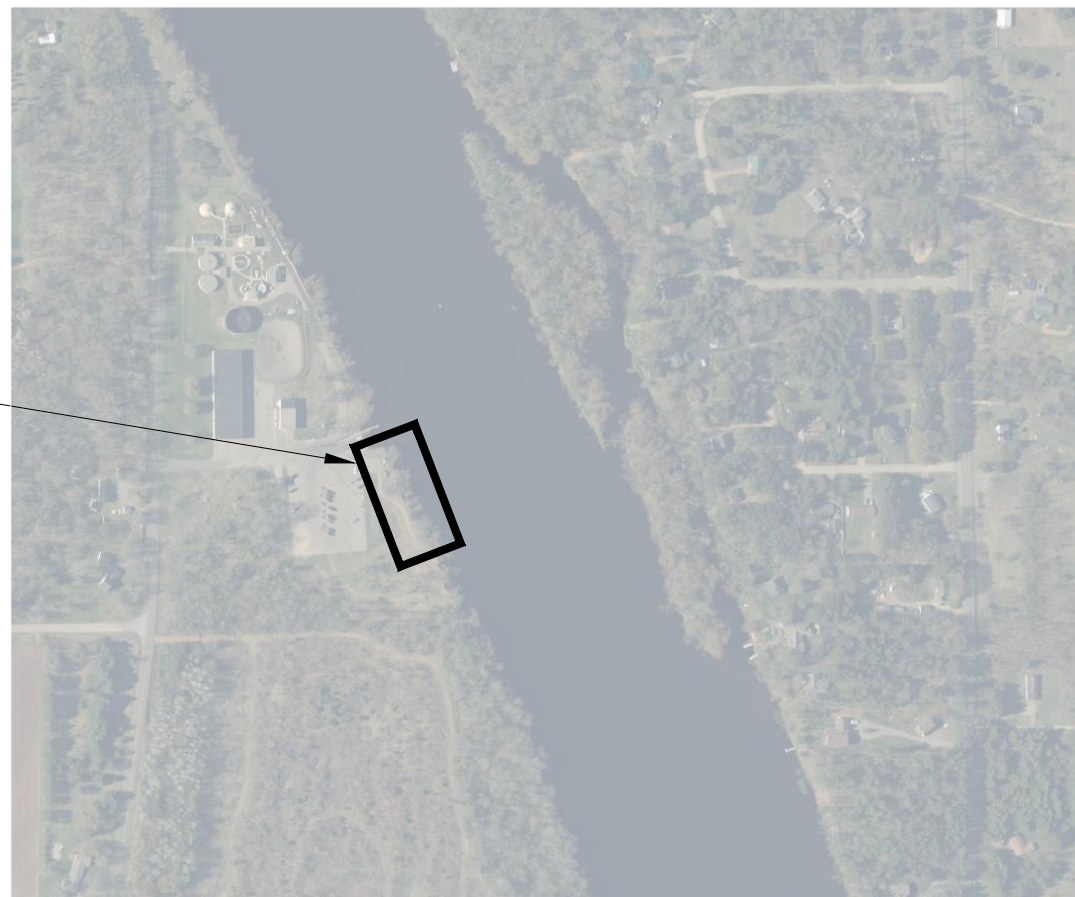
JIM FREEMAN MEMORIAL BOAT LANDING

FISHING PIER & BANK STABILIZATION

CITY OF NEKOOSA, WI



PROJECT LOCATION



SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS
4	PROPOSED FISHING PIER LAYOUT
5	ALTERNATIVE FISHING PIER OPTIONS
6	FISHING PIER DETAIL
7	DETAILS
8	STORMWATER & EROSION CONTROL DETAILS



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/19/2023
 DRAFTER: CLEN
 CHECKED: GBLA
 PROJECT NO.: 230150
 SHEET: 1 OF 8

TITLE SHEET
 FISHING PIER & BANK STABILIZATION
 CITY OF NEKOOSA
 WOOD COUNTY, WI

19 Sep 2023 - 4:25p R:\Nekoosa, City of\230150 - Fishing Pier & Bank Stabilization\CADD\230150 - Title Sheet_General Notes_Details.dwg by: clen

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING PARKING METER
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING FIELD INLET
EXISTING ROOF DRAIN CLEANOUT
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING STORM MANHOLE RECTANGULAR
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING SEPTIC VENT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WELL
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV MANHOLE
EXISTING TV RECTANGULAR MANHOLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING UNIDENTIFIED UTILITY VAULT
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING BORING

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

ABBREVIATIONS
STMH - STORM MANHOLE
FI - FIELD INLET
CI - CURB INLET
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

SURVEY LEGEND

- BENCHMARK
FOUND CHISELED "X"
PUBLIC LAND CORNER AS NOTED
FOUND NAIL
FOUND 1" Ø IRON PIPE
FOUND 2" Ø IRON PIPE
FOUND P.K. NAIL
FOUND 1 1/4" Ø IRON ROD
FOUND 3/4" Ø IRON ROD
FOUND RAILROAD SPIKE
SET CHISELED "X"
SET NAIL
SET P.K. NAIL
SET 1 1/4" Ø IRON ROD
SET 3/4" Ø IRON ROD
SET RAILROAD SPIKE
GENERAL CONTROL POINT

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS I TYPE A
EROSION MAT CLASS I TYPE B
EROSION MAT CLASS II TYPE A
TRACKING PAD
RIP RAP

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
EXISTING OVERHEAD CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING RETAINING WALL
EXISTING CHAIN LINK FENCE
EXISTING GENERAL FENCE
EXISTING WIRE FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GUY LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING EDGE OF TREES
EXISTING WATER MAIN (SIZE NOTED)
EXISTING WETLAND DELINEATION
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING EDGE OF PAVEMENT
EXISTING EDGE OF GRAVEL
EXISTING WETLANDS
EXISTING GRAVEL SURFACE
EXISTING CONCRETE SURFACE
EXISTING ASPHALT SURFACE

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS
TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
ASPHALT REMOVAL
CONCRETE REMOVAL
BUILDING REMOVAL
TREE REMOVAL
SAWCUT
UTILITY STRUCTURE REMOVAL
UTILITY LINE REMOVAL

CONSTRUCTION AND GENERAL NOTES:

- 1. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD.
5. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE.
6. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY THE MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE END OF EACH WORK DAY.
7. ALL EXCESS MATERIAL GENERATED FROM CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF SITE.
8. CONTRACTOR SHALL DISPOSE OF TREES AND STUMPS OFF SITE.
9. ROW AND PROPERTY LINES ARE APPROXIMATE.
10. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED.
11. THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - WOOD COUNTY.
12. THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED. ANY CHANGES IN SITE CONDITIONS OR UTILITIES AFTER JULY 26, 2023 ARE NOT REFLECTED ON THIS SURVEY.
13. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION.
14. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
15. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING.
16. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
17. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE.
18. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
19. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

AGENCIES:

EMERGENCY - FIRE, RESCUE, AMBULANCE, POLICE DIAL 911

UTILITIES:

ALLIANT ENERGY: MICHAEL PEETERS - 715-424-7039

WE ENERGIES: TAMI ABEL - 715-421-7276

SALARUS: JEROD BROCK - 715-421-6099

CITY OF NEKOOSA: RICK SCHMIDT - 715-886-7889



GENERAL NOTES & LEGEND
FISHING PIER & BANK STABILIZATION
CITY OF NEKOOSA
WOOD COUNTY, WI

Table with columns: REVISIONS, NO., DATE, REMARKS


Table with columns: DATE, DRAFTER, CHECKED, PROJECT NO., SHEET

NOTES:

R.O.W. AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.







19 Sep 2023 - 4:25p R:\Nekoosa, City of\230150 - Fishing Pier & Bank Stabilization\CADD\230150 - Existing Conditions.dwg by: clen

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GRAPHIC SCALE FEET
0 15 30 60

LEGEND

-  EXISTING EDGE OF TREES
-  EXISTING DECIDUOUS TREE
-  WISCONSIN RIVER
-  EXISTING PAVEMENT
-  EXISTING RIP RAP
-  EXISTING WATER EDGE

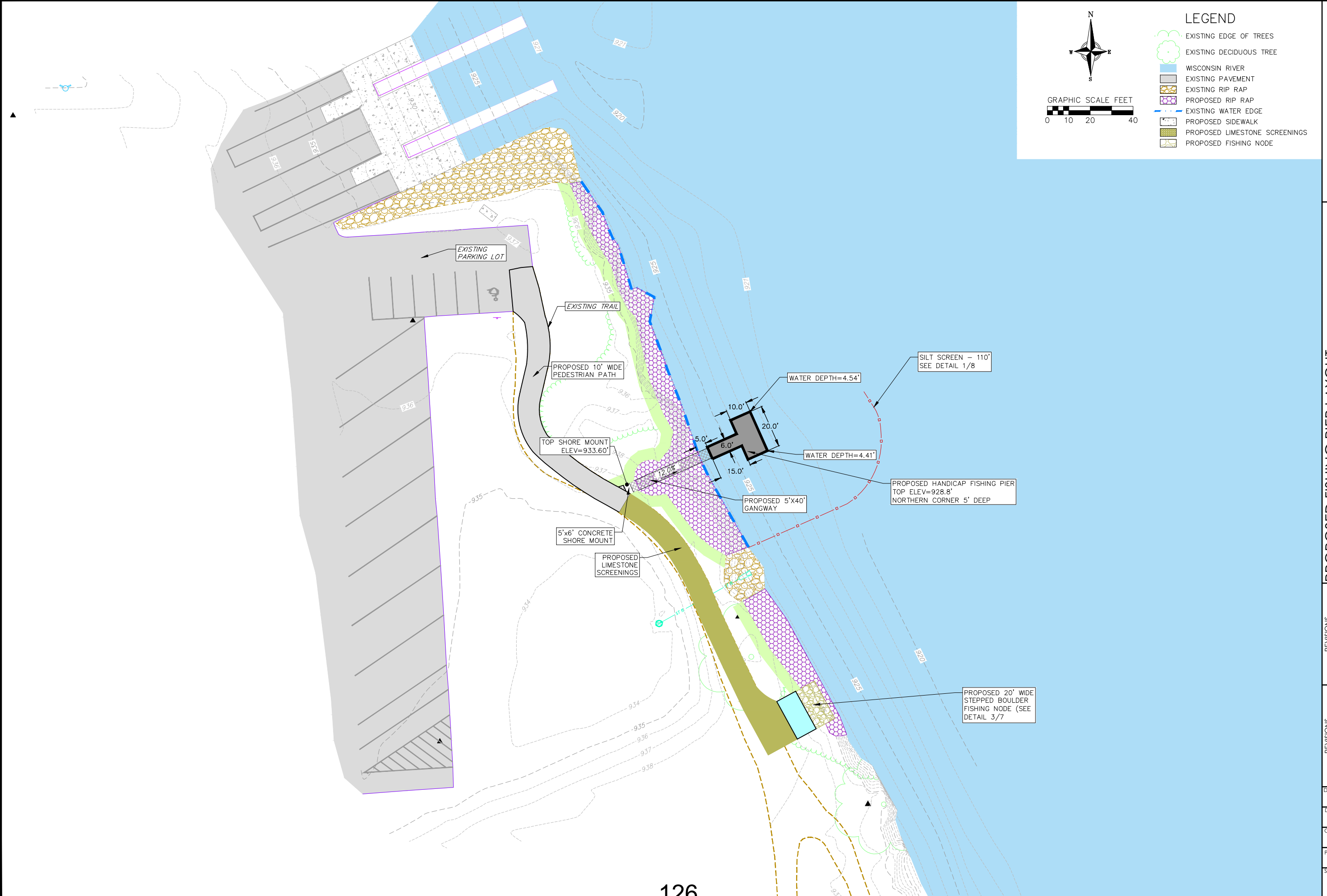



vierbicher
planners | engineers | advisors

EXISTING CONDITIONS
FISHING PIER & BANK STABILIZATION
CITY OF NEKOOSA
WOOD COUNTY, WI

NO.	DATE	REVISIONS	REMARKS

DATE: 09/19/2023
 DRAFTER: CLEN
 CHECKED: GBLA
 PROJECT NO.: 230150
 SHEET: 3 OF 8

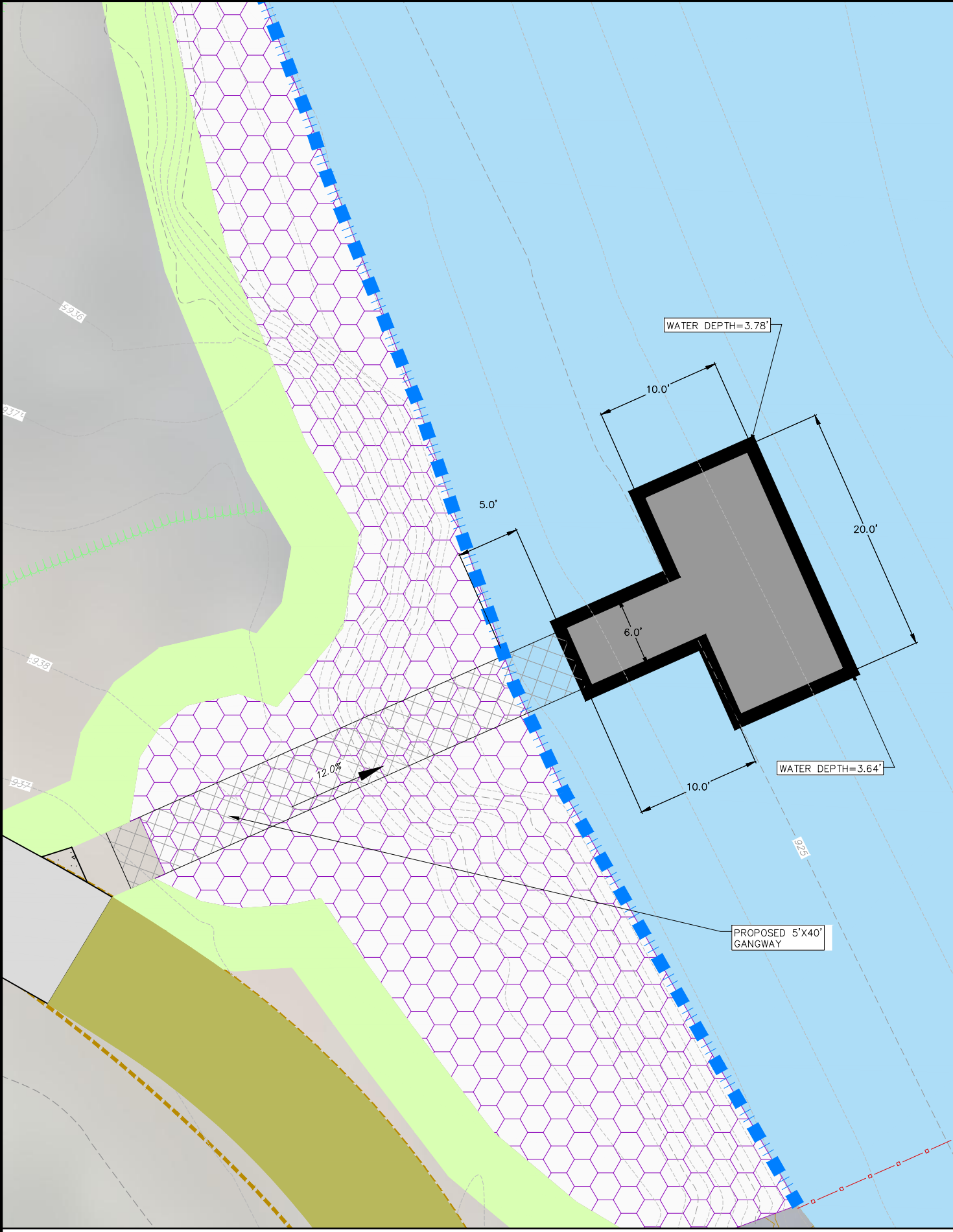


PROPOSED FISHING PIER LAYOUT
 FISHING PIER & BANK STABILIZATION
 CITY OF NEKOOSA
 WOOD COUNTY, WI

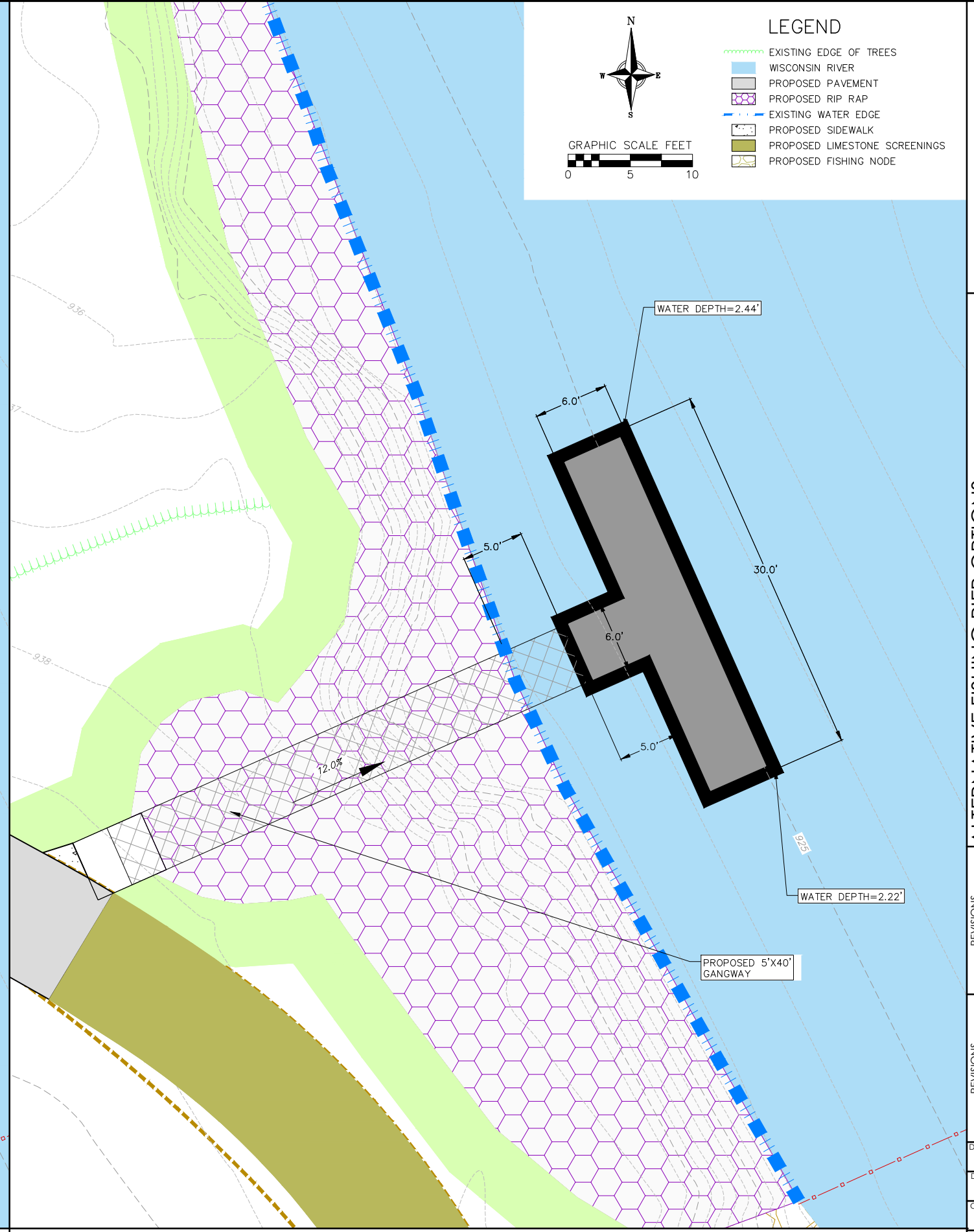
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/19/2023
 DRAFTER: CLEN
 CHECKED: GBLA
 PROJECT NO.: 230150
 SHEET: 4 OF 8

19 Sep 2023 - 4:25p R:\Nekoosa_City_of_230150 - Fishing Pier & Bank Stabilization\CADD\230150 - Pier Details.dwg by: clen



ALTERNATIVE FISHING PIER OPTION 1



ALTERNATIVE FISHING PIER OPTION 2

GRAPHIC SCALE FEET
0 5 10

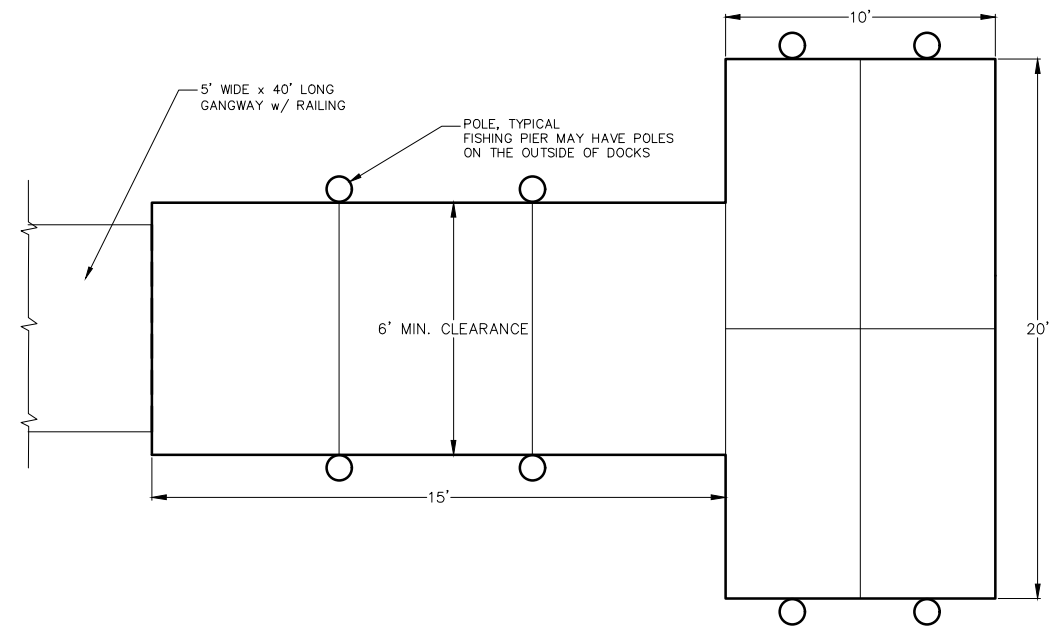
LEGEND

- EXISTING EDGE OF TREES
- WISCONSIN RIVER
- PROPOSED PAVEMENT
- PROPOSED RIP RAP
- EXISTING WATER EDGE
- PROPOSED SIDEWALK
- PROPOSED LIMESTONE SCREENINGS
- PROPOSED FISHING NODE

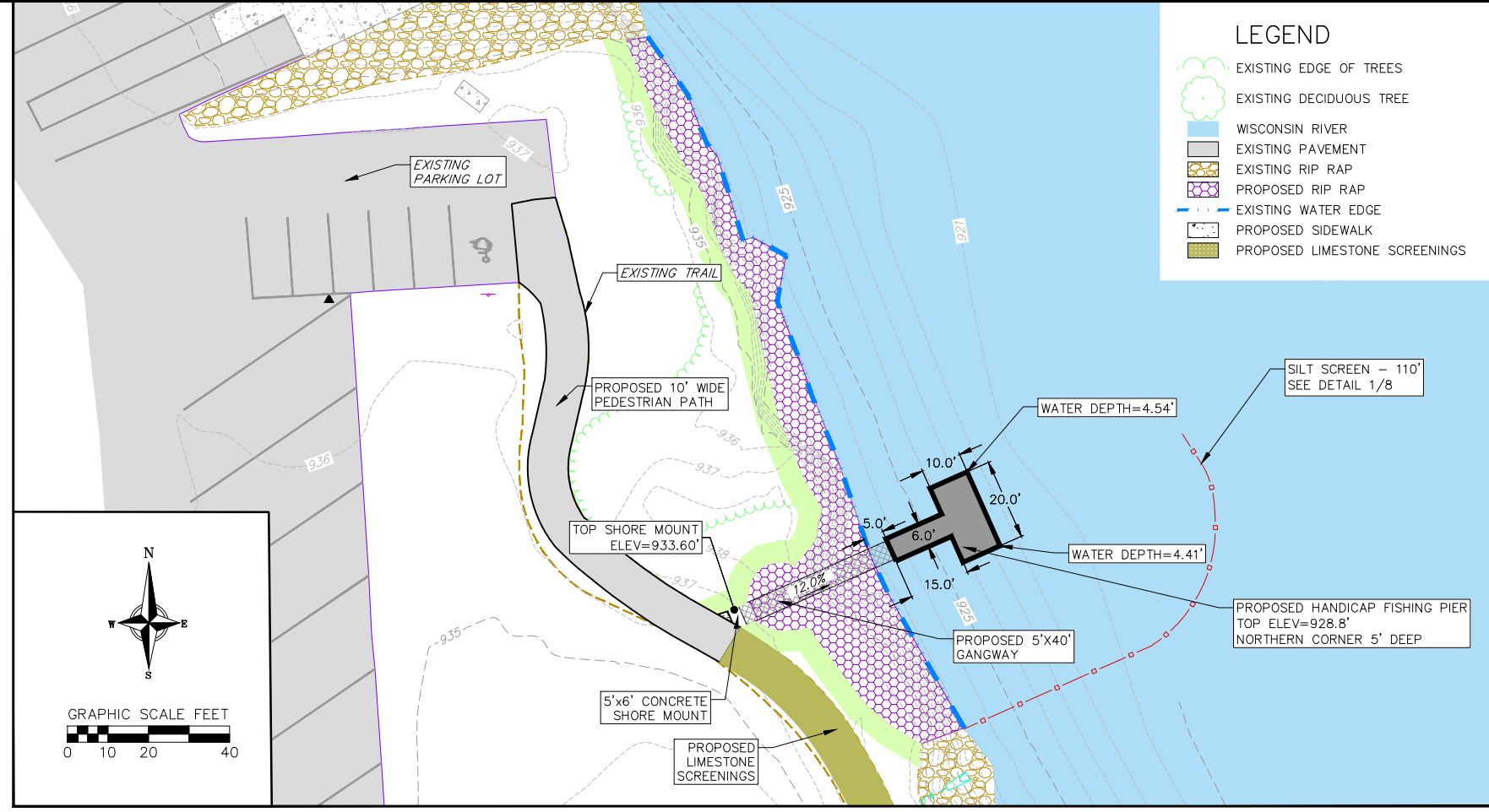
ALTERNATIVE FISHING PIER OPTIONS
 FISHING PIER & BANK STABILIZATION
 CITY OF NEKOOSA
 WOOD COUNTY, WI

REVISIONS	NO.	DATE	REMARKS
DATE		09/19/2023	
DRAFTER		CLEN	
CHECKED		GBLA	
PROJECT NO.	230150		
SHEET	5 OF 8		

19 Sep 2023 - 4:25p R:\Nekoosa_City_of_Nekoosa - Fishing Pier & Bank Stabilization\CADD\230150 - Pier Details.dwg by: clen

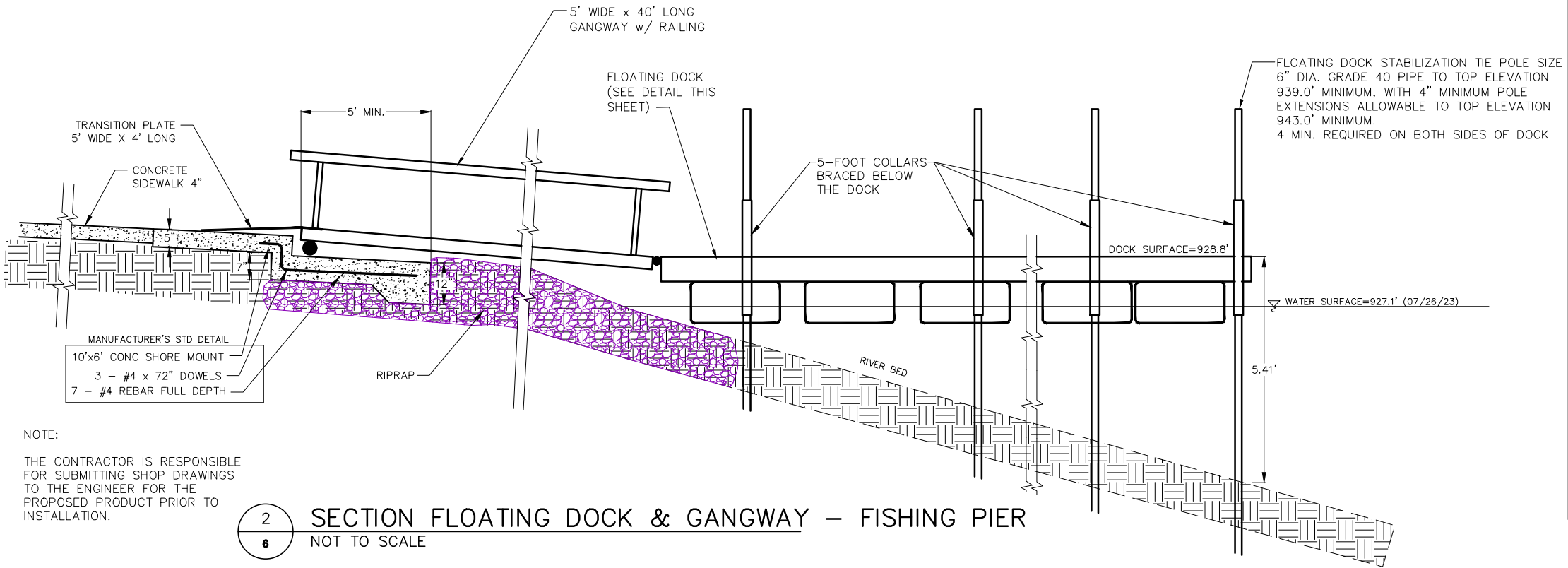
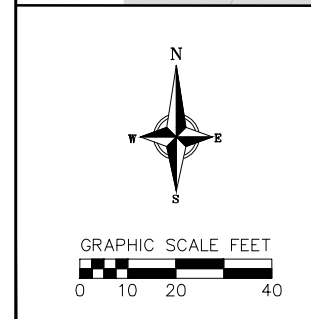


1 FLOATING DOCK DETAIL – FISHING PIER
NOT TO SCALE



LEGEND

- EXISTING EDGE OF TREES
- EXISTING DECIDUOUS TREE
- WISCONSIN RIVER
- EXISTING PAVEMENT
- EXISTING RIP RAP
- PROPOSED RIP RAP
- EXISTING WATER EDGE
- PROPOSED SIDEWALK
- PROPOSED LIMESTONE SCREENINGS



2 SECTION FLOATING DOCK & GANGWAY – FISHING PIER
NOT TO SCALE

NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS TO THE ENGINEER FOR THE PROPOSED PRODUCT PRIOR TO INSTALLATION.

MATERIALS/PRODUCTS

FISHING PIER: BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENT, PROVIDE PRODUCT DESCRIBED BELOW OR EQUAL:

PRODUCT DESCRIPTION: MODULAR FLOATING DOCK SYSTEM INCLUDING NON-SLIP POLYETHYLENE OR ALUMINUM DECK AND FLOTATION UNITS; DOCK SYSTEM SHALL PROVIDE SUFFICIENT SUPPORT FOR COMMON FISHING-TYPE PIER ACTIVITIES (MINIMUM OF 17-INCHES OF FREEBOARD FOR DEAD LOAD CONDITION, MINIMUM 9-INCHES UNDER 20 PSF UNIFORM LIVE LOAD OR 400 LB CONCENTRATED LOAD AT ANY POINT); SYSTEM SHALL MEET ALL CURRENT STATE AND FEDERAL ACCESSIBILITY (ADA) REQUIREMENTS; SYSTEM SHALL BE DESIGNED TO WITHSTAND TYPICAL WATER CURRENT AND WIND CONDITIONS FOR PROJECT LOCATION; DECK, GANGWAY, AND TRANSITION PLATES SHALL HAVE A NON-SKID TEXTURED SURFACE; ALL MOUNTING HARDWARE AND CONNECTIONS SHALL BE STAINLESS STEEL; RAILINGS AND CLEATS SHALL BE ALUMINUM OR STAINLESS STEEL; SUPPORT MEMBERS GALVANIZED OR STAINLESS STEEL; FLOTATION UNITS SHALL MAINTAIN BUOYANCY EVEN IF PUNCTURED/STRUCTURALLY DAMAGED.

PRIMARY ASSEMBLY/SYSTEM COMPONENTS - INCLUDING BUT NOT LIMITED TO - PROVIDE COMPLETE FUNCTIONAL SYSTEM (ALSO SEE DETAILS):

- 1) 5'-40" RAMP/GANGWAY ASSEMBLY
- 2) 6' X 30' NOMINAL FLOATING DOCK ASSEMBLY
- 3) 10' X 20' NOMINAL FISHING PIER/PLATFORM ASSEMBLY
- 4) GANGWAY, DOCK, AND PIER RAILINGS - INCLUDING LOWERED RAILING SECTIONS FOR FISHING (AS ALLOWED PER ADA), RAILING OPENINGS FOR RETRIEVING GAME AND GEAR (AS ALLOWED PER ADA), FISHING POLE HOLES/MOUNTS
- 5) BUILT-IN BENCHES/SEATING IN FISHING PIER/PLATFORM ASSEMBLY (MIN 4 SEATS OR 6 LINEAR FEET)
- 6) TRANSITION/DROP PLATES/RAMPS
- 7) STABILIZATION POLES (DRIVEN) AND BRACKET ATTACHMENTS WITH 5-FOOT COLLARS BRACED BELOW THE DECK (MINIMUM 8)
- 8) ASSOCIATED FLOATS AND DECKS
- 9) ASSOCIATED MISCELLANEOUS CONNECTORS, BRACKETS, AND SUPPORT MEMBERS
- 10) CAST-IN-PLACE REINFORCED CONCRETE SHORE-MOUNT: PER MANUFACTURER'S STANDARD DETAILS.

CONSTRUCTION/INSTALLATION

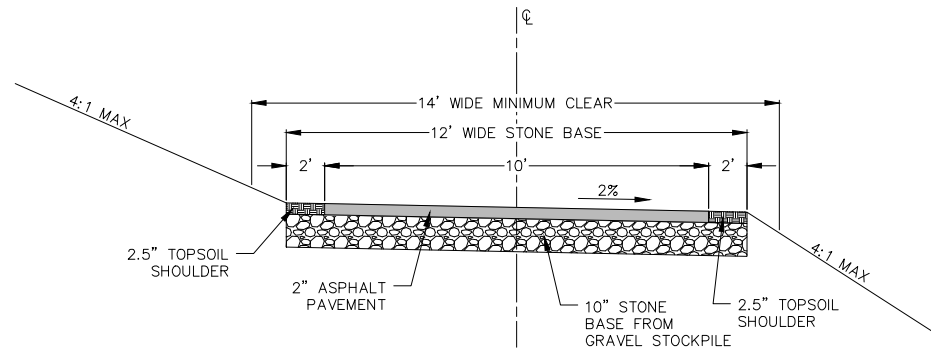
INSTALLATION AS SHOWN IN DETAILS ON THE DRAWINGS AND AS PER MANUFACTURER'S INSTRUCTIONS.

FISHING PIER DETAIL
FISHING PIER & BANK STABILIZATION
CITY OF NEKOOSA
WOOD COUNTY, WI

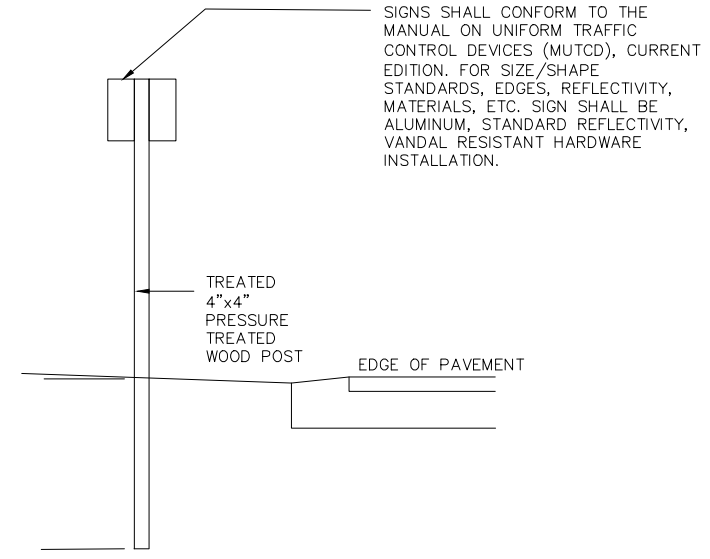
REVISIONS		NO.	DATE	REMARKS

DATE: 09/19/2023
DRAFTER: CLEN
CHECKED: GBLA
PROJECT NO.: 230150
SHEET: 6 OF 8

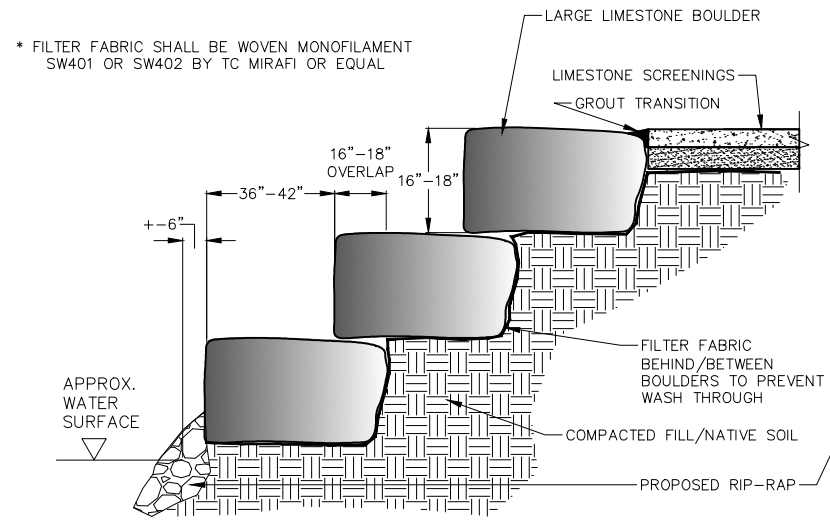




1 PEDESTRIAN PATH TYPICAL SECTION
7 NOT TO SCALE



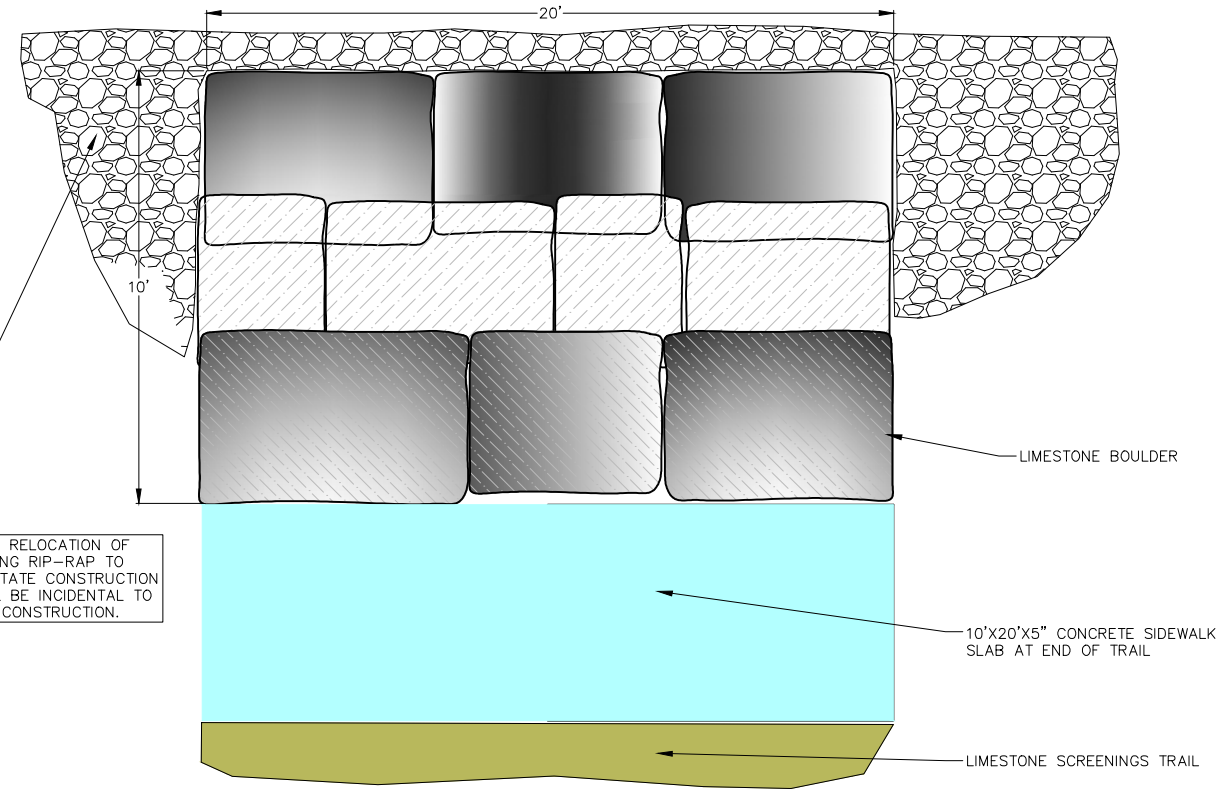
2 TYPICAL SIGN PLACEMENT
7 NOT TO SCALE



SECTION VIEW

3 STEPPED BOULDER WALL DETAIL
7 NOT TO SCALE

NOTE: RELOCATION OF EXISTING RIP-RAP TO FACILITATE CONSTRUCTION SHALL BE INCIDENTAL TO WALL CONSTRUCTION.



PLAN VIEW

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/19/2023
 DRAFTER: CLEN
 CHECKED: GBLA
 PROJECT NO.: 230150
 SHEET:

EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF NEKOOSA EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SEE DETAIL SHEET 3/6 FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE PLAN.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE TO BE USED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE, FILTER BARRIER & SILT SCREEN
- STRIP TOPSOIL
- ROUGH GRADE
- SEED DISTURBED AREAS & PLACE EROSION MAT AS SHOWN
- INSTALL FISHING PAD AND PEDESTRIAN PATH
- REMOVE SILT FENCE AND SILT SCREEN MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

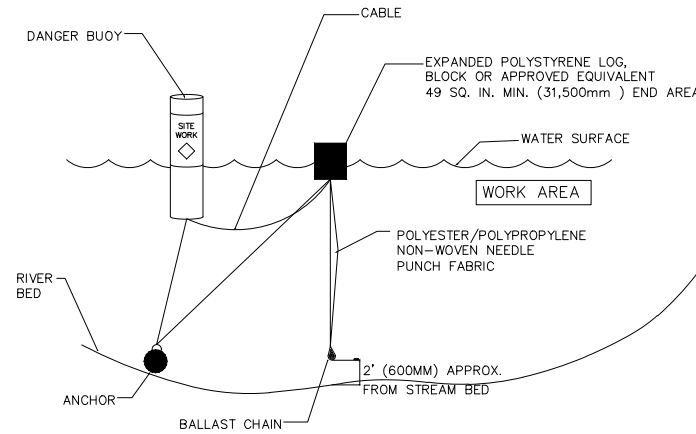
- TEMPORARY:**
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
- USE WISCONSIN D.O.T. SEED MIX #40 AT 5 LB./1,000 S.F.

FERTILIZING RATES:

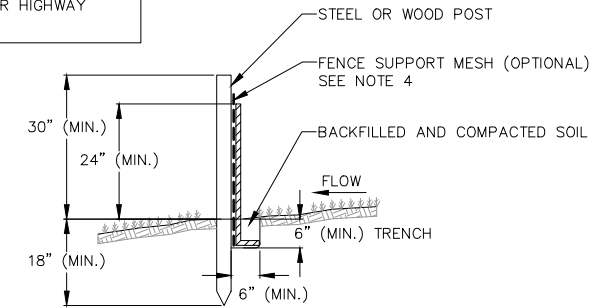
- TEMPORARY AND PERMANENT:**
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

- TEMPORARY AND PERMANENT:**
- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



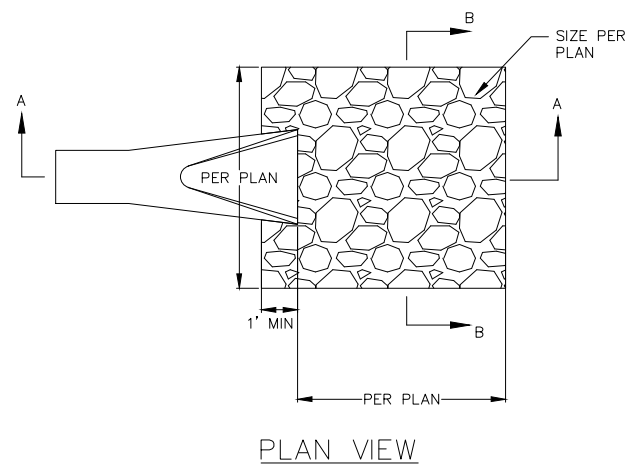
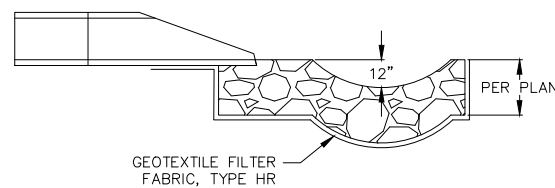
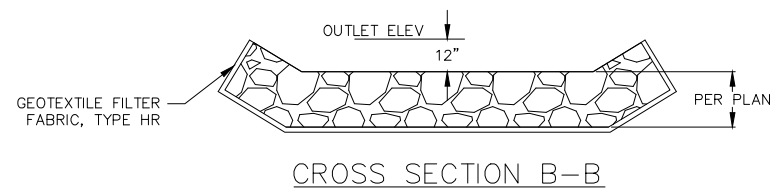
1 SILT SCREEN
8 NOT TO SCALE



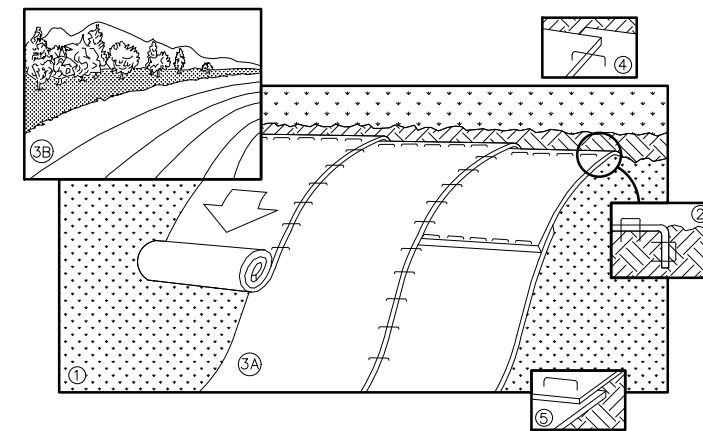
NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

2 SILT FENCE
8 NOT TO SCALE



3 RIP-RAP
8 NOT TO SCALE



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

4 EROSION MAT
8 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

DATE: 09/19/2023
DRAFTER: CLEN
CHECKED: GBLA
PROJECT NO.: 230150
SHEET: 8 OF 8





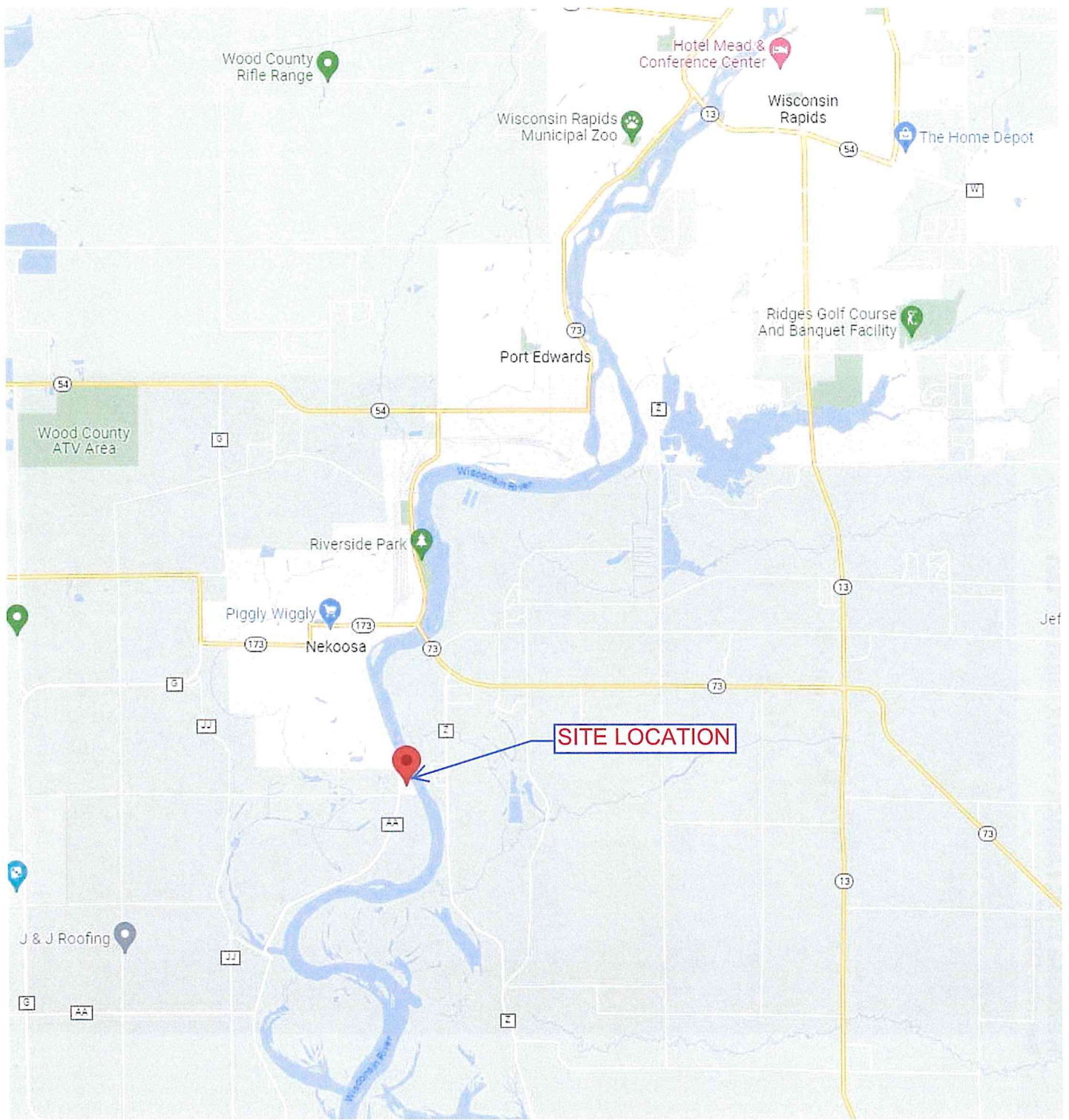


Exhibit A – Location Map

City of Nekoosa
September 26, 2023

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planners | engineers | advisors





Wood County (WI) Economic Development Funding Application Instructions & Grant Information

The Wood County CEED (Conservation, Education, and Economic Development) Committee and the Board of Supervisors have made available a limited amount of economic development funds to be awarded each year to projects or proposals that seek to enhance the economic vitality of Wood County. This includes projects or proposals to encourage business growth and development, promote tourism and recreational opportunities, develop workforce retention or attraction strategies, and more.

To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy ([The Rural Economic Development Initiative \(REDI\) Plan](#)) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - Supporting **Entrepreneurship**
 - Offering collaborative **Economic Development Networking**
 - Ensuring robust **Technology Infrastructure**
 - Addressing **Housing** needs throughout the County
 - Engaging in solutions for **Child Care** Accessibility & Affordability
 - Supporting **Asset-Based Branding & Tourism**
 - Developing combined county-wide **Recreational Mapping** to increase use and attract tourism
2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
4. **Include a 1:1 Match:** Proposals should include at least a 1:1 match. The match can be monetary or in-kind contributions. A description of the match must be included in the application.

Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

Funds Available & Grant Size: A total of \$400,000 is available in this fund for the 2025 grant cycle. There is no cap in place for these requests, but keep in mind there is a **1:1 match preference** and scoring will be based, in part, on the match details.

What we do not generally fund: Annual campaigns, Operating expenses or losses, Debt retirement, Endowments, Direct support of individuals, Lobbying, Sectarian causes

Process: All applications are due by 4:30pm on Friday, July 5, 2024. Applications are reviewed in August, approved by the County Board in November and grantees will be notified following approval of the County budget. Note that funds will not be released until a project results report is presented to the CEED Committee.

Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Funding Considerations/Request Summary
(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$	Revenue/Income	
Total Proposal Cost	\$		\$
Total Amount Requested	\$		\$ 500
Total Match *	\$	Total Revenue/Income	\$ 4,000
* Please provide a match explanation in question 6.		Expenses	
			\$
			\$
			\$
		Total Expense	\$


Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.


Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

		
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Highest Organization Elected Official/Board Chair

	Sue Smith	7/3/24
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

River Riders Bike Share has been a strong community presence since 2014. What started as a grassroots initiative identified by community members to increase physical activity and decrease obesity by enhancing outdoor recreation options has evolved into an alternative mode of non-vehicular transportation for a variety of daily living tasks as well as meeting the original program goals. Now operating two bike share programs in Wisconsin Rapids and Marshfield, bike share continues to fill a gap for our community and indirectly helps drive Wood County tourism.

River Riders Bike Share includes 30 bicycles, one of which is a tricycle that provides an accessible option for individuals who require an alternative bike. There are six stations in the River Riders program. The Marshfield Community Bike Share program includes 20 bicycles, one being a tricycle to provide accessibility and equity across both programs. There are four stations in the Marshfield area. Another way to ensure equity is maintained throughout programs is by keeping the program affordable to community members and visitors. With that in mind, the program offers rides for just \$1/hour.

Wood County is home to seven recreational County parks, many of which offer multi-use trails, including biking. Wisconsin Rapids boasts 14 City parks and 91 miles of on and off-street trails and Marshfield offers eight City parks that include biking trails. In Wood County, 77% of people reported living close to a park or recreation facility. With multiple opportunities for recreation in our communities, County Health Rankings still report that 35% of the population is obese, and 22% of adults reported participating in no physical activity outside of work. Many things influence how well a person lives. One major contributing factor is the environment in which we live, which includes parks, trails, and opportunities and a means to enjoy them.

The REDI Plan was developed to better the quality of life and economic development of Wood County. One initiative outlined in the REDI Plan that can be supported by the Bike Share program is to establish Wood County as a vibrant and diverse community to live, grow, work and play by supporting asset-based branding and tourism. Tourism feeds our community's economic growth, supports our trails, and establishes Wood County as a place people want to visit, and for some, call home. Bike Share provides a low-cost option for visitors who come to Wood County to explore our local trails, businesses, and county as a whole which in turn supports the initiative of the REDI Plan.

Currently, one bike station is located at a County-owned park for the River Riders Bike Share program. The South Wood County Park offers a 4.1 mile hiking and biking trail circling around Lake Wazeecha and there is a bike share station located on one end of the park. Since relaunching bike share in 2021 after the COVID-19 pandemic, there have been 616 total rides taken at the South Wood County Park trail. That is over half of the total rides taken since 2021 for the River Riders program. This data shows that offering a low-cost recreational opportunity that bike share provides has a significant impact on just one of our local trails. By providing funding to the bike share program for another year, River Riders and Marshfield Community bike share programs can work to gather more data, explore options for moving bikes and stations closer to County parks and trails, and survey riders about why they chose to rent a bike.

Our request to the CEED committee is to provide funding to the program to continue to operate, sustain, and grow bike share. Wisconsin Rapids and Marshfield have grown to recognize bike share as an amenity year after year. This is an opportunity to leverage the bike share program to help meet the initiatives and goals of the REDI Plan with further funding and make Wood County that vibrant and diverse community people from all across the State and beyond want to visit, live, grow, work, and play.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Wood County (WI) Economic Development Funding Application Instructions & Grant Information

The Wood County CEED (Conservation, Education, and Economic Development) Committee and the Board of Supervisors have made available a limited amount of economic development funds to be awarded each year to projects or proposals that seek to enhance the economic vitality of Wood County. This includes projects or proposals to encourage business growth and development, promote tourism and recreational opportunities, develop workforce retention or attraction strategies, and more.

To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy ([The Rural Economic Development Initiative \(REDI\) Plan](#)) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - Supporting **Entrepreneurship**
 - Offering collaborative **Economic Development Networking**
 - Ensuring robust **Technology Infrastructure**
 - Addressing **Housing** needs throughout the County
 - Engaging in solutions for **Child Care** Accessibility & Affordability
 - Supporting **Asset-Based Branding & Tourism**
 - Developing combined county-wide **Recreational Mapping** to increase use and attract tourism
2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
4. **Include a 1:1 Match:** Proposals should include at least a 1:1 match. The match can be monetary or in-kind contributions. A description of the match must be included in the application.

Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

Funds Available & Grant Size: A total of \$400,000 is available in this fund for the 2025 grant cycle. There is no cap in place for these requests, but keep in mind there is a **1:1 match preference** and scoring will be based, in part, on the match details.

What we do not generally fund: Annual campaigns, Operating expenses or losses, Debt retirement, Endowments, Direct support of individuals, Lobbying, Sectarian causes

Process: All applications are due by 4:30pm on Friday, July 5, 2024. Applications are reviewed in August, approved by the County Board in November and grantees will be notified following approval of the County budget. Note that funds will not be released until a project results report is presented to the CEED Committee.

Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?



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(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Funding Considerations/Request Summary

(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$	Revenue/Income	
Total Proposal Cost	\$		\$
Total Amount Requested	\$		\$
Total Match *	\$	Total Revenue/Income	\$
* Please provide a match explanation in question 6.		Expenses	
			\$
			\$
			\$
		Total Expense	\$

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Highest Organization Elected Official/Board Chair

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Funding Considerations/Request Summary
(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$ 42,000	Revenue/Income	
Total Proposal Cost	\$ 42,000	Business Investment (Match)	\$ 20,000
Total Amount Requested	\$ 22,000	REDI Grant	\$ 22,000
Total Match *	\$ 20,000	Total Revenue/Income	\$ 42,000
* Please provide a match explanation in question 6.		Expenses	
		Welcome Back Grant Projects	\$ 40,000
		Staffing & Facilitation	\$ 2,000
			\$
		Total Expense	\$ 22,000

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

	KAELIE GOMEZ	7/4/24
Signature	Printed Name	Date

Highest Organization Elected Official/Board Chair

	Brad Benson	7-3-24
Signature	Printed Name	Date

City of Marshfield
207 West 6th Street.
Marshfield, WI 54449



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

Planning and Zoning Director
Wood County Rural Economic Development Initiative
400 Market Street, P.O. Box 8095
Wisconsin Rapids, WI 54495-8095

Dear Mr. Grueneberg,

I am writing to express strong support for Main Street Marshfield's Welcome Back Grant request, which is being submitted for funding under the Rural Economic Development Initiative (REDI) grant program. As Marshfield's City Administrator, I've witnessed the very positive impact that economic development projects have on our community, and I firmly believe that this grant will greatly enhance the economic vitality of Marshfield.

The Welcome Back Grant exists to promote improvements to rear business entrances in order to provide greater visibility, accessibility, and enjoyment to visitors. Continued improvements to our downtown buildings help in preserving the identity of our rural communities, and they encourage and promote small business evolution and success.

The grant will help Main Street Marshfield support existing and incoming Wood County business investment in the customer experience, which will reflect well on this area. In addition, the focus on downtown will help improve the climate in the local space by bringing additional people and small businesses to our community.

In conclusion, I support this grant application for Main Street Marshfield. I am confident that this grant will bring about significant positive changes to our community, and I look forward to seeing the transformative impact that it will have on our local economy.

Thank you very much for considering my support of this important initiative. If you need further information, or if you have any questions, please feel free to contact me as shown below.

Sincerely,

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

Steve Barg, City Administrator
City of Marshfield
207 West 6th Street
Marshfield, WI 54449
Phone: (715)486-2003; E-mail: Steve.Barg@ci.marshfield.wi.us



July 3, 2024

Wood County
CEED Committee and Board of Supervisors
400 Market Street
Wisconsin Rapids, WI 54494

Dear Members of the Wood County CEED Committee and Board of Supervisors,

On behalf of Centergy, I am writing to express our strong support for Main Street Marshfield's application for economic development funds for the Welcome Back Grant Program. The Program is an innovative and strategic initiative designed to enhance the economic vitality of Wood County by promoting business growth, improving accessibility, and fostering a more inviting downtown environment.

This initiative aligns with the strategic goals outlined in Wood County's Rural Economic Development Initiative (REDI) Plan, particularly in supporting entrepreneurship and offering collaborative economic development networking. By fostering an environment where businesses can thrive and where visitors and residents can enjoy a vibrant downtown, this program will significantly contribute to the overall economic growth and quality of life in Wood County.

A vibrant downtown is essential for attracting tourists, supporting local residents, and fostering business growth. Attractive downtown areas are crucial to economic growth for rural communities, as they serve as the heart of social and economic activity. Centergy regularly hears the need for a walkable, engaging downtown experience from businesses and community members alike, emphasizing its importance for talent attraction and retention. The continued enhancements of downtown Marshfield will create a welcoming environment that encourages visitors and residents to explore, shop, dine, and engage, ultimately driving economic development and improving the quality of life in the community.

We fully support Main Street Marshfield's Welcome Back Grant Program and urge you to consider funding this important initiative.

Thank you for your time and consideration.

Angel Laidlaw
President & CEO
Centergy, Inc.
president@centergy.net

**DOWN
TOWN
MARSHFIELD**

WELCOME BACK GRANT

2024 Application

Due: July 8th, 2024

This program is intended to assist in financing high-quality improvements that will improve the appearance and character of downtown Marshfield. **We encourage you to start this process early to ensure ample time for contractor estimates.**

Project (Building) Address	
Applicant Name	
Applicant Mailing Address	
Applicant Email Address	
Home Phone	Work Phone
Co-Applicant Name	
Co-Applicant Mailing Address	
Co-Applicant Email Address	
Home Phone	Work Phone

Property Owner Name(s)

Owner Mailing Address	
Owner Email Address	
Home Phone	Work Phone

Describe work to be undertaken (Please attach itemized contractor estimates)

Describe the positive impact your project will bring to Marshfield

Total Project Cost	Cost of Welcome-Back Eligible Improvements <i>Up to \$5,000</i>
--------------------	--

Estimated Date of Project Completion

If your project exceeds your estimated cost, do you have the working capital to complete the project in its entirety?

List all land uses on the subject property

Application Eligibility

In order to be eligible to apply for this program, the following four items must be true:

1. The property in question must be in the downtown Marshfield Business Improvement District (BID);
2. Tenant and property owner must be current on all real estate and personal property taxes;
3. Tenant and property owner must not owe any amount of money to the City of Marshfield; and
4. Project may not be for routine repairs or maintenance

Required Material to Accompany Application

The following items need to accompany your application in order to be considered for matching grant assistance funding:

- A signed letter of consent from the property owner(s) if the applicant is not the owner of the property
- "Before" photo(s)
- Drawings detailing all of the work to be completed as part of the project
- Description or sample of project materials and colors
- Proof of insurance from the tenant or property owner

The applicant must obtain all necessary permits and approvals prior to commencing any work. All required inspections must be completed and approved by the required officials. In the event of limited funding, the Committee reserves the right to prioritize certain work projects. The Committee may also grant a partial amount of the funding requested.

Your signature below indicates you or your business's intent to apply for matching grant assistance funding and that you have read and understand the program overview. Your signature also certifies that the information contained within, and attached to this application is correct and accurate to the best of your knowledge.

Applicant Signature: _____

Date: _____

Applicant Signature: _____

Date: _____

Applications should be emailed or mailed to Main Street Marshfield:

Executive Director Kaelie Gomez
executivedirector@mainstreetmarshfield.com

Main Street Marshfield
% Welcome Back Grant Program
211 South Central Ave, Suite A
Marshfield, WI 54449



DOWN TOWN MARSHFIELD

WELCOME BACK GRANT



2024

Program Description

The Welcome Back Grant exists to promote improvements to rear business entrances in order to provide better visibility, accessibility, and enjoyment to visitors.

Rear entries in downtown Marshfield are often the most convenient entrances to public parking lots and adjacent to the designated bike lanes on Chestnut and Maple Avenues. Additionally, major downtown destinations drive traffic to these parallel streets, including the Everett Roehl Marshfield Public Library, Steven J. Miller Park, Wenzel Family Plaza and residential neighborhoods. Investment in back entrances through the development of patios, seating areas, fresh paint, tasteful murals, better lighting, and improved signage can help customers connect with downtown businesses in new ways.

In 2024, \$20,000 has been designated for the Welcome Back Grant Program, allowing for grants of up to \$5,000. Applicants are strongly encouraged to discuss projects with the Commercial Building Inspector (715-486-2016) before submitting an application in order to increase likelihood of receiving an award. The grant reimburses owners for completed projects. Before receiving funds, awardees are required to obtain all necessary building permits, and to complete all required zoning approvals and building inspections.

Note: The 50/50 Facade Grant Program has been a great success for improving downtown structures' historic preservation, beautification, and value. It is a major asset for our property owners and a great benefit to businesses. However, this program does not allow for non-structural upgrades. The Welcome Back Grant allows for this type of less permanent enhancements which support commercial tenant growth and success.

General Program Requirements

- If the applicant is the tenant, the application must include property owners' authorization to submit the application.
- Grant funding shall not exceed \$5,000 per applicant.
- All projects must follow the requirements of the Marshfield City Code as well as the guidelines and recommendations of the Downtown Design Guidelines, and Downtown Master Plan, where applicable.
 - Email executivedirector@mainstreetmarshfield.com to request copies of these documents if needed.

Eligible Properties

- Are located within the boundaries of the Business Improvement District (BID)
- Meet all state and local building codes and zoning requirements

Eligible Improvements

- Projects may Include:
 - Entry and/or Placemaking Improvements to the rear facade
 - Accessibility enhancements
 - Landscaping
 - Lighting
 - Mural (design pre-approval required)
 - Paint
 - Seating
 - Shade
 - Signage

Note: These projects must align with the Downtown Design Guidelines.

Ineligible Properties

- Properties that are solely used as residences
- Properties with any outstanding taxes owed to the City of Marshfield

Ineligible Improvements

- Flexible items easily removed for use outside of the intended space.
 - Examples include items like outdoor heaters or temporary art installations.
- Work that is started prior to grant application approval
- The purchase of property, inventory or operating capital, government approvals, building permits, or taxes
- Work as a part of a project which removes or alters architecturally significant features
 - All structural and decorative architectural elements should be repaired, replaced to match, and be compatible with original building materials. Design should reflect the original architecture of the building to the greatest extent possible.

- Building structure work.
- Property improvements to residential entrances or residential amenities

Application Process

1. Complete and email or mail the Downtown Welcome Back Grant Program application to Main Street Marshfield by end-of-day Monday, July 8th, 2024. Only applications containing all required information will be considered. Main Street Marshfield staff will review applications to confirm the proposed work complies with all city ordinances and then forward viable applications to the Main Street Marshfield Design Committee.
2. The Main Street Marshfield Design Committee will review applications to determine which projects best meet the program objectives. The Main Street Design Committee will approve, approve with conditions, or deny applications. The application process is competitive. Grant awards are based upon available funding. The committee may interview applicants to gather additional information about projects. Some projects may not be funded or may only be partially funded.
3. Applicants will be provided with a written agreement or denial of the grant award by Friday, July 12th, 2024. The agreement will detail the amount of funding approved, terms and/or conditions of the approval, and how the funds will be released. If a grant is awarded, the applicant will be required to sign the agreement and return it to Main Street.

Award Reimbursement

For approved grant funds to be released for reimbursement, approved applicants are required to submit a written request to release funds upon completion of the entire project along with supporting documents (paid invoices or receipts). A check will be issued to the approved applicant. **Email or mail the following to Main Street Marshfield for reimbursement by November 1st, 2024:**

- A written request to release funds (email is preferred)
- Copies of all paid invoices and/or receipts for approved work done
- Copies of all applicable permits related to Welcome Back Grant improvements must accompany the request for release of funding
- Before and after photos

Main Street Marshfield reserves the right to accept or reject any and all reimbursement requests in whole or in part. **Refusal of reimbursement may include:**

- The project started prior to grant approval
 - Note that projects can begin prior to the application process, but any work started prior to approval is not grant eligible and cannot be reimbursed through the grant
- Work that does not conform to the proposal submitted with the application
- Work not described in the grant agreement
- Work that is completed without a required building permit
- Not providing a paid invoice or receipt completely defining the work
- Work not completed by November 1st, 2024

Grant Timeline

- **Deadline for Applications:** Monday, July 8th, 2024
- **Grant Recipients Notified:** Friday, July 12th, 2024
- **Project Completion & Reimbursement Request Deadline:** Friday, November 1st, 2024

Applications should be emailed or mailed to Main Street Marshfield:

Executive Director Kaelie Gomez
executivedirector@mainstreetmarshfield.com

Main Street Marshfield
% Welcome Back Grant Program
211 South Central Ave, Suite A
Marshfield, WI 54449



The Main Street Design Committee ranks Welcome Back Grant applications on the following criteria:

CATEGORY	SCORE (1-5): 1 – low impact; 5 – significant impact
Improves ADA accessibility	
Includes a level of private investment	
Provides a clear demonstration of the proposed project approach <i>Has the applicant clearly provided a vision of a completed project through drawings/renderings/images?</i>	
Aligns with the Downtown Design Guidelines	
Includes elements of useability <i>and</i> beautification	
Has a likelihood of long-term use/success	
Will be completed by November 1, 2024	
TOTAL:	

Attachment F: Welcome Back Grant Applicant Perspectives

The following questions were answered by two 2024 Welcome Back Grant applicants. Their written responses and phone conversations with other applicants have helped our organization better understand program impact.

Bushman purchased a multi-tenant building for the first time in 2024 with many remodeling projects within the entire building. Mueller has owned several multi-tenant buildings for years downtown and also houses their family business downtown.

Schlinsog is a second-generation small business and property owner, taking the reins within the past few years.

How would timing the development of your back entrance change if the Welcome Back Grant was not available? Would it have been a few years before pursuing the project or within the same timeline within 2024? Would you have prioritized the project at all?

Bushman: At a minimum, we need adequate signage to help foster and promote the new space. Having something visually appealing and user friendly will attract attention for greater foot traffic to our block and allow us to use that space in a productive way. Without the grant, we will only be able to signage and would have to push attractiveness and use of space to future years.

Mueller: The back entrance of our building located at 243 South Central Avenue was not at the top of our list of to-do's for this year. However when this grant came into play we looked at the back entrance closer and found it was in need of some repair. This repair work will happen this year with or without the grant as we like to catch these things early to prevent any damage to our historic building. However, we would have probably just fixed the issue and blended the paint until next year. This grant allows us to get this all done this year in addition to new signage—an element many grants will not offer in the projection of the project. With our multi-tenant building, we can apply on behalf of our tenants to get them attractive, customer-facing signage.

Schlinsog: If the Welcome Back Grant were not available, the timing of developing the back entrance of my building would likely be significantly delayed. Without the financial support from the grant, it would have been a few years before I could pursue the project. The funds necessary to make the back entrance aesthetically pleasing would have to be reallocated from other areas of the business, which could delay the project until sufficient capital was available.

Given the budget constraints and other priorities, such as operational costs and potential business expansion, the back entrance development would not have been a top priority within 2024. Instead, it would have been something to consider further down the line once the business was in a stronger financial position. The grant provides a crucial opportunity to accelerate this improvement, enhancing both the building's appeal and the overall customer experience much sooner than would have been possible otherwise.

Would you have been more or less likely to create a rear entrance that was customer-focused having taken on this project without Welcome Back Grant funds?

Bushman: Less likely. I would stick to functional basic signage needs.

Mueller: We have from the very beginning of owning this space known the importance of the back entrance to the building by understanding the limited parking that is offered on Main Street in Marshfield. We have always made sure the back side of the building facing the ally is fresh, attractive and welcoming. We do this not just for the cleanliness or maintenance of our space, but for our tenants within the space and their clients. We also feel keeping the space maintained not only reflects well on us and our tenants inside the space but on the City of Marshfield as well. People are attracted to clean, warm and inviting spaces. I feel this is why at least three of our tenants are long term 15-year (or more) tenants. Clean, maintained, and welcoming spaces are important to the success of all businesses.

Schlinsog: Without the Welcome Back Grant funds, I would have been less likely to create a rear entrance that was customer-focused. The financial constraints would have required a more conservative approach to any renovations, prioritizing essential improvements and operational needs over aesthetic and customer-focused enhancements. Without the grant, any development of the rear entrance would likely focus on basic functionality rather than creating a welcoming and attractive space for customers. The additional funds provided by the grant enable a more ambitious project that can prioritize customer experience and aesthetics, which might not have been feasible otherwise.

How would receiving Welcome Back Grant funds affect your customers and overall business?

Bushman: My business centers around not only the people that use the work space, but every business in the building and their customers. One of my goals is to help support and promote all businesses in and around me. By having a space that works to draw customers in, we are generating awareness for all around us.

Mueller: This does not just affect one business, but several. Our building currently is a hub for 7 successful businesses and their clients, which is why it is so great! I am able to take this grant and give back to all my tenants showing them not just the support from our city and Main Street but from me as a landlord. All which comes back and reflects well on my tenants. It is a win for everyone.

Schlinsog: Receiving the Welcome Back Grant funds would positively impact both my customers and the overall business in several ways:

- Customer Impact:
 1. Enhanced Experience: A well-designed, aesthetically pleasing rear entrance would create a more welcoming and enjoyable environment for customers, improving their overall experience.
 2. Convenience: If the new entrance is more accessible or offers easier parking, it would enhance convenience for customers, potentially increasing foot traffic.
 3. Perception: A visually appealing entrance can improve the perception of the business, making it appear more professional and inviting.
- Business Impact:

1. Increased Foot Traffic: A more attractive entrance can draw in more customers, leading to higher sales and revenue.
 2. Brand Image: Investing in the building's appearance can strengthen the brand image, signaling to customers that the business cares about quality and customer satisfaction.
 3. Competitive Edge: An upgraded entrance can differentiate the business from competitors, making it a more appealing choice for potential customers.
 4. Employee Morale: A pleasant and welcoming environment can boost employee morale and productivity, as they take pride in working in a well-maintained space.
 5. Property Value: Improvements to the building can increase its property value, benefiting long-term asset growth.
- Overall, the grant would enable significant enhancements that can attract and retain customers, boost business performance, and contribute to long-term success.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

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To be successful, proposals should be clear and concise with a detailed description of the project's scope, program, or activity, timeline, and 1:1 match funding. A successful proposal will -

1. **Align to REDI Plan Goals:** Wood County's economic development strategy ([The Rural Economic Development Initiative \(REDI\) Plan](#)) outlines strategic goals in key focus areas. Proposals should align with one of these strategic goals -
 - Supporting **Entrepreneurship**
 - Offering collaborative **Economic Development Networking**
 - Ensuring robust **Technology Infrastructure**
 - Addressing **Housing** needs throughout the County
 - Engaging in solutions for **Child Care** Accessibility & Affordability
 - Supporting **Asset-Based Branding & Tourism**
 - Developing combined county-wide **Recreational Mapping** to increase use and attract tourism
2. **Provide an ROI to Wood County:** Proposals should provide a detailed ROI (Return on Investment) description for the funds invested.
3. **Be Completed in One Year:** These economic development grant funds are not ongoing. Successful proposals will have a clear timeline and be completed within the 2025 calendar year.
4. **Include a 1:1 Match:** Proposals should include at least a 1:1 match. The match can be monetary or in-kind contributions. A description of the match must be included in the application.

Who Can Apply? Applications are welcome from local municipalities or units of government, non-profit/community organizations, or project-based teams. Proposals should have a Wood County focus.

Funds Available & Grant Size: A total of \$400,000 is available in this fund for the 2025 grant cycle. There is no cap in place for these requests, but keep in mind there is a **1:1 match preference** and scoring will be based, in part, on the match details.

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Process: All applications are due by 4:30pm on Friday, July 5, 2024. Applications are reviewed in August, approved by the County Board in November and grantees will be notified following approval of the County budget. Note that funds will not be released until a project results report is presented to the CEED Committee.

Questions/More Information: Contact Jason or Victoria in Wood County Planning & Zoning with questions. 715-421-8466, jason.grueneberg@woodcountywi.gov, victoria.wilson@woodcountywi.gov.



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

2025 Wood County (WI) Economic Development Funding Request

Proposal Title:

Applicant Organization:

Website:

Mailing Address:

Street Address: (if different)

Contact Name & Title:

Phone:

Email:

Proposal Narrative

1. REDI Alignment (select one)

If selected other, please describe:

2. Please provide a summary of your proposal. Explain how it is consistent with and supports the Wood County REDI (Rural Economic Development Initiative) Plan.

3. Have you received funds through this grant in the past? (if yes, check box)

Have you applied in the past? (if yes, check box)

If yes, in which years did you receive funds and in which years did you apply?



**Wood County Economic Development
(Planning & Zoning/Extension)**
400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
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Funding Considerations/Request Summary

(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$	Revenue/Income	
Total Proposal Cost	\$		\$
Total Amount Requested	\$		\$
Total Match *	\$	Total Revenue/Income	\$
* Please provide a match explanation in question 6.		Expenses	
			\$
			\$
			\$
		Total Expense	\$

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. **This report must be submitted no later than Tuesday, October 1, 2025.** Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Highest Organization Elected Official/Board Chair

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Attachment #1

Return on Investment to Wood County

Number of New Businesses Established:

- **Goal:** Establish 4 new businesses within the next two years.
- **Rationale:** Provides a clear target for the volume of business creation.

Job Creation:

- **Goal:** Create 12 new jobs within the next two years.
- **Rationale:** Ensures that new businesses contribute to local employment.

Revenue Generation:

- **Goal:** Generate \$500 million in total annual revenue from new businesses within the next two years.
- **Rationale:** Focuses on the economic impact and financial success of new businesses.

Business Survival Rate:

- **Goal:** Achieve an 80% survival rate for new businesses within the first two years of operation.
- **Rationale:** Encourages sustainable business practices and long-term success.

Diversity of Industries:

- **Goal:** Ensure that new businesses span at least 2 different industries within the next two years.
- **Rationale:** Promotes economic diversification and resilience.

Access to Funding:

- **Goal:** Facilitate \$750,000 in funding (grants, loans, investments) for new businesses within the next two years.
- **Rationale:** Addresses the financial needs of startups to enhance their growth potential.

Training and Development Programs:

- **Goal:** Provide business training and development programs to 50 entrepreneurs within the next two years.
- **Rationale:** Equips entrepreneurs with the skills and knowledge necessary for success.

Innovation and Technology Adoption:

- **Goal:** Support 10 startups in adopting new technologies or innovative practices within the next two years.
- **Rationale:** Encourages competitiveness and modernization among new businesses.

ATTACHMENT #2

MAIN STREET MARSHFIELD ALIGNMENT WITH REDI GRANT

Aligning a coworking entrepreneurial space with the Wood County, WI REDI (Rural Economic Development Innovation) grant involves understanding the goals and criteria of the REDI grant and ensuring that the coworking space's initiatives support these objectives. We have taken the following steps to align the coworking space with the REDI grant:

1. Understand the REDI Grant Objectives

Research the specific goals and priorities of the Wood County REDI grant. Typically, REDI grants aim to:

- Support economic development in rural areas.
- Foster innovation and entrepreneurship.
- Create jobs and enhance the local economy.
- Improve infrastructure and community facilities.

2. Develop Relevant Programs and Services

Create programs and services within the coworking space that directly contribute to the REDI grant's objectives:

- **Business Incubation and Support:** Offer incubation services for startups, including mentorship, business planning, and access to funding resources.
- **Workshops and Training:** Organize workshops and training sessions focusing on entrepreneurship, business development, and technical skills.
- **Networking Events:** Host events that bring together local entrepreneurs, business leaders, and investors to foster collaboration and economic growth.

3. Collaborate with Local Stakeholders

Form partnerships with local stakeholders, including:

- **Local Government:** Work with Wood County officials to align coworking space activities with county economic development plans.
- **Chambers of Commerce:** Collaborate with local chambers of commerce to support business growth and community development.
- **Educational Institutions:** Partner with local schools, colleges, and universities to provide educational programs and resources for entrepreneurs.

4. Enhance Infrastructure and Facilities

Invest in infrastructure and facilities that support entrepreneurship and align with REDI grant requirements:

- **High-Speed Internet and Technology:** Ensure the coworking space is equipped with high-speed internet and modern technology to support business operations.
- **Workspace and Amenities:** Provide a range of workspaces, meeting rooms, and amenities that cater to different business needs.

5. Focus on Job Creation and Economic Impact

Demonstrate how the coworking space will contribute to job creation and economic development in Wood County:

- **Track Metrics:** Collect data on job creation, business growth, and economic impact resulting from the coworking space's activities.
- **Success Stories:** Showcase success stories of local businesses and entrepreneurs who have benefited from the coworking space.

6. Leverage Grant Funds Effectively

Use REDI grant funds to enhance the coworking space's offerings and impact:

- **Financial Assistance for Startups:** Provide financial assistance, such as microloans or grants, to startups and small businesses.
- **Resource Development:** Invest in resources that support business development, such as software, equipment, and professional services.

7. Engage the Community

Engage the local community to ensure broad-based support and participation:

- **Community Events:** Host events that involve the community, such as open houses, pitch nights, and entrepreneurship fairs.
- **Outreach and Promotion:** Promote the coworking space and its programs through local media, social media, and community organizations.

8. Align with REDI Grant Reporting Requirements

Ensure that the coworking space's initiatives and outcomes are documented and reported in accordance with REDI grant requirements:

- **Regular Reporting:** Submit regular reports on activities, outcomes, and financial expenditures as required by the grant.
- **Compliance and Accountability:** Ensure compliance with all grant guidelines and maintain transparency in operations.

By aligning the coworking entrepreneurial space with the objectives and criteria of the Wood County REDI grant, the space can effectively contribute to rural economic development and innovation while securing necessary funding and support.

ATTACHMENT #3

MIDWEST STATISTICS

Community coworking and entrepreneurial spaces in the Midwest have been instrumental in fostering business growth and job creation. For example, the Ewing Marion Kauffman Foundation found that in 2017, nearly 2.5 million small businesses in the Midwest contributed to over 45% of private-sector jobs in the region, highlighting the significant impact of entrepreneurial activities.

Specifically, coworking spaces have proven to be valuable incubators for new businesses and job creation. According to a study by Zippia, coworking spaces enhance productivity and innovation, with 69% of members reporting higher productivity and 83% experiencing reduced loneliness. Additionally, 64% of members gained freelance work or projects through connections made in these spaces ([Zippia](#)).

In terms of job creation, small businesses, including those supported by coworking spaces, are major contributors. The Small Business Administration (SBA) reported that small businesses created 7 million new private-sector jobs between March 2021 and March 2022, accounting for 55% of total net job creation in the U.S. during that period ([business.com](#)). This trend is reflective of the Midwest's small business landscape, where local businesses often play a crucial role in economic self-sufficiency and poverty reduction by providing local jobs ([business.com](#)).

ATTACHMENT #4

MIDWEST RESOURCES

Overall, coworking and entrepreneurial spaces in the Midwest not only support the establishment and growth of new businesses but also significantly contribute to local job creation and community development.

CENTRAL WISCONSIN RESOURCES

In Central Wisconsin, entrepreneurial centers have played a significant role in driving economic development; however, the Marshfield area has been significantly underserved. Here are some actual examples of outcomes resulting from centers in and around the Central WI region:

1. **Mid-State Technical College – Advanced Manufacturing, Engineering Technology, and Apprenticeship Center (AMETA):**
 - **Outcome:** AMETA has provided specialized training and support to local businesses, enhancing the skill set of the workforce and fostering growth in the manufacturing sector. Graduates often find employment locally, thereby boosting the regional economy.
2. **University of Wisconsin-Stevens Point (UWSP) – Small Business Development Center (SBDC):**
 - **Outcome:** The SBDC at UWSP has assisted numerous small businesses and startups with business planning, financial management, and marketing. This support has led to the establishment and growth of various successful businesses, contributing to job creation and economic diversity in the region.
3. **Wausau Entrepreneurial and Education Center (EEC):**
 - **Outcome:** The EEC has served as an incubator for startups, providing resources, mentorship, and office space. Companies that have graduated from the EEC have gone on to become significant employers and economic contributors in Central Wisconsin.
4. **CAP Services – Business Development Program:**
 - **Outcome:** CAP Services has helped low-income individuals start and grow businesses through microloans, technical assistance, and training. This program has led to the creation of numerous small businesses, which in turn have generated employment opportunities and economic growth in underserved communities.

The Wausau GEARS (Greater Entrepreneurial and Research Space) Center has reported several key outcomes in new business development and job creation. According to MCDEVCO, the

organization overseeing GEARS, the center has been instrumental in fostering economic growth by providing resources and support to entrepreneurs and small businesses in the area.

Some of the notable outcomes include:

1. **Business Development:** GEARS has supported numerous startups and small businesses, helping them to develop business plans, secure financing, and navigate regulatory requirements. This has led to the successful launch of several new ventures within the community.
2. **Job Creation:** The GEARS Center has contributed to job creation by offering affordable office and manufacturing space, along with shared services that reduce initial capital expenditures for new businesses. This environment has enabled businesses to grow and hire more employees.
3. **Community Impact:** GEARS has facilitated business partnerships and networking opportunities, creating a collaborative ecosystem that benefits all members. This has strengthened the local economy by encouraging innovation and sustainable business practices.

Overall, the GEARS Center, through its strategic initiatives and support services, has significantly contributed to economic development in Wausau by empowering entrepreneurs and fostering job creation ([MCDEVCO](#)) ([MCDEVCO](#)) ([Wausau Development](#)).

The CREATE Portage County center in Stevens Point, Wisconsin, has had a notable impact on new business creation and job development. While exact numbers for job creation and new businesses directly attributed to CREATE are not publicly specified, the center has contributed significantly to the local economy through various initiatives.

CREATE focuses on fostering innovation, supporting entrepreneurs, and enhancing community engagement. Programs include coworking spaces, business incubation, and creative workshops. These efforts have led to the development of a supportive ecosystem for startups, which indirectly supports job creation and economic growth in the region ([Ewing Marion Kauffman Foundation](#)) ([SpringerLink](#)) ([Philadelphia Fed](#)).

GEARS (Greater Entrepreneurial and Research Space)

1. **Mission and Focus:** GEARS focuses on fostering innovation and entrepreneurship in the Wausau area. It supports a broader range of entrepreneurs and small businesses without a specific emphasis on any population.

2. **Services and Environment:** GEARS provides office space, manufacturing areas, and shared resources to help startups and small businesses grow. It emphasizes providing the infrastructure needed for business operations and development.
3. **Impact:** GEARS has been instrumental in job creation and business support in Marathon County. It provides essential resources and space for entrepreneurs to launch and scale their businesses.

CREATE Portage County

1. **Mission and Focus:** CREATE Portage County aims to enhance the creative economy by supporting innovation and entrepreneurship in the Stevens Point area. It has a broad focus on arts, culture, and community development, alongside business support.
2. **Services and Environment:** CREATE offers coworking spaces, creative workshops, and community events. It also provides resources for business incubation and professional development, with a strong emphasis on integrating arts and culture into economic development.
3. **Impact:** CREATE has fostered a vibrant creative community and supported numerous startups and small businesses. Its initiatives have contributed to both economic growth and cultural enrichment in the region.

Key Differences

- **Funding Source:** The Coven Marshfield start-up has been self funded by a community member to initiate the development and growth of a community in the Marshfield community with strategic input from numerous collaborators whereas Wasusau and Stevens Point, as well as Eau Claire, have community and regional funding sources for sustainability.
- **Focus Areas:** The Coven emphasizes inclusivity and empowerment for all as well as underrepresented groups. GEARS focuses on providing physical infrastructure and support for a wide range of businesses. CREATE integrates arts and culture with entrepreneurship and community development.
- **Services:** While all three provide coworking spaces and support services, The Coven places a strong emphasis on professional development and mentorship tailored to its specific audience. GEARS offers more industrial and manufacturing spaces, and CREATE focuses on creative and cultural integration in business support.

Each space is intended to contribute uniquely to its community, addressing specific needs and fostering different aspects of economic and entrepreneurial growth.

ATTACHMENT #5

THE COVEN MARSHFIELD FACTS

The Coven Marshfield, which is set to launch Fall 2024 is designed to connect professionals in Marshfield through a dynamic, shared workspace that fosters collaboration, creativity, and business growth. The vision for The Coven Co-Working Space in Marshfield is to become a central hub for professional networking, innovation, and community development, contributing positively to the local economy.

The Coven

1. **Mission and Focus:** The Coven is specifically designed to support underserved populations. It focuses on creating an inclusive and supportive community that fosters innovation and professional growth for underrepresented groups.
2. **Services and Environment:** The Coven offers a range of services including coworking spaces, professional development workshops, mentorship programs, and networking events. The environment is intentionally designed to be inclusive and empowering, with amenities that cater to the specific needs of its members.
3. **Impact:** The Coven has been successful in creating a strong community network and providing a platform for entrepreneurs to thrive. It emphasizes personal growth, business development, and social impact.

What Makes The Coven Marshfield Unique

The Coven Marshfield, GEARS, and CREATE are all coworking and entrepreneurial support spaces, but they differ in their missions, target audiences, and types of support they provide as well as funding sources.

- **Funding Source:** The Coven Marshfield start-up has been self funded by a community member to initiate the development and growth of a community in the Marshfield community with strategic input from numerous collaborators whereas Wasusau and Stevens Point, as well as Eau Claire, have community and regional funding sources for sustainability.
- **Focus Areas:** The Coven emphasizes inclusivity and empowerment for all as well as underrepresented groups. GEARS focuses on providing physical infrastructure and support for a wide range of businesses. CREATE integrates arts and culture with entrepreneurship and community development.
- **Services:** While all three provide coworking spaces and support services, The Coven places a strong emphasis on professional development and mentorship tailored to its

specific audience. GEARS offers more industrial and manufacturing spaces, and CREATE focuses on creative and cultural integration in business support.

Attachment #6

Alignment Between The Coven Marshfield and Wood County REDI Plan

The Coven Marshfield aligns closely with the Wood County REDI Plan through its support for entrepreneurs, commitment to workforce development, community engagement, promotion of diversity and inclusion, and provision of flexible workspaces. By collaborating with Wood County's economic development initiatives, The Coven can further enhance its impact and contribute to the region's sustainable economic growth.

1. Support for Entrepreneurs:

- **The Coven:** Provides resources, mentorship, and a collaborative environment for startups and small businesses.
- **REDI Plan:** Focuses on encouraging the establishment and growth of new businesses.
- **Alignment:** Both initiatives prioritize the development and support of new businesses, fostering entrepreneurship in the community.

2. Workforce Development:

- **The Coven:** Offers workshops, events, and training sessions to help members develop their professional skills.
- **REDI Plan:** Aims to enhance the skills of the local workforce to meet business needs.
- **Alignment:** The Coven's focus on skill development aligns with the REDI plan's goal of improving workforce capabilities.

3. Community Building and Engagement:

- **The Coven:** Fosters a supportive community for women and underrepresented groups in entrepreneurship.
- **REDI Plan:** Emphasizes community involvement and partnerships to drive economic development.
- **Alignment:** Both prioritize community engagement and the creation of a supportive network for economic growth.

4. Diversity and Inclusion:

- **The Coven:** Focuses on supporting women and underrepresented groups in entrepreneurship.
- **REDI Plan:** Promotes diversity and inclusion within the local economy.
- **Alignment:** Both initiatives share a commitment to enhancing diversity and inclusion, ensuring that economic development benefits a broad range of community members.

5. Flexible Workspace and Infrastructure:

- **The Coven:** Provides a variety of workspaces to meet the needs of different types of businesses and freelancers.
- **REDI Plan:** Invests in infrastructure to support economic activities.
- **Alignment:** The Coven's provision of flexible workspaces complements the REDI plan's infrastructure goals, supporting the physical needs of new businesses.

In addition, given the mission and location of The Coven Marshfield, the effort closely supports numerous efforts which are a part of the City of Marshfield's Economic Strategy Plan (2021:

- S2.1.4 Support efforts to bring in new retail, restaurant, and entertainment businesses
- S2.1.6 Address gaps in Marshfield's quality of place and consumer experience
- 02.2 Support efforts to enhance the Downtown to make it more attractive for businesses, consumers and residents
- S3.1.1 Local and regional effort to develop makerspaces, incubators, and similar facilities to support entrepreneurial efforts
- S3.1.2 Opportunity for Regional Partnership



Jason Gruenburg
Planning and Zoning Director
Wood County Rural Economic Development Initiative
400 Market Street
Wisconsin Rapids, WI 54494

Dear Mr. Gruenburg,

I am writing to express my support for Mainstreet Marshfield's and The Coven Marshfield's, a new community coworking and entrepreneurial space, application for the Wood County Rural Economic Development Initiative (REDI) grant. As we have witnessed the positive impact that economic development projects can have on our community, I firmly believe that the REDI grant to develop a coworking space on Marshfield's Main Street will significantly enhance the economic vitality of Marshfield.

The Coven Marshfield aims to foster sustainable economic growth by investing in key areas such as workspace and educational opportunities for entrepreneurs. These investments are crucial for addressing the unique challenges faced by rural communities and for creating a robust and resilient local economy.

The REDI grant will help Mainstreet Marshfield and The Coven Marshfield attract new businesses and entrepreneurs to the area, in turn creating job opportunities and stimulating economic activity. Additionally, the focus on downtown will help to improve the climate in the local space by bringing additional people and small businesses in.

The grant's emphasis on supporting entrepreneurs and small businesses is particularly commendable. Small businesses are the backbone of our local economy and The Coven Marshfield will help them grow and succeed, creating a vibrant and diverse business ecosystem in this part of Wood County.

In conclusion, I support the Wood County REDI grant application for The Coven Marshfield and Mainstreet Marshfield. I am confident that this grant will bring about significant positive changes to our community and I look forward to seeing the transformative impact it will have on our local economy.

Thank you for considering my support of this initiative. If you require any further information or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sam Ridders", is written over a light blue horizontal line.

Sam Ridders
Deputy Secretary and COO
Wisconsin Economic Development Corporation

LOOK FORWARD ➤



July 2, 2024

Wood County
CEED Committee and Board of Supervisors
400 Market Street
Wisconsin Rapids, WI 54494

Dear Members of the Wood County CEED Committee and Board of Supervisors,

On behalf of Centergy, I am writing to express our strong support for the proposal being submitted by Mainstreet Marshfield for economic development funds, with the funds to be allocated to The Coven Marshfield. The Coven Marshfield is a unique and dynamic workspace designed to meet the professional needs of the community, and it aligns perfectly with the strategic goals outlined in Wood County's Rural Economic Development Initiative (REDI) Plan.

By supporting entrepreneurship and innovation, The Coven Marshfield directly contributes to the economic growth of Wood County. The proposal to further develop this space and expand its offerings aligns with the REDI Plan's focus on fostering entrepreneurship and supporting business growth and development.

Centergy's ongoing engagement with area businesses has provided valuable insights into what local enterprises are seeking. Businesses in our region consistently express the need for versatile and collaborative workspaces where they can convene and innovate. The Coven Marshfield meets these needs, offering a centralized location for networking, collaboration, and business growth. Other communities of similar size have successfully implemented such spaces, and they have become vital hubs for innovation and economic activity.

We fully support Mainstreet Marshfield and The Coven Marshfield's efforts and urge you to consider funding the grant. The success of this project will not only enhance the economic vitality of Wood County but also set up the City of Marshfield for future innovative and entrepreneurial success.

Thank you for your time and consideration.

Angel Laidlaw
President & CEO
Centergy, Inc.
president@centergy.net

City of Marshfield
207 West 6th Street.
Marshfield, WI 54449



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

Ms. Victoria Wilson, Program Assistant
Wood County Rural Economic Development Initiative
400 Market Street, P.O. Box 8095
Wisconsin Rapids, WI 54495-8095

Dear Ms. Wilson,

I am writing to express my strong support for Main Street Marshfield and The Coven Marshfield, a new community coworking and entrepreneurial space. An application for this project is being submitted for funding under the Rural Economic Development Initiative (REDI) grant program. As City Administrator, I have witnessed the positive impact that economic development projects have on our community, and I believe that this grant will greatly enhance the economic vitality of Marshfield.

The Coven Marshfield aims to foster sustainable economic growth by investing in key areas such as workspace and educational opportunities for entrepreneurs. These investments are crucial for addressing the unique challenges faced by rural communities, and for creating a more robust and resilient local economy.

This REDI grant will help Main Street and The Coven Marshfield to attract new businesses and entrepreneurs to the area, creating job opportunities and stimulating economic activity. Also, the focus on downtown will improve the climate in the local space by bringing additional people and small businesses to our community.

This grant's emphasis on supporting entrepreneurs and small businesses is particularly important. Small businesses are the backbone of our local economy, and by providing The Coven Marshfield with the means to support them, we can help these businesses to grow and succeed, which will in turn create a more vibrant and diverse business ecosystem in this part of Wood County.

In conclusion, I wholeheartedly support this REDI grant application. I am quite confident that the grant will bring about significant positive changes to our community, and I look forward to seeing the transformative impact that it will have on our local economy.

Thank you very much for considering my support of this important initiative. If you need further information, or if you have any questions, please feel free to contact me as shown below.

Sincerely,

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

Steve Barg, City Administrator
City of Marshfield
207 West 6th Street
Marshfield, WI 54449
Phone: (715)486-2003; E-mail: Steve.Barg@ci.marshfield.wi.us



**Wood County Economic Development
(Planning & Zoning/Extension)**

400 Market Street/ P.O. Box 8095, Wisconsin Rapids, WI 54495
Phone: 715-421-8466

Funding Considerations/Request Summary

(provide separate spreadsheet/budget if needed)

Budget Summary		Budget Detail	
Total Organization Budget	\$ 360,600	Revenue/Income	
Total Proposal Cost	\$ 360,600	Hard Money Loan	\$ \$300,000
Total Amount Requested	\$ 180,300	Income	\$ 90,000
Total Match *	\$ 180,300	Total Revenue/Income	\$ 390,000
*Please provide a match explanation in question 6.		Expenses	
		Wages	\$ 180,000
		Supplies and Prof S	\$ 18,000
		Utilities, taxes, licens	\$ 108,000
		Total Expense	\$ 360,600

Project Reporting Requirement

As a reporting requirement of receiving an Economic Development Grant, a one-page summary project report will be prepared and presented to the CEED Committee. This report must be submitted no later than Tuesday, October 1, 2025. Funding will not be released to the applicant prior to the reporting requirement being met. Please also note that funds are not able to be carried over into the following year.

Signatures

I attest that the information in this application submitted to Wood County is true and correct.

Applicant

	KAELIE GOMEZ	7/4/24
Signature	Printed Name	Date

Highest Organization Elected Official/Board Chair

	Brad Bennett	7-3-24
Signature	Printed Name	Date