

AGENDA

CONSERVATION, EDUCATION AND ECONOMIC DEVELOPMENT COMMITTEE

DATE: Wednesday, August 5, 2026
TIME: 9:00 AM
LOCATION: Courthouse – Room 300

Join by phone

+1-408-418-9388 United States Toll
Access code: 2496 922 8107

Join by WebEx App or website

<https://woodcountywi.webex.com/woodcountywi/j.php?MTID=m6b0ad83971604e826c23e429fe81aa05>

Webinar number: 2496 922 8107

Webinar password: 080526

1. Call meeting to order
2. Declaration of Quorum
3. Public Comments (*brief comments/statement regarding committee business*)
4. Approve minutes of July 1 & 29, 2026, meetings
5. Approve vouchers, staff reports, & committee reports
6. Risk and Injury Report
7. Private Sewage
8. Land Records
9. County Surveyor
10. Planning & Zoning
 - a. Zoning Ordinance Update – Town of Rock
 - b. Rezoning of parcels 1800385, 1800489 & 1800476 – Town of Saratoga
 - c. Preliminary subdivision review – Secluded Acres, Town of Saratoga
11. Economic Development
 - a. Consider release of 2026 economic development grant funds for City of Pittsville in the amount of \$25,500.
 - b. Consider release of 2026 economic development grant funds for Centergy in the amount of \$5,000.
 - c. Continue Economic Development Grant Application review.
12. Land & Water Conservation Department
 - a. Review and approve manure pit closure project (bids) (J. Wilke)
 - b. Review and approve bid process to allow email submission (per ATCP-50 changes)
 - c. Review and approve allowance of bids under \$25,000 (per ATCP-50 changes)
 - d. Review and approve increase (10%) to nonmetallic mining permit fees to cover expenditures
 - e. Save the Date: Annual NCLWCA Summer Tour on Sept. 10, 2026
13. Extension
 - a. Director's Report
 - b. Health & Well-Being Position Funding Update
14. Committee requests for per diem for meeting attendance
15. Schedule next regular committee meeting – Wednesday, September 2, 2026
16. Agenda items for next meeting
17. Schedule any additional meetings if necessary
18. Adjourn

MINUTES

CONSERVATION, EDUCATION, & ECONOMIC DEVELOPMENT COMMITTEE

DATE: Wednesday, July 1, 2026

TIME: 9:00 AM

PLACE: Courthouse – Room 300

MEMBERS PRESENT: Bill Leichtnam, Tom Buttke, Russ Perlock, Tim Hovendick, George Gilbertson

MEMBER EXCUSED: Wayne Schulz

OTHERS PRESENT: Trent Miner, County Clerk; See attached sign-in list

1. Chairman Leichtnam called the meeting to order at 9:00 AM and declared a quorum present.
2. There were no public comments.
3. The minutes of the June 5, 2026, meeting were presented. Motion by Buttke/Perlock to approve the minutes as presented. Motion carried unanimously.
4. Motion Buttke/Perlock to approve the vouchers, monthly department reports and committee reports. Motion carried unanimously.
5. County Planner Simkowski presented a preliminary plat for C&C Acres, a subdivision in the Town of Saratoga. It meets all county requirements. Motion by Hovendick/Perlock to approve the preliminary plat for C&C Acres as presented. Motion carried unanimously.
6. Rick Schmidt from the City of Nekoosa presented a request for economic development dollars to replace blacktop between the two shelter houses at Riverside Park in Nekoosa as well as some repair to the bike path. Motion by Buttke/Hovendick to approve the release of \$10,000 of economic development grant dollars to the City of Nekoosa. Motion carried unanimously.
7. Denise Sonnemann from the Marshfield Area Chamber of Commerce and Industry presented highlights from their 2025 annual report and requested release of the ear-marked economic development grant funds. Motion by Perlock/Buttke to approve the release of \$25,000 of economic development grant funds to MACCI. Motion carried unanimously.
8. Staci Kivi from the Heart of Wisconsin Chamber of Commerce presented highlights from their 2025 annual report and requested release of the ear-marked economic development grant funds. Motion by Hovendick/Perlock to approve the release of \$25,000 of economic development grant HOW Chamber of Commerce. Motion carried unanimously.
9. Sarah Franklin from the Child Care Center of Marshfield highlighted the work done to modernize their facility and requested release of the ear-marked economic development grant funds. Motion by Buttke/Hovendick to release \$13,000 of economic development grant funds to Child Care Center of Marshfield. Motion carried unanimously.

10. Meredith Klecker from Wisconsin Rapids Convention & Visitors Bureau provided the committee with a project scope and rationale behind having an indoor recreation facility in South Wood County. She is requesting \$7,500 of REDI Grant funding to fund a more detailed feasibility study on such a project. Motion by Perlock/Hovendick to approve the release of \$7,500 of REDI Grant funding for the feasibility study. Motion carried unanimously.
11. Planning & Zoning Director, in the absence of any representative from the Central Wisconsin State Fair, brought forth a request from the Executive Director of the Fair for \$30,000 of REDI Grant funding to update the sewer system for the wash rack at the fairgrounds. Motion by Hovendick/Perlock to postpone this request until after the CEED Committee reviews the economic development grant applications for next year. Motion carried unanimously.
12. County Conservationist Wucherpfennig informed the committee that no bids were received for the Lippert stream crossing project so this will be coming back next month. Wucherpfennig reported that some rules for bidding have changed, and he would like to discuss the streamlining of the bidding process to be more inline with DATCP rules. This will be on the agenda for the next meeting.
13. Wucherpfennig updated the committee on NR151 compliance from the state. Of the 16 farms that the state asked us to review, 11 have been closed out, 1 of the farmers just recently passed away, and 4 others have not been able to be contacted.
14. Wucherpfennig reported that another 30 well owners in the “hot spots” for nitrates have agreed to have their water tested. The testing will be conducted at UWSP and entered into the state database. More information will follow.
15. Extension Area Director McNelly reviewed the 4H Membership Campaign that will be conducted this year. Funding for this effort will come from the sale of the Meadowbrook 4H Club land that was sold recently.
16. McNelly and Extension Educator Rombalski reviewed the participation of the clean sweeps during the past couple of years. They reviewed the budgetary implications and noted that there should be enough funding for approximately the next 4 years. After that, some other funding mechanism would be needed to keep the program going at the current level. More information will follow.
17. The next regular meeting will be on Wednesday, August 5th at 9:00 AM. A special committee meeting will be held on Wednesday, July 29th to review the economic development grant applications.
18. Motion by Hovendick/Buttke to go into closed session pursuant to Wis Stats 19.85 (1)(f) to consider of leave of absence request. Motion carried unanimously.
19. Motion by Buttke/Hovendick to move back into open session. Motion carried unanimously.
20. Chair Leichtnam adjourned the meeting at 10:46 AM.

Minutes taken by Trent Miner, County Clerk, and are in draft form until approved at the next meeting.

Conservation, Education, & Economic Development Committee

July 1, 2026

NAME	REPRESENTING
Jason Gruenberg	P+Z
Emmett Sinkowski	P+Z
DENNIS POLACH	WCB-14
Bill Cleveland	WCB-15
Rick Schmitt	NEKOOSA
Staci Kivi	How Chamber
Denise Sonnenmann	MACT
Sarah Franklin	Child Care Centers of Mfld
Debra Bowshack	" " " " "
George Gilbertson	LWC Rep
Shane WachterFennig	LWCD
Meredith Alexander	W's Roads Area CURB
Victoria Wilson	P+Z
Kayla Rombalski	Extension
Julie Hanel (WebEx)	P+Z
Barb Peeters (WebEx)	LWCD
Darrin Steinbach (WebEx)	Finance
Katie Dekleyn (WebEx)	County Clerk
Lance Pliml (WebEx)	CB Chair
Kayla Rombalski (WebEx)	Extension
Brad Hamilton (WebEx)	County Board # 18

MINUTES

CONSERVATION, EDUCATION, & ECONOMIC DEVELOPMENT COMMITTEE

DATE: Wednesday, July 29, 2026

TIME: 8:30 AM

PLACE: Courthouse – Room 300

MEMBERS PRESENT: Bill Leichtnam, Tom Buttke, Tim Hovendick, Russ Perlock, Wayne Schulz

OTHERS PRESENT: Trent Miner, County Clerk; See attached sign-in list

1. Chairman Leichtnam called the meeting to order at 8:30 AM and declared a quorum present.
2. Under public comment, Supervisor Clendenning wished to correct the documents submitted under the South Wood County Airport. The name of the airport is actually Alexander South Wood County Airport.
3. After some preliminary comments by the Chair, the committee proceeded to review the grant applications as well as those grants that are ongoing. The following actions were taken by the committee.
 - a) Motion by Buttke/Hovendick to tentatively approve the ongoing request of the Marshfield Aria Chamber of Commerce and the Heart of Wisconsin Chamber in the amount of \$25,000. Motion carried unanimously.
 - b) Motion by Schulz/Hovendick to tentatively approve \$38,000 for the Junior Fair. Motion carried unanimously.
 - c) Motion by Leichtnam/Schulz to tentatively approve \$25,000 to the Central Wisconsin State Fair for sanitary sewer upgrades, pending completion of the project. Motion carried unanimously.
 - d) Motion by Buttke/Schulz to tentatively approve the ongoing request of \$15,000 to the Alexander South Wood County Airport. Motion carried unanimously.
 - e) Motion by Buttke/Hovendick to tentatively approve the ongoing request of \$15,000 to Marshfield Airport. Motion carried unanimously.
 - f) Motion by Hovendick/Buttke to tentatively approve the ongoing request of \$50,000 of REDI Grant funding. Motion carried unanimously.
 - g) Motion by Hovendick/Schulz to tentatively approve \$17,540 for Historic Point Basse building renovations. Motion carried unanimously.
 - h) Motion by Buttke/Hovendick to deny the request of the Village of Rudolph for park improvements due to incomplete information. Motion carried unanimously.
 - i) Motion by Hovendick/Perlock to tentatively approve \$15,000 to Discovery Education Station in Marshfield. Motion carried unanimously.
 - j) Motion by Leichtnam/Schulz to tentatively approve \$5,000 to Nepco Lake District for water quality mapping and testing. Motion carried 4-1. Voting no was Buttke.
 - k) Motion by Leichtnam/Hovendick to deny the City of Marshfield request for revitalization grant program funding. Motion carried unanimously.

- l) Motion by Hovendick/Leichtnam to deny the City of Marshfield Parks & Recreation request for tree preservation and park canopy enhancement funding. Motion carried unanimously.
- m) Motion by Buttke to tentatively approve \$50,000 for the Braem Park Family Destination Pavillion and Playground. Motion died for lack of a second. Motion by Schulz/Buttke to tentatively approve \$35,000 for the Braem Park Family Destination Pavillion and Playground. Motion carried 4-1. Voting no was Leichtnam.
- n) Motion by Hovendick/Buttke to deny the Small Business Development Center grant request. Motion carried unanimously.
- o) Motion by Leichtnam/Perlock to deny the City of Marshfield for the 2nd Street redevelopment project testing. Motion carried unanimously.
- p) Motion by Schulz/Hovendick to tentatively approve \$20,000 for the Pittsville City Center pending this parcel being in or placed in a TIF district. Motion carried unanimously.
- q) Motion by Leichtnam/Hovendick to approve \$30,000 to Childcaring for Good Starts grants. Motion carried unanimously.
- r) Motion by Hovendick/Buttke to deny the request of the City of Wisconsin Rapids for the Lake Woods Crossing Subdivision. Motion carried unanimously.
- s) Motion by Perlock/Schulz to tentatively approve \$11,000 to the Pittsville Historical Society for climate control. Motion carried unanimously.
- t) Motion by Buttke/Schulz to deny the request of Indulto Studios for the Wood County Heritage Corridor Initiative. Motion by Hovendick/Buttke to amend the motion to postpone this request until further information is received. Motion to amend carried unanimously. The amended motion was called and carried unanimously.
- u) Motion by Hovendick/Schulz to tentatively approve \$3,805 to the Marshfield Curling Club for ice plant reliability and water conservation upgrade. Motion carried unanimously.

4. Chair Leichtnam adjourned the meeting at 11:47 AM

Minutes taken by Trent Miner, County Clerk, and are in draft form until approved at the next meeting.

Conservation, Education, & Economic Development Committee
July 29, 2026

NAME	REPRESENTING
BRAS Hamilton	Dist 18 + CWSF
Jason Greenberg	P+Z
JEFF DEW Kover	Web Dist 11
Victoria Wilson	P+Z
JUSTIN CASPERSON	City of Marshfield
Staci Kivi	How Chamber
Carce Plim	WCB
Ina Krummel	Historic Point Basse
Jeremy Sickler	Alexander Field
Kathy Borchardt	Child caring
Rachele Johnson	Child caring
Christie Buchanan	Pittsville Area Hist Soc.
Chris Neppen	" " " "
Tim Anderson	Marshfield Curling Club
Ben Jennings	Inducto Studios LLC
Dale Christman Sew	CWSF
Katie Doty (Web Ex)	County Clerk
Julie Hanel (Web Ex)	P+Z
Steve Berg (Web Ex)	C/Marshfield
Kayla Rombalski (Web Ex)	Extension
Kyle Kears (Web Ex)	City of Wisconsin Rapids
Linda Roehrborn (Web Ex)	Discovery Education Station
Jeff Duffy (Web Ex)	Marshfield Airport

Committee Report

County of Wood

Report of claims for: Extension Wood County

For the period of: July 2026

For the range of vouchers: 30260056 - 30260080

Voucher	Vendor Name	Nature of Claim	Doc Date	Amount	Paid
30260056	AMAZON CAPITAL SERVICES	Office Supplies	06/30/2026	\$71.43	P
30260057	AMAZON CAPITAL SERVICES	Program Materials - WeCope	06/30/2026	\$435.96	P
30260058	AMAZON CAPITAL SERVICES	Kitchen Supplies	06/30/2026	\$7.98	P
30260059	AMAZON CAPITAL SERVICES	Program Materials - WeCope	06/30/2026	\$78.55	P
30260060	AMAZON CAPITAL SERVICES	4-H Cloverbud Camp Supplies	06/30/2026	\$30.35	P
30260061	UW MADISON ACCOUNTING SERVICES	4-H Summer Americorps Member	06/30/2026	\$2,000.00	P
30260062	JUEDES ALISSA	June Expenses	07/02/2026	\$23.42	P
30260063	AMAZON CAPITAL SERVICES	Office & Program Supplies	07/14/2026	\$28.23	P
30260064	AMAZON CAPITAL SERVICES	Office Supplies	07/14/2026	\$84.13	P
30260065	UW MADISON ACCOUNTING SERVICES	Educator Contracts - Jan-June	07/14/2026	\$140,132.00	P
30260066	US BANK	July Credit Card Statement	07/21/2026	\$5,277.01	
30260067	MARATHON COUNTY 4-H LEADERS FEDERATION	4-H Experience Supplies	07/21/2026	\$668.24	P
30260068	MARATHON COUNTY 4-H LEADERS FEDERATION	Experience Bus Fee	07/21/2026	\$650.00	P
30260069	MISSISSIPPI VALLEY ARCHAEOLOGY CENTER	Discover WI Experience	07/21/2026	\$160.00	P
30260070	UW MADISON ACCOUNTING SERVICES	4-H Camp Bus Reimbursement	07/21/2026	\$1,510.00	P
30260071	AMAZON CAPITAL SERVICES	Program Supplies	07/28/2026	\$23.64	
30260072	CHARTWELLS DINING SERVICES	4-H Discover WI	07/28/2026	\$1,186.50	
30260073	GATOR GARB PROMOTIONS INC	4-H Experience Supplies	07/28/2026	\$1,039.15	
30260074	PITTSVILLE RECORD THE	Annual Subscription	07/28/2026	\$24.00	
30260075	VEOLIA ES TECHNICAL SOLUTIONS	Marshfield Clean Sweep - Ag	07/28/2026	\$1,055.13	
30260076	VEOLIA ES TECHNICAL SOLUTIONS	Marshfield Clean Sweep - HHW	07/28/2026	\$23,956.33	
30260077	BORES TRINA	July Expenses	07/28/2026	\$100.30	
30260078	JUEDES ALISSA	July Expenses	07/28/2026	\$107.46	
30260079	ROMBALSKI KAYLA-ROSE	July Expenses	07/28/2026	\$252.70	
30260080	SCOTT HANNAH	June-July Expenses	07/28/2026	\$352.29	
Grand Total:				\$179,254.80	

Signatures

Committee Chair: _____
Committee Member: _____
Committee Member: _____
Committee Member: _____
Committee Member: _____

Committee Member: _____
Committee Member: _____
Committee Member: _____
Committee Member: _____

Committee Report

County of Wood

Report of claims for: Land & Water Conservation Dept.

For the period of: July 2026

For the range of vouchers: 18260070 - 18260082

Voucher	Vendor Name	Nature of Claim	Doc Date	Amount	Paid
18260070	AMAZON CAPITAL SERVICES	Wheel chocks for no-till drill	07/24/2026	\$8.90	P
18260071	CUTLER RANDALL	Cost share livestock fencing	06/25/2026	\$13,050.76	P
18260072	PHEASANTS FOREVER	Pollinator seeds, 4 pack	06/26/2026	\$81.00	P
18260073	WATER AND ENVIROMENTAL ANALYSIS LAB	Water tests-Fourmile Watershed	06/17/2026	\$178.00	P
18260074	WATER AND ENVIROMENTAL ANALYSIS LAB	Water tests-Fourmile Watershed	06/17/2026	\$652.00	P
18260075	WATER AND ENVIROMENTAL ANALYSIS LAB	Water tests-Nepco/Wazeecha	06/17/2026	\$341.00	P
18260076	WATER AND ENVIROMENTAL ANALYSIS LAB	Water tests-Fourmile Watershed	07/02/2026	\$489.00	P
18260077	WATER AND ENVIROMENTAL ANALYSIS LAB	Water tests Nepco-Wazeecha	07/09/2026	\$815.00	P
18260078	WATER AND ENVIROMENTAL ANALYSIS LAB	Water testing Nepco/Wazeecha	07/21/2026	\$341.00	
18260079	WATER AND ENVIROMENTAL ANALYSIS LAB	Water tests Fourmile Watershed	07/21/2026	\$178.00	
18260080	WATER AND ENVIROMENTAL ANALYSIS LAB	Water testing Nepco/Wazeecha	07/22/2026	\$815.00	
18260081	WATER AND ENVIROMENTAL ANALYSIS LAB	Water tests Fourmile Watershed	07/22/2026	\$489.00	
18260082	US BANK	Water test/tree sale/supplies	07/17/2026	\$2,180.63	
Grand Total:				\$19,619.29	

Signatures

Committee Chair: _____

Committee Member: _____

Committee Member: _____

Committee Member: _____

Committee Member: _____

Committee Member: _____

Committee Member: _____

Committee Member: _____

Committee Member: _____

Committee Report

County of Wood

Report of claims for: Planning & Zoning

For the period of: July 2026

For the range of vouchers: 22260052 - 22260056 38260010 - 38260014

Voucher	Vendor Name	Nature of Claim	Doc Date	Amount	Paid
22260052	BOYER KEVIN	SU-Services Per Contract	07/01/2026	\$1,126.67	P
22260053	INDUSTRY SERVICES DIVISION	PS-Sanitary Permit Fees	07/01/2026	\$1,500.00	P
22260054	AMAZON CAPITAL SERVICES	PL-Office Supplies	07/06/2026	\$52.14	P
22260055	AMAZON CAPITAL SERVICES	PL-Office Supplies	07/15/2026	\$56.39	P
22260056	US BANK	LR/HR CREDIT CARD CHGS	07/17/2026	\$152.84	
38260010	CHILD CARE CENTERS OF MLFD	ED-Grant Funding	07/02/2026	\$13,000.00	P
38260011	HEART OF WIS CHAMBER OF COMMERCE	ED-Grant Funding	07/02/2026	\$25,000.00	P
38260012	CITY OF NEKOOSA TREASURER	ED-Grant Funding	07/07/2026	\$10,000.00	P
38260013	MARSHFIELD AREA CHAMBER OF COMMERCE	ED Grant Funding	07/02/2026	\$25,000.00	P
38260014	WISCONSIN RAPIDS AREA CVB	ED-REDI Funding	07/21/2026	\$7,500.00	P
Grand Total:				\$83,388.04	

Signatures

Committee Chair:

Committee Member:

Committee Member:

Committee Member:

Committee Member:

Committee Member:

Committee Member:

Committee Member:

Committee Member:

Extension Wood County staff led, delivered, planned or collaborated on all of the following activities:

4-H POSITIVE YOUTH DEVELOPMENT

Laura Huber, 4-H Program Educator

Trina Bores, 4-H AmeriCorps member

Alissa Juedes, 4-H AmeriCorps member

- An 8-week hands-on cooking skills series for teens at the Boys & Girls Club. Through this program, participants build foundational cooking skills over time, gain confidence in preparing meals, and actively practice safe food preparation while preparing and sharing meals together, promoting both healthy eating habits and social connection. This effort has been a collaboration between Health and Wellbeing and 4-H AmeriCorps.
- A 3-day, 2-night overnight travel experience in which middle school-aged youth learn about Wisconsin history and culture, explore college and military pathways, and build independence. Through this experience, youth build independence and learn about post-high school work and educational options.
 - **Total Reach:** 31 youth, 2 adult volunteers

AGRICULTURE

Matt Lippert, Agriculture Educator

- A Badger Dairy Insight webinar for dairy producers and allied professionals, where participants learned methane emissions mitigation approaches, with attention to their effectiveness, tradeoffs, and relative costs within whole-farm systems.
 - **Total Reach:** 268
- Planning for a Pasture Walk for dairy producers where graziers and prospective graziers will learn improved pasture management and livestock care to improve profitability for animal well-being on dairy farms.
- An article to be used in several newsletters, publications and on our Extension website to assist producers to understand and utilize the complex nature of harvesting and feeding high quality forage to improve ration digestibility, dry matter intake and productivity of lactating dairy cows.

COMMUNITY DEVELOPMENT

Kayla Rombalski, Community Development Educator

- **Ongoing Strategic Planning Support:** Continued facilitation and strategic planning services for two Wood County organizations: FOCUS (Feeding Our Community with United Services) and Wood County Human Services – Edgewater Haven Nursing Home. These processes engage organizational leadership and stakeholders in goal setting, prioritization, and action planning to guide future operations. The resulting strategic plans will serve as clear roadmaps for each organization, strengthening long-term



decision-making, enhancing organizational effectiveness, and supporting sustainable, community-centered service delivery.

- **Wood County Economic Development Roundtable Restart:** Restarted the Wood County Economic Development Roundtable following a six-month hiatus, bringing together local and regional economic development professionals, municipal leaders, business support organizations, and community partners to share updates, discuss emerging opportunities and challenges, and strengthen coordination across Wood County. The roundtable serves as a collaborative forum for building relationships, identifying collaboration efforts, and advancing shared economic development priorities that support community vitality and long-term economic growth.
 - **Total Reach:** 25 attendees

HEALTH AND WELL-BEING

Ka Zoua Thao, Bilingual (Hmong) Community Health Worker
Hannah Wendels Scott, Health and Well-Being Educator

Behavioral Health

- A weekly program for incarcerated females in the Wood County Jail, where participants practiced healthy coping strategies, built emotional awareness, and strengthened skills for managing stress in daily life. Through this effort, women gained tools that support their well-being during incarceration and increase their capacity to navigate re-entry with resilience and confidence.
 - **Total Reach:** 2 incarcerated females
- A walking club for elders in the community, where I meet with participants twice a week to encourage movement, support healthy routines, and create space for social connection. Through this activity, elders build stronger relationships, increase their physical activity, and strengthen their overall sense of wellbeing and belonging.
- Bi-weekly summer meetings for youth, attending Wisconsin Rapids Area Middle School and Lincoln High School, where participants engage in healthy eating, active living, and behavioral health topics affecting their communities. This effort is designed to build a better understanding of these topics and promote advocacy for change in the community.
- A monthly gathering for participants where they connect with one another and learn ways to care for their mental and social well-being. Through this effort, they will strengthen community bonds and build healthier habits.
 - **Total Reach:** 10 participants
- Building and maintaining relationships and engaging with partners to address health needs with the community of Wood County.
- An as needed meeting with community members, where I met one-on-one with them to listen to their needs, offer support, and help them identify and access local health and community resources. Through this effort, participants will gain personalized support, clearer pathways to services, and greater confidence navigating systems.
 - **Total Reach:** 10 one-on-one clients



- A monthly food pantry pick-up for community members in Wood County, where I support families in choosing foods that their household needs and share information about additional local resources. Through this effort, residents gain reliable access to healthier food options and feel better connected to community supports.
 - **Total Reach:** 12 families
- The support group serves as a monthly gathering for women and allies of women to engage in discussions about often overlooked topics within their community. This initiative aims to foster relationships among participants and empower them to advocate for the recognition of their voices.
 - **Total Reach:** 7 participants

HEAL (Healthy Eating and Active Living)

- An 8-week hands-on cooking skills series for teens at the Boys & Girls Club. Through this program, participants build foundational cooking skills over time, gain confidence in preparing meals, and actively practice safe food preparation while preparing and sharing meals together, promoting both healthy eating habits and social connection. This effort has been a collaboration between Health and Wellbeing and 4-H AmeriCorps.
- A series of lessons for adults who are incarcerated participating in the STRONG Recovery Program in the Wood County Jail. Through this series, participants will participate in the StrongBodies program that improves their physical and mental health. Lessons will also include rotating nutrition topics.
 - **Total Reach:** 10 participants
- A StrongBodies Volunteer Leader Training was attended in Eau Claire to support the development of community-based physical activity programming. Through this training, two new volunteers gained the skills and certification necessary to lead StrongBodies classes, helping ensure that more adults and older adults in Wood County have access to safe, effective strength-training opportunities that support healthy aging and independence.
- Planning and early implementation efforts are underway to expand the Student Wellness Advisory Group (SWAG) at Howe Elementary School to engage 4th and 5th grade students in leadership development and wellness promotion. Through this expansion, students will build leadership skills, increase their knowledge of healthy behaviors, and actively participate in promoting wellness initiatives within their school community.
- An ongoing series of strength training sessions (StrongBodies) for older adults/adults at the Lowell Center in Wisconsin Rapids where participants engage in regular, progressive strength training and health education to improve their physical and mental health and enhance social connectedness.
 - **Total Reach:** 20 participants
- An ongoing series of strength training sessions (StrongBodies) for older adults/adults in the Pittsville community, where participants engage in regular, progressive strength training and health education to improve their physical and mental health and enhance social connectedness. This series is led by one Extension StrongBodies volunteer.
 - **Total Reach:** 24 participants



- Planning for a Falls Prevention Resource Fair in Marshfield in collaboration with the ADRC of Central WI, Marshfield Fire Department, and Marshfield Clinic. The Falls Prevention Resource Fair will focus on providing resources for individuals interested in learning more about how to prevent falls, offer screenings for risk of falls, and provide demonstrations of exercises one can do to improve their balance and bone density. Resource Fair will be held in October.

HORTICULTURE

Janell Wehr, Horticulture Educator

- Planning for a Community Resilience workshop for local government staff and officials in collaboration with Wisconsin's Green Fire. The goal is to engage participants in a collaborative, cross-disciplinary workshop, where they will learn about nature-based solutions and green infrastructure in an effort to reduce weather-related risks and costs and deliver multiple community benefits.
- An educational article for Wisconsin homeowners considering private mosquito control services, where readers learned how to assess mosquito control contractors, understand the benefits and risks of residential spraying, and identify additional mosquito management strategies for their property. Through this effort, homeowners are better equipped to make informed decisions that protect human health, beneficial organisms, and the environment while effectively managing mosquitoes.

HUMAN RELATIONSHIPS & DEVELOPMENT

Ben Eberlein, Human Development & Relationships Educator

- A coaching program for families and individuals, where participants learn how to create financial goals and gain money management skills. The goal of this program is to enable participants to prepare for and take charge of household financial situations that occur due to changes in income or unforeseen hardships.
- A six-module course for social workers, case managers, and community agency staff where they learn about financial competency skills such as goal setting, budgeting, building credit and paying off debts, strategies for saving money, and how to engage their clients in money management discussions. The goal of this effort is to build their knowledge and confidence when engaging clients in financial conversations.
 - **Total reach:** 104 professionals
- A 6-session course for renters where participants learn how to find and apply for rental housing, understand their responsibilities as a renter, how to communicate effectively with their landlords, and manage housing expenses. Through this, those with negative rental records and those new to renting are able to increase their ability to find and keep safe affordable housing, thereby increasing their stability and decreasing their reliance on public supports.
 - **Total reach:** 13 participants



LAND AND WATER CONSERVATION DEPARTMENT

STAFF REPORTS – JULY 2026

Barb Peeters

Conservation Administrative Specialist

- Worked with the sales rep for Plantskydd Repellent to offer their product to customers in conjunction with the annual tree sale (as well as year-round). Plantskydd is an organic, non-toxic animal repellent that is not harmful to the environment. It's been so well received, a second order was placed for additional product.
 - Attended July 1st CEED meeting.
 - Reviewed payroll reports and verified distribution by accounts/departments.
 - Completed I.T. annual employee cyber awareness training.
 - Converted LWCD Publisher brochures and documents to Word/Canva documents due to the fact Publisher will no longer be supported or available for use effective 10/1/26 (ongoing project as time allows).
 - Worked on the 2027 LWCD budgets to estimate revenue and expenses for the Land & Water Conservation budget, DATCP budget, Wildlife Damage Abatement Claims Program budget, Nonmetallic Mining budget, Multi-Discharge Variance budget and the Mill Creek TMDL budget.
 - Met with County Conservationist and Conservation Program Manager to discuss 2027 nonmetallic mining budget.
 - Completed LWCD payroll percentages prior to the July 9th and 23rd payrolls.
 - Shared updates from the July 14th Wellness Committee with LWCD staff and Parks/Forestry staff.
 - Attended Farm Tech Days on July 15th in Stratford, WI.
 - Contacted tree nurseries in Wisconsin & Michigan regarding selections for 2027 tree sale.
 - Organized County Board packet materials and submitted electronically to the County Clerk's office.
 - Processed payments for use of no-till drill, animal waste ordinance permits, CREP buyout & Plantskydd as received.
 - Verified wildlife damage general ledger and assembled all invoices and attachments for second quarter 2026 reimbursement request to the WiDNR.
 - Vacation days July 17th to 24th.
 - Met with County Conservationist to review proposed 2027 LWCD budgets.
 - Processed cost-share contracts utilizing SWRM grant funds totaling \$9,684.00 (nutrient management-and streambank crossing).
 - Processed cost-share contracts for cover crops utilizing Mill Creek grant funds totaling \$23,522.76 (cover crops and livestock fencing).
 - Updated the annual 2026 estimates for all revenue and expense budgets as part of the 2027 budget process.
 - Compiled and electronically submitted staff reports/packet materials for the CEED meeting packet.
 - Served as point of contact for LWCD staff as needed.
 - Processed department invoices/vouchers and deposits weekly for submission to Finance/Treasurer.
-

Emily Salvinski

Conservation Specialist

- **Wednesday, June 3.** Collected samples to be tested for phosphorus and total suspended solids at 4 sites within the Mill Creek watershed. Met up with farmer to get contracts signed and check practice.
- **Thursday, June 4.** Helped take transect survey (survey of residue cover) across the county.
- **Monday, June 8.** Finished up contracts for farmer to sign, added to maps.
- **Tuesday, June 9.** Used snapplus to get reduction numbers, added to GIS for 2 contracts. Reviewed tree sale options.

- **Wednesday, June 10.** Attended staff meeting to go over files. Sent over edits to one of the files. Answered questions, sent over info regarding NMFE program. Prepared sampling bottles for next sampling.
- **Thursday, June 18.** Checked conservation practices on multiple fields.
- **Friday, June 19.** Took streamflow measurements and samples at 8 locations within SE Wood Co. Completed paperwork and drove them into the lab.
- **June 25-26.** Vacation.
- **Tuesday, June 30.** Attended staff meeting. Shared information on streamflow with grant partner. Gathered information on new farmer for future cost-share.
- **Wednesday, July 1.** Took samples to be measured for total phosphorus and total suspended solids. Worked on cover crop contracts.
- **Thursday, July 2.** Half day. Organized cover crop photos, worked on contracts, maintained pollinator garden.
- **Wednesday, July 8.** Observed how to calibrate multi-meter. Prepared bottles for next sampling in SE Wood Co. Filled out in-kind contributions for NMFE and sent to grand administrator. Sent information regarding contracts and no-till rental to farmer.
- **Thursday, July 9.** Added streamflow data to SWIMS. Attended online badger crop connect. Dropped off contracts.
- **Monday, July 13.** Took streamflow measurements and water samples at 8 locations in the 4 Mile and 2 Mile watershed. Took samples to UWSP lab. Put data onto computer.
- **Tuesday, July 14.** Took streamflow measurements at 2 locations. Picked up contracts.
- **Wednesday, July 15.** Attended part of farm technology days.
- **Thursday, July 23.** Sent streamflow data to UWSP Hydrologist to compare results. Updated nutrient management and cost-share map.
- **Friday, July 24.** Put together some of the results (nitrogen) from the new surface water monitoring. Updated nutrient management map.
- **Monday, July 27.** Prepared bottles for Mill Creek sampling. Filled out paperwork for surface water grant. Further put together results from surface water monitoring.

Kendra Wilhelm

Conservation Specialist

- Sorted through emails upon returning from maternity leave.
- Prepared for and presented at the Nepco Lake District educational session #2 regarding results of the Nepco Lake shoreline assessment that was conducted in August of 2025.
- Took water chemistry and water clarity samples at Dexter and Wazeecha Lakes. Samples were mailed to the State Laboratory of Hygiene.
- Assisted the Wood County Highway Department with invasive species verification and identification in rights-of-way due to reports of potential giant hogweed, which has adverse health impacts. All reports were negative and have been identified as native cow parsnip.
- Created and submitted the semi-annual Lake Monitoring and Protection Network grant report to DNR.
- Grant/budget tracking for multiple ongoing projects

Kyle Andreae

Engineer Technician

- July 1 – Heiman Site Investigation, and Drone Flight
- July 2 – Lippert AWO Plan Review

- July 3 – Holiday
- July 6 – Kraig Site Visit, Gilbertson Design
- July 7 – Lippert Site Visit, Lippert AWO Plan Review
- July 8 – Lippert AWO Plan Review, DO Meter Calibration
- July 9 – Lippert AWO Plan Review
- July 10 – Wilke Design, Lippert Site Visit
- July 13 – 2 Mile and 4 Mile Stream Testing
- July 14 – Wilke Design, Roth Flight Plan
- July 15 – Farm Tech Days, Wilke Design
- July 16 – Roth Drone Flight, Wilke Design
- July 17 – Lippert Crossing Contract, Wilke Design
- July 20 – Brockman permitting, Lippert O&M and QA plans
- July 21 – Wilke Design
- July 22 – Wilke Design, Lippert Site Visit, and Brockman Site Visit, CREP Processing
- July 23 – Brockman Plan Review, NPRA site visits
- July 24 – Brockman Permitting
- July 27 – Lippert Site Visit and Permitting
- July 28 – Gilbertson Design
- July 29 – Staff Meeting, Mueske Site Visit and Design, Heckel Site Visit
- July 30 – Heckel Design
- July 31 – Heckel Design

Rodney Mayer

Conservation Program Manager

- Spreeman wildlife damage records review – correspondence with crop owner. Act 82 enrollment app, permit app, fields mapped, database updates, signatures, process, send to DNR.
- Meeting with Shane for Brehm deadline of NMM Vision plan compliance – drafted & sent deadline reminder with updated timeline document – etc.
- Completed KnowBe4 IT training.
- Knuth correspondence – DNR error in permits sent – contact to DNR and corrections made.
- Grimm crop owner correspondence & research – missed objectives in '25 – informed rules of out for this year.
- Phone meeting with Corporation Counsel to discuss Brehm Vision violation site deadline extension. Extension set to July 10 after Town of Sigel special Zoning meeting. Update file and timeline document.
- Pond info exemption discussion for Francis Pond.
- Issued Felch Pond exemption – letter, file, spreadsheet, etc.
- Brehm Fruin violation site reclamation draft 1 plan review. Draft review document for missing info, clarifications, and errors (5 page documents). Sent to Star Environmental (engineering firm doing plan), Brehm, Shance and Corp Counsel. Brehm informed clear for Prairie Chicken avoidance on site and does not need to restore wetlands. Correspondence with DNR to confirm that do need to follow prairie chicken avoidance period on this site and wetlands do need to be restored. Informed Brehm and Star Environ. Timeline/summary updates. Updated DNR stormwater on site and issues.
- Phone meeting with Corporation Counsel & Town of Sigel Zoning Commissioner for Brehm Vision violation site questions from Township.

- Per Corp. Counsel – sent notification to Brehm suspending Vision reclamation plan deadline until after the Town of Sigel meeting for possible change in zoning etc. Updates to summary.
- Re-map Grossman wildlife Act 82 enrollment field changes. Met with Wegner (landowner) on behalf of Grossman for enrollment discussion. Created enrollment application and permit application.
- Reviewed Earth 186 financial assurance. Update to spreadsheet, software, and file.
- Attended Farm Technology Days.
- Brehm Vision violation site phone meeting discussion/questions with County Treasurer and Corporation Counsel.
- DNR – hunter correspondence for confusion on Wendt Act 82 shooting permits.
- Completed 2nd ¼ Wildlife Damage and Abatement reimbursement report. Updates to DNR database, file, and sent to DNR. (27 pages)
- Phone meeting with Star Environmental going over the Brehm Fruin site plan review.
- DNR phone meeting discussing white deer issues with wildlife damage.
- Bohn/Altmann mine site inspection site visit. Completed vegetative transect, GPS samples sites, picture document, veg. % spreadsheet calculations, mapped sample sites, end of permit/release of financial assurance letter drafted, created certificate, updated software, spreadsheet, file. Informed DNR storm water of end of permit – sent all documents.
- Wood County Parks mine site inspection. Completed vegetation assessment, GPSed paved area, mapped, final plan amendment, drafted end of permit letter and certificate, reviewed with Parks Director, sent to DNR, updated spreadsheet, file, software, etc.
- Staff meeting – NMM fees/budget.

Shane Wucherpennig

County Conservationist

- Contacted Landowners on N Bioreactor installations in the 4-mile Watershed. Have been having many discussions with Partners on the projects.
- Attended - NPRA office hours – NR151 compliance project with DNR, UW Ext and WI Land + Water weekly all month.
- Used the Drone on several installed BMPs to get before/after footage.
- Personal phone calls to all 30 well-owners in Grand Rapids & Port Edwards for special testing project this month.
- Visiting & water sampling/testing private wells in Grand Rapids & Port Edwards for the well testing study.
- Bid Opening for Lippert Stream Crossing.
- Attended July 1st CEED Meeting.
- Golden Sands RC&D meetings all day on July 2nd.
- Review & approve Department Time Sheets.
- Vacation
- Submitted payroll percentages to finance for July 23rd payroll.
- Site review & vegetative transect with Conservation Program Coordinator & Summer Intern on Bohn/Altmann NMM site for final reclamation and permit/FA release for the mine site.
- NR 151 compliance checks on the 5 remaining sites as part of the Statewide project.
- Entered the remaining 5 – NR151 sites into the Quadrics Program for the Statewide study.
- Met with Rod for Brehm deadline of NMM Vision plan compliance – the CPS drafted & sent deadline reminder with updated timeline document – etc.
- Completed KnowBe4 IT training.
- Wood County Health Coaching.
- Attended July Wood County Board Meeting.

- Attended Citizens Groundwater Meeting.
 - Zoom meeting with Masarik (UWSP Groundwater Center)
 - Zoom Meeting with Woodrow & Buckley from DATCP on Denitrifying Bioreactors and siting.
-

Abby Leis

LWCD Summer Intern

- Completed County cyber awareness training
 - Called landowners about testing their water for the well study
 - Helped with a drone flight at a farm to determine where waterways should be placed
 - CBCW Lake Wazeecha
 - Completed internship assignments
 - Collected water samples from homeowners in Port Edwards and Grand Rapids
 - Prepared documents for water samples
 - Collected water samples, streamflow, and data using a YSI meter at 2 mile and 4 mile
 - Researched nitrates in drinking water
 - Attended farm tech days
 - Helped with a Harvestable Buffer Drone Flight
 - Weeded the pollinator garden
 - Helped with two mine reclamation site closures
 - Took water samples and Secchi depth readings at Lake Dexter and Wazeecha
 - Inspected a silage leachate construction site
 - Went to farms to look at NR 151 standards for a DNR study
 - CBCW Lake Wazeecha
-



Wood County WISCONSIN

OFFICE OF PLANNING AND ZONING

TO: Conservation, Education & Economic Development Committee

FR: Jason Grueneberg, Planning & Zoning Director
Emmett Simkowski, County Planner
Paul Bernard, Land Records Coordinator
Brad Cook, Code Administrator
Kayla Koziczowski, Code Technician
Victoria Wilson, Program Assistant
Julie Mancl, Program Assistant

RE: Staff Report for August 5, 2026

1. Economic Development (Jason Grueneberg)

Opportunity Zones –Low-income census tracts are eligible to be designated as Opportunity Zones. The federal Opportunity Zone designation is aimed at spurring investment in economically disadvantaged areas with a focus on workforce housing. Investors that participate in projects located in these areas are eligible for tax incentives, while providing solutions to housing and other community issues. I assisted the city of Wisconsin Rapids in submitting applications to the Wisconsin Economic Development Corporation (WEDC) for 3 census tracts that could be designated as Opportunity Zones for the next 10 years. Attached to this report is a WEDC press release that provides more information about the program.

Courthouse Property Certified Survey Map (CSM) – This past month I have been working Point of Beginning to survey the Courthouse property. The CSM will combine all the County-owned property contiguous to the Courthouse into one parcel. This map will be used in the next steps of the project to provide parking in front of the Courthouse, as I submit an updated Planned Development District proposal to the city of Wisconsin Rapids for approval. The CSM also facilitates the County's dedication of property for the Jackson Street reconstruction project per the development agreement we have with the city.

UW Stevens Point at Marshfield, Laird Theater Renovation – With \$2.4 million committed for Helen Connor Laird Theater renovation, a press release and photo opportunity has been scheduled for August 11th. The press release is being coordinated to create public awareness and generate excitement for this significant Marshfield Campus project.

2. Planning & Zoning (Emmett Simkowski)

We are halfway through the year and so far our office has seen 25 Certified Survey Maps and two subdivision plats, with one plat included in this packet. Including the C&C acres from last month, a total of nine surveys were approved in July. Currently we are at the same pace as last year regarding Certified Surveys, except for the two subdivision plats. The Town of Rock's Comprehensive plan was formally wrapped up in June and they moved forward to approve their updated zoning ordinance in July, also included in this packet. Coming this fall, I have been working with UWSP and Extension on putting together a zoning board and plan commission workshop for Wood County's and neighboring municipalities. More information will be put out to municipalities when the details are worked out. So far this summer has had a lot of zoning and

building activity and I have been speaking with surveyors, builders, elected officials and the general public regarding projects.

3. Land Records (Paul Bernard)

- Publication Routine Automation
- Addressing
- Parcel Mapping
- Custom Map requests

4. Code Administrator (Brad Cook)

7-01-2026- (1) SL permit reviewed and issued TN:07, gather information for phone calls and inquires with POWTS, SL, FL, organize office room and documentation.

7-02-2026-, (1) SL Inspection TN: 07, (1) mound inspections TN: 07; <24, plow, abs. cell, tanks, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-03-2026- Holiday

7-06-2026- (4) Well permits reviewed and issued TN:07,14, 18, (1) SL permit reviewed and issued TN:07, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-07-2026-(1) POWTS onsite eval TN:18, (1) mound inspections TN: 16; <24, abs. cell, tanks , answer, review, and gather information for phone calls and inquires with POWTS, SL, FL, organize office room and documentation.

7-08-2026-(2) mound inspections TN: 10, 16; <24, abs. cell, tanks :, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-09-2026-(1) SL permit reviewed and issued TN: 07, (1) Reviewed soils, plan review, issued permit for new rep mound TN:10, (1) mound inspections TN: 06; <24, abs. cell, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-10-2026- (1) mound inspections TN: 06; <24, abs. cell, (1) HS letter written and sent C: 31, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-13-2026- (1) SF permit reviewed and issued TN:07, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-14-2026-- (2) mound inspections TN: 02, 11; <24, abs. cell, (1) HT insp TN: 02,answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-15-2026- (2) mound insp TN: 16, C:31, plow, abs. cell, tanks, answer, and gather information for phone calls and inquires with POWTS, SL, FL

7-16-2026-(2) mound inspections TN: 10, 16; <24, abs. cell answer, review, and gather information for phone calls and inquires with POWTS, SL, FL

7-17-2026- (1)mound inspections TN: 10, 11; <24, abs. cell, Vacation time used.

7-20-2026- (2) Reviewed well permits and issued permit TN: 15, V:25, (2) Reviewed soils, plan review, issued permit for new & rep HT TN: 03, 22, (1) POWTS Onsite Verf TN:02, (1) mound insp TN: 02, plow, abs. cell, tanks answer, review, and gather information for phone calls and inquires with POWTS, SL, FL

7-21-2026-(1) mound insp TN: 10, plow, abs. cell, tanks , (1) HT insp TN: 16, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL

7-22-2026- (1) mound insp drain field and tanks TN: 02, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-23-2026- (1) SF permit reviewed and issued TN:22, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-24-2026- (1) HT insp TN:17, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-27-2026- (1) soil saturation report reviewed TN: 07, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

7-28-2026- (1) SF permit reviewed TN: 22, (1) soil eval TN: 07, answer, review, and gather information for phone calls and inquires with POWTS, SL, FL.

5. Code Technician (Kayla Koziczkowski)

A. Reviewed and approved POWTS & well permit applications

B. Reviewed and approved soils evaluations

C. Reviewed POWTS & well codes

D. Completed inspection reports

E. Worked on Well/POWTS GIS project

F. Assisted with daily phone calls/emails/office questions

G. Inspections/Investigations:

- 6-29-26: Mound core inspection TN: 20
- 7-7-26: Conventional inspection TN: 18
- 7-8-26: Mound plow inspection TN: 14; Well inspection TN: 14; Conventional inspection TN: 07; Mound reinspection TN: 14
- 7-9-26: Mound plow inspection TN: 06
- 7-10-26: Mound reinspection TN: 06
- 7-14-26: Conventional inspection TN: 18
- 7-15-26: Holding tank inspections TN: 15, 11; Well inspections TN: 01, 01, 01, 11
- 7-16-26: Conventional inspection TN: 18
- 7-22-26: Conventional inspection TN: 07

- 7-24-26: Mound plow inspection TN: 19; Mound reinspection TN: 19
- 7-27-26: Mound plow inspection TN: 15
- 7-28-16: Mound reinspection TN: 15
- 7-29-26: Mound plow inspection TN: 19; Mound reinspect TN:19; Mound tanks inspection TN: 15

H. Attended Meetings/Trainings/Etc.

- 6-30-26: KnowBe4 Social Engineering Red Flags training
- 7-23-26: ETF Webinar

6. Office Activity (Victoria Wilson & Julie Mancl)

- Monthly Sanitary and Well Permit Activity – There were 6 sanitary permits, 2 shoreland permits, 1 floodplain and 20 well permits issued in July 2026.
- ArcGIS Pro Software Project – Julie & Victoria continue to assist Paul with various mapping projects.
- CEED Tour – Planning for the CEED Tour on Friday October 2nd is underway. Stops have been tentatively identified.
- Budget – Updated the annual 2026 budget estimates for revenue and expenses and began plugging in tentative revenue and expenses for the 2027 budget.
- Septic Maintenance Program – The due date for septic maintenance this year is Friday August 7th. The phone calls have increased from property owners who have waited to schedule maintenance and now cannot get on the pumper's schedules until after the due date. Second notices for maintenance are scheduled to be mailed on Tuesday September 22nd.
- Attended the following meetings/trainings & activities:
 - July 1st CEED meeting (VW)
 - July 29th Economic Development grant review meeting (VW & JM)



Applications are being accepted for federal Opportunity Zone designation

June 12, 2026

Applications are due July 31

MADISON, WI. JUNE 12, 2026 – The Wisconsin Economic Development Corporation (WEDC) announced today that applications are now being accepted for eligible low-income census tracts to be designated as an [Opportunity Zone](#), a federal designation aimed at spurring long-term investment in low-income urban and rural communities.

Municipalities, counties, Tribal governments, and other public entities should identify economically disadvantaged census tracts for designation and submit an application. Applications open on June 12 and close on July 31.

“An Opportunity Zone designation provides investors with an incentive to consider locating their projects in Wisconsin areas that historically have experienced underinvestment and limited access to capital,” said John W. Miller, secretary and CEO of WEDC, the state’s leading economic development organization. “This designation strives to spur investment while also providing solutions to community challenges.”

WEDC and the Wisconsin Housing and Economic Development Authority (WHEDA) will evaluate the applications. Nominations will be based on several factors, including socio-economic and housing data and responses submitted in the application. Priority will be given to applicants with plans to use the designation to drive existing investment pipelines into workforce housing.

The governor may nominate up to 25% of eligible low-income census tracts every 10 years for certification by the U.S. Department of the Treasury. The governor must submit nominations by Sept. 28, 2026.

In Wisconsin, eligible communities must work with state and local partners to be included in the governor’s nomination package. Those selected will maintain the Opportunity Zone designation from Jan. 1, 2027, through Dec. 31, 2036.

The program encourages investors to invest private capital into communities that have experienced underinvestment and limited access to financing. Investors may receive federal tax advantages tied to the duration of the investment.

Opportunity Zones are a federal economic development program created by Congress in 2017. It was reauthorized and updated in 2025 and is often referred to as Opportunity Zone 2.0.

The Opportunity Zone 2.0 framework places emphasis on rural and distressed communities, more targeted income eligibility thresholds, increased accountability, reporting, and transparency, and a stronger alignment between investment activity and economic outcomes, including job creation and business growth.

For more information, visit wedc.org/wisconsin-opportunity-zones or contact Christopher Brooks, WEDC Director of Policy and Program Development, chris.brooks@wedc.org.



Monday, July 20, 2026 @ 2:00 pm (Riverblock Auditorium, room 206)

- 1.) The meeting was called to order by Chairman Bill Leichtham at 2:00 pm.
- 2.) Chair's Remarks (Forwarded to membership on July 22nd)
- 3.) Public Comment-None
- 4.) Approve minutes of June 20, 2026, mtg-Buttke/Hovendick
- 5.) Correspondence/Updates/Handouts/Reports on meetings attended.
 - UW-Ext. Natural Resources Educator Scoping mtg. (Mon. July 6th)
 - Chair attended and shared with CWG that two half-time positions will be combined into one position, hopefully in August. One half-time position was for surface water and producer groups. The other half-time position was for groundwater and environmental groups.
 - Hartland Farms representative invited to CWG meetings
- 6.) Revelations about CWG from Clean Wis. Survey-Chair completed survey and invited CWG attendees to take the same survey. Chair concluded that CWG needs to enhance community outreach through increased activities.
- 7.) Discuss development & dissemination of "Groundwater educational materials to public" (from May & June meetings) Consensus by meeting attendees: materials to disseminate at community-based events, investigate billboard costs-no visible billboards available in the town of Port Edwards; Rome has a table available at the weekly Farmers Market. Additional research on available billboards in Grand Rapids; research and pursue how to submit a grant from Thrivent are pending.
- 8.) Project Ideas (possible needing grant monies support)
- 9.) "Restructuring CWG" Discussion-Chair suggested a division of duties into two possible categories: 1) Planning Commission and/or Events Subcommittee, along with a change of meeting frequency, locations, and times. Open to additional suggestions from CWG members.
- 10.) Discussion/Referral to August agenda
 - Revisit CWG letterhead logo to include service area
 - Vote to identify volunteers for the selected sub-committee with an odd number of CWG members.
 - Nominate and vote for selected sub-committee officers and set first meeting date.

11.) Next mtg. — August 17, 2026, 2:00 pm.

**PLEASE NOTE: DUE TO A CONFLICT SEPTEMBER 21ST IS RESCHEDULED TO
SEPTEMBER 14TH AT RIVERBLOCK**

12.) Adjourn at 3:34 pm: Clendenning/Hovendick

Present in the meeting: Bill Leichtnam, Susan Ettner, Bill Clendenning, Tom Buttke, Sandy Cain,
Russ Perlock, Shane Wucherpennig, Tom Rayome, Tim Hovendick

Respectfully submitted by Susan Ettner on July 27, 2026

DRAFT



Wood County WISCONSIN

LAND AND WATER
CONSERVATION
DEPARTMENT

CW6 July 20 '26
ATTENDEES:

- NAME
1. Bill Leubtramm
 2. Bill Clebsch
 3. Tom Butte
 4. Tim Howendick WCB #5
 5. Russ Perlock WCB #4
 6. Shane Wocher Family LWCD
 7. Susan Ethner
 8. Sandy Cain
 9. Tom Steyerson
 - 10.
 - 11.
 - 12.

VIRTUAL

- 1.
- 2.
- 3.
- 4.
- 5.



Wood County WISCONSIN

Planning and Zoning
Department

DATE: July 30, 2026
TO: Conservation, Education & Economic Development Committee (CEED)
County Board of Supervisors

FROM: Emmett Simkowski, County Planner
RE: Town of Rock – Zoning Ordinance, repeal and replace

STAFF MEMORANDUM

Introduction:

The Town of Rock adopted and administers their own town zoning ordinance. On July 11, 2026, the Town submitted a Zoning Ordinance to the Wood County Planning and Zoning Department for review and approval to replace their 2016 ordinance. On July 10, 2026, the Town of Rock Board of Supervisors unanimously approved a resolution to approve the Town of Rock – 2026 Zoning Ordinance. The request is discussed further in this memo.

Background:

Wood County adopted the Wood County Zoning Ordinance #700. This ordinance is in effect in all 22 towns within its jurisdiction. In counties having a county zoning ordinance, no town zoning ordinance or amendment of a zoning ordinance may be adopted unless approved by the County Board of Supervisors Wis. Stat. §60.62(3)(a). This rule also applies to town zoning map amendments, and text amendments.

For the past three years the Town of Rock has been working on updating their Comprehensive Plan and Zoning Ordinance. This included meetings with their attorney, multiple open houses and public hearings and this is their final draft. A summary of notable changes is described below.

Analysis

New Zoning Districts -The Town's previous zoning ordinance included four zoning districts, Agricultural, Residence, Commercial and Mixed use. The new zoning ordinance includes Agricultural, Rural Residential, Residential and Commercial. Previously much of the Town was zoned Agricultural. With the new ordinance the Town and residents looked at the current and future land uses throughout the township and utilized the other districts. Most of the township is zoned rural residential or agricultural with the exception of some scattered commercial and Lyndsey as residential and commercial.

Special Use Districts -The town also decided to adopt a nonmetallic mining overlay district within their new code. This permits non-metallic mines as a conditional use and certain development standards such as area, lot coverage, screening etc. will be reviewed.

Rural Density Standards – Within the Agricultural and Rural Residential districts the town included residential density standards, which many other communities utilize in Wood County as well. *Residential structure density: four houses per mile per side of road (each mile is measured road to road, for example: Eagle Road to Falcon Road).* There is also a process and standards to exceed that standard if applicable.

Besides the changes above, the new text offers greater clarification and flexibility to town staff and residents for development standards. If any Committee member or general public would like to view the Ordinance, please reach out to myself or visit the Town's website.

Conclusion & Recommendation

County review and decision concerning approval or disapproval of a town zoning ordinance is limited to cases of abuse of discretion, excess of power, or error of law. Based on the information submitted to the Planning and Zoning Department, the Town of Rock adhered to the process for zoning amendments as outlined in Wis. Stats. The Town Board acted on the amendment on July 10, 2026, and approval was unanimous. Additionally, I find no conflict with any existing county planning documents and zoning programs or ordinances.

Emmett Simkowski

A handwritten signature in black ink that reads "Emmett Simkowski". The script is cursive and fluid, with the first letter of each word being capitalized and prominent.

County Planner
Wood County Planning and Zoning Department

Attachments

1. Town of Rock Resolution
2. Zoning Map

RESOLUTION NO. 2026-01

RESOLUTION TO RESCIND AND RECREATE THE TOWN OF ROCK ZONING ORDINANCE

WHEREAS, the Town of Rock, pursuant to Section 60.62 of the Wisconsin Statutes, adopted and administers a zoning ordinance to promote the health, safety, aesthetics, comfort, prosperity, and general welfare of the town;

WHEREAS, the Town Plan Commission completed a review of the existing zoning ordinance and determined no amendments and/or revisions are necessary;

WHEREAS, on July 8th, 2026 the Town Plan Commission recommended approval and re-adoption of the zoning ordinance by the Town Board;

WHEREAS, on July 9th, 2026 the Town of Rock held a public hearing, in compliance with the requirements of Section 62.23(7)(d)1 of the Wisconsin Statutes;

WHEREAS, The Town of Rock does hereby repeal the previous zoning ordinance adopted by the Town Board on July 9, 2026.

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Rock hereby rescinds the "*Town of Rock Zoning Ordinance –August 11th, 2016*" and adopts the "*Town of Rock Zoning Ordinance – July 9th, 2026*".

BE IT FURTHER RESOLVED, that the Town of Rock forward the "*Town of Rock Zoning Ordinance –July 10th, 2026*" to the Wood County Board of Supervisors for approval pursuant to Section 60.62(3)(a) of the Wisconsin Statutes.

ADOPTED this 9th day of July, 2026

Number of town board supervisors voting aye 5

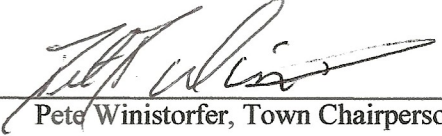
Number of town board supervisors voting nay 0

Number abstaining or not voting (if determined) 0

ATTEST:



Jill Wensch, Town Clerk



Pete Winistorfer, Town Chairperson

PUBLISHED/POSTED: July 2026

RESOLUTION NO. 2026-01

RESOLUTION TO RESCIND AND RECREATE THE TOWN OF ROCK ZONING ORDINANCE

WHEREAS, the Town of Rock, pursuant to Section 60.62 of the Wisconsin Statutes, adopted and administers a zoning ordinance to promote the health, safety, aesthetics, comfort, prosperity, and general welfare of the town;

WHEREAS, the Town Plan Commission completed a review of the existing zoning ordinance and determined no amendments and/or revisions are necessary;

WHEREAS, on July 8th, 2026 the Town Plan Commission recommended approval and re-adoption of the zoning ordinance by the Town Board;

WHEREAS, on July 9th, 2026 the Town of Rock held a public hearing, in compliance with the requirements of Section 62.23(7)(d)1) of the Wisconsin Statutes;

WHEREAS, The Town of Rock does hereby repeal the previous zoning ordinance adopted by the Town Board on July 9, 2026.

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Rock hereby rescinds the "*Town of Rock Zoning Ordinance –August 11th, 2016*" and adopts the "*Town of Rock Zoning Ordinance – July 9th, 2026*".

BE IT FURTHER RESOLVED, that the Town of Rock forward the "*Town of Rock Zoning Ordinance –July 10th, 2026*" to the Wood County Board of Supervisors for approval pursuant to Section 60.62(3)(a) of the Wisconsin Statutes.

ADOPTED this 9th day of July, 2026

Number of town board supervisors voting aye 5

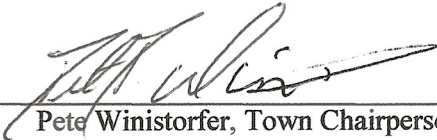
Number of town board supervisors voting nay 0

Number abstaining or not voting (if determined) 0

ATTEST:



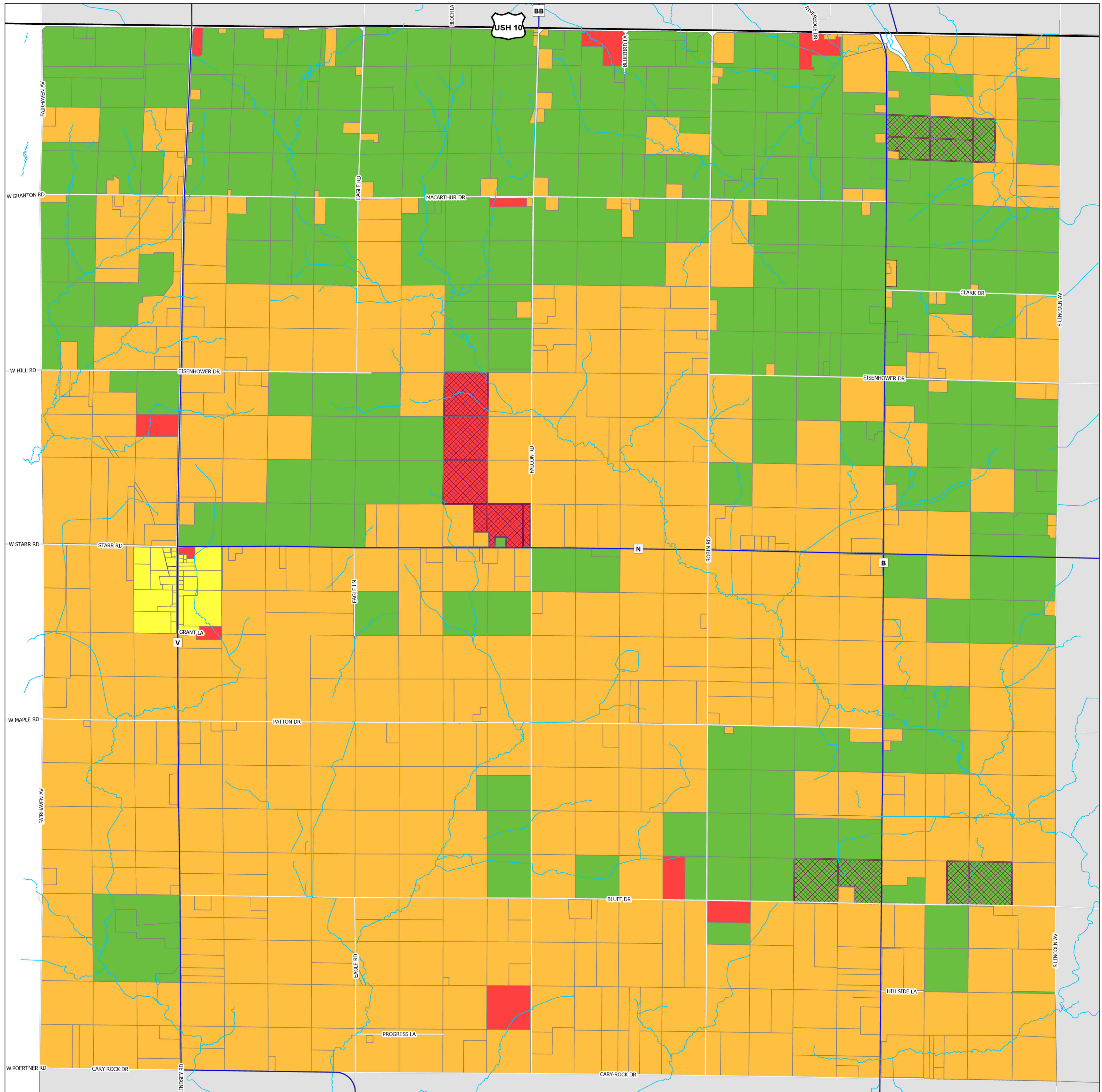
Jill Wfensch, Town Clerk



Pete Winistorfer, Town Chairperson

PUBLISHED/POSTED: July 2026

Town of Rock Zoning Map



Zoning District

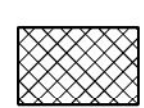
■ Agricultural District

■ Commercial District

■ Residential District

■ Rural Residence District

■ Rural Residence District



Non Metallic Mining Overlay



RESOLUTION#

DATE August 18, 2026

Effective
Date

August 18, 2026

Page 1 of 2

Introduced by Conservation, Education, and Economic Development Committee

Motion:	Adopted:	☐
1 st	Lost:	☐
2 nd	Tabled:	☐
No: _____	Yes: _____	Absent: _____
Number of votes required:		
☒ Majority	☐ Two-thirds	
Reviewed by: _____	NF	, Corp Counsel
Reviewed by: _____	PY	, Finance Dir.

INTENT & SYNOPSIS: Approve the adoption of the 2026 - Town of Rock Official Zoning Ordinance.

FISCAL NOTE: No cost to Wood County.

WHEREAS, the Town of Rock adopted and administers a zoning ordinance to promote the health, safety, aesthetics, prosperity, and general welfare of the town; and

WHEREAS, pursuant to § 60.62(3)(a) Wis. Stats., in counties having a county zoning ordinance, no town zoning ordinance or amendment of a zoning ordinance may be adopted unless approved by the County Board of Supervisors; and

WHEREAS, on July 10, 2026, the Town of Rock submitted an updated zoning ordinance to the Wood County Department of Planning and Zoning for review and approval pursuant to the Wis. Stats.; and

WHEREAS, county review and decision concerning approval or disapproval of a town zoning amendment is limited to cases of abuse of discretion, excess of power, or error of law; and

WHEREAS, the Wood County Department of Planning and Zoning reviewed the information submitted by the Town of Rock and finds the Town adhered to the process for zoning amendments as outlined in the Wis. Stats.; and

WHEREAS, the Wood County Department of Planning and Zoning finds no conflict with any county planning and zoning programs and ordinances; and

WHEREAS, on August 5, 2026, the Conservation, Education and Economic Development Committee (CEED) reviewed the request and recommended approval; and

NOW THEREFORE BE IT RESOLVED, that the Wood County Board of Supervisors, pursuant to § 60.62(3)(a) Wis. Stats., hereby approves the following Zoning Ordinance for the Town of Rock:

Adopted by the County Board of Wood County, August 18, 2026

County Clerk

County Board Chairman



RESOLUTION#

DATE August 18, 2026

Effective
Date

August 18, 2026

Page 2 of 2

Introduced by Conservation, Education, and Economic Development Committee

1. Repeal and replace the *“Town of Rock Zoning Ordinance – August 11th, 2016”* and adopt the *“Town of Rock Zoning Ordinance – July 9, 2026”*

Adopted by the County Board of Wood County, August 18, 2026

County Clerk

County Board Chairman



Wood County WISCONSIN

Planning and Zoning
Department

DATE: July 30, 2026
TO: Conservation, Education & Economic Development Committee (CEED)
County Board of Supervisors

FROM: Emmett Simkowski, County Planner
RE: Town of Saratoga – Zoning Ordinance Map Amendment

STAFF MEMORANDUM

Introduction:

The Town of Saratoga adopted and administers their own town zoning ordinance. In July of 2026, the Town submitted a zoning map amendment to the Wood County Planning and Zoning Department for review and approval. The request includes portions of three parcels to be rezoned. The request is discussed further in this memo.

Background:

Wood County adopted the Wood County Zoning Ordinance #700. This ordinance is in effect in all 22 towns within its jurisdiction. In counties having a county zoning ordinance, no town zoning ordinance or amendment of a zoning ordinance may be adopted unless approved by the County Board of Supervisors Wis. Stat. §60.62(3)(a). This rule also applies to town zoning map amendments, and text amendments.

Analysis

The Town of Saratoga is requesting that Wood County approve 3 separate rezonings on multiple parcels that are within the proposed Secluded Acres Subdivision in which the Town Board has acted on. The requests are as follows:

Parcel: 1800385, southern half – Rural Preservation → Rural Residential
Parcel: 1800476, northern half – Rural Preservation → Rural Residential
Parcel: 1800476, northern half – Rural Preservation → Rural Residential

The purpose of these rezonings is to create 12, 4.9 acre parcels out of a total of 22 proposed lots. Under the Rural Preservation district, the minimum lot size is five acres. For the subdivision to be built out as planned, the Town of Saratoga elected that it would be cleaner to rezone the parcels instead of rearranging the layout of the subdivision. The minimum lot size for Rural Residential is three acres and will be bordering existing Rural Residential parcels to the northeast.

These rezonings include portions of the three parcels listed above. Generally, “split zoning” (one parcel with multiple zoning districts) is discouraged as it can create regulatory confusion on where the zoning districts begin and end. However, the bounds of the proposed Rural Residential District will follow the property lines of the proposed subdivision once approved and without the rezonings, the subdivision could not be approved by the Town of Saratoga due to minimum lot size requirements.

Conclusion & Recommendation

County review and decision concerning approval or disapproval of a town rezone is limited to cases of abuse of discretion, excess of power, or error of law. Based on the information submitted to the Planning and Zoning Department, the Town of Saratoga adhered to the process for zoning amendments as outlined in Wis. Stats. The Town Board has acted on the items above and approval was granted with one Board Member in opposition. Additionally, I find no conflict with any existing county planning documents and zoning programs or ordinances.

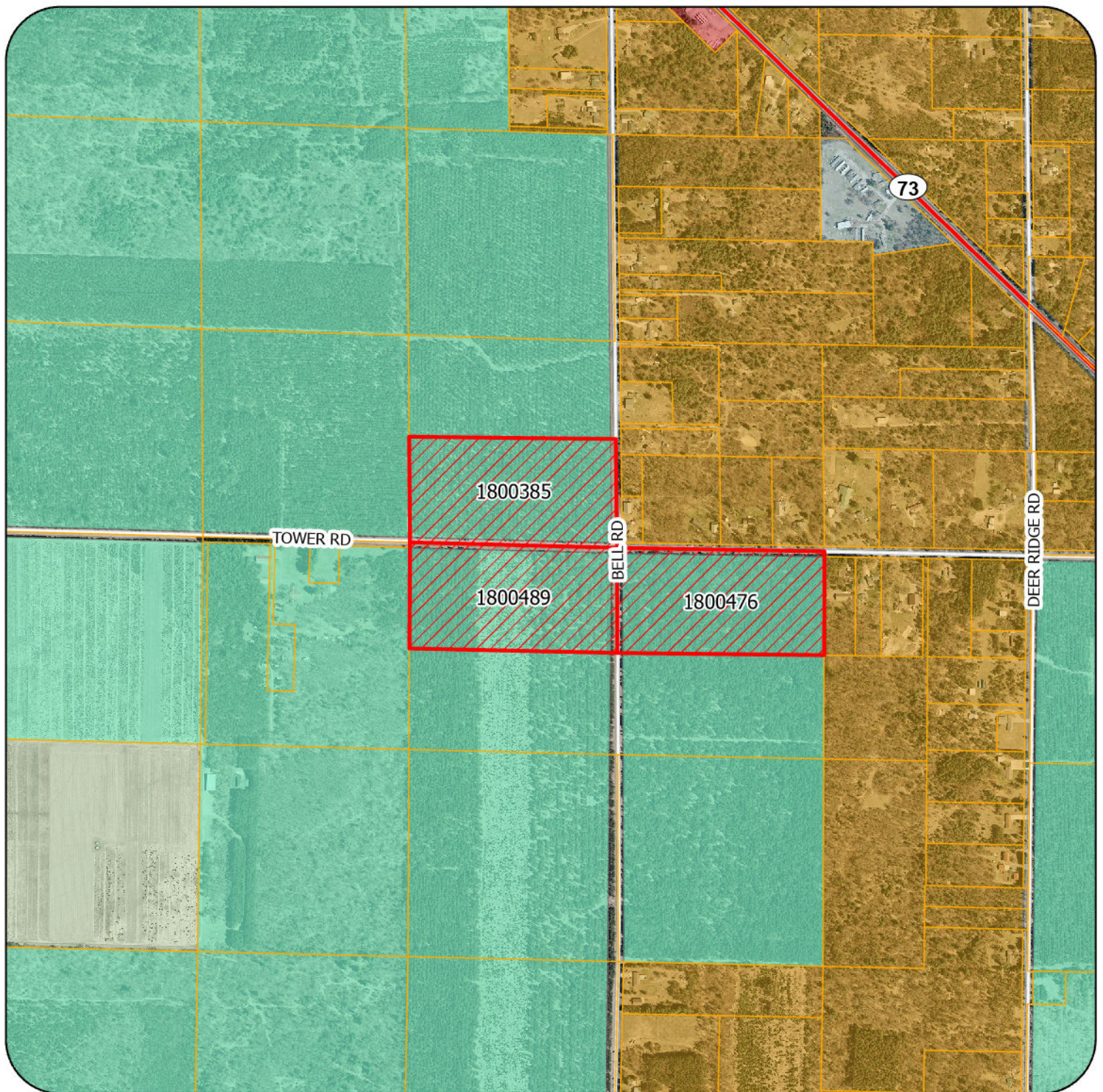
Attachments

1. Parcel Location Maps
2. Location Within Proposed Subdivision Map
3. Town Minutes
4. Resolution

Emmett Simkowski

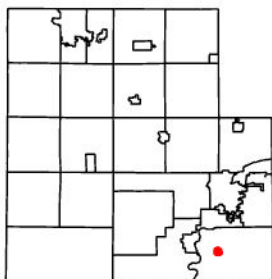
A handwritten signature in black ink that reads "Emmett Simkowski". The script is fluid and cursive, with the first letter of each name being capitalized and prominent.

County Planner
Wood County Planning and Zoning Department



Attachment 1: Location Map

Town of Saratoga, Wood County Wisconsin



- Rural Preservation District
- Rural Residential District
- Subject Parcels to Rezone



0 0.1 0.2 0.4 Miles

COUNTY PLAT OF
SECLUDED ACRES

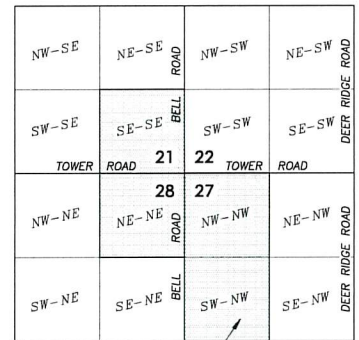
BEING ALL OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21,
ALL OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4
OF THE NORTHWEST 1/4 OF SECTION 27 AND ALL OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 28, ALL BEING LOCATED IN TOWNSHIP 21 NORTH,
RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

BASIS FOR BEARINGS
THE SOUTH LINE OF THE SE1/4 OF
SECTION 21, T.21N, R.6E, WHICH BEARS
S 88°28'00" E AS REFERENCED TO THE
WOOD CO. CRD. SYSTEM, NAD83 (2011).



VICINITY MAP - NO SCALE

THE SOUTHEAST 1/4 OF SECTION 21, THE SOUTHWEST 1/4 OF
SECTION 22, THE NORTHWEST 1/4 OF SECTION 27 AND THE
NORTHEAST 1/4 OF SECTION 28, ALL IN TOWNSHIP 21 NORTH,
RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN



THIS PLAT

LINE DATA TABLE

LINE	BEARING	DISTANCE
1-2	N 00°11'17" W	325.00'
2-3	N 00°11'17" W	36.00'
3-4	N 00°11'17" W	365.12'
4-5	N 00°11'17" W	292.99'

LEGEND

- 1-1/4" X 30" IRON REBAR SET WEIGHING 4.30 LBS/LIN. FT.
- 3/4" X 24" IRON REBAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- BERNTSEN NAIL SET
- BERNTSEN NAIL FOUND
- MAG NAIL SET
- WAUPACA MONUMENT FOUND
- HARRISON MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- () RECORDED AS

SURVEYOR

POINT OF BEGINNING, INC.
JORDAN G. BROST, PLS #3009
4941 KIRSCHLING COURT
STEVENS POINT, WI, 54481

SUBDIVIDER/OWNER

FULL CIRCLE FARMLAND, LLC
c/o JAMES E. WYSOCKI
PO BOX 330
BANCROFT, WI 54921

11'
LINE
1
2
3
4

SHEET 1 OF 2 SHEETS

TOWN OF SARATOGA BOARD MEETING MINUTES

DATE: Monday July 6, 2026 Public Hearing and Town Board Meeting

TIME: 6:00 p.m.

PLACE: Saratoga Town Office

PRESENT: Chase Brockman, Karl Greeneway, Bryan Peterson, Lorelei Fuehrer, Josh McDonald

The Public Hearing was officially noticed on June 18, 2026. The Town Board Meeting was noticed on July 2.

The Public Hearing was for Receive comments to consider the request of Mark Kitowski, 2417 Post Road, Plover, WI 54467 for the rezoning from Rural Preservation (RP) per Zoning Ordinance #11-19-2025, 2025 of the southern approximately ½ of parcel 1800385 (Southeast quarter-southeast quarter of section 21, Township 21 North, Range 6 East, Town of Saratoga) to Rural Residential (RR-1).

Receive comments to consider the request of Mark Kitowski, 2417 Post Road, Plover, WI 54467 for the rezoning from Rural Preservation (RP) per Zoning Ordinance #11-19-2025 of the northern approximately ½ of parcel 1800476 (Northwest quarter-Northwest quarter of section 27, Township 21 North, Range 6 East), to Rural Residential (RR-1).

Receive comments to consider the request of Mark Kitowski, 2417 Post Road, Plover, WI 54467 for the rezoning from Rural Preservation (RP) per Zoning Ordinance #11-19-2025 of the northern approximately ½ of parcel 1800489. Parcels included are # 1800489 (Northeast quarter- Northeast quarter of section 28, Township 21 North, Range 6 East, Town of Saratoga) to Rural Residential (RR-1).

A map was available for viewing at the Town of Saratoga Office, 1120 State Highway 73 S, Wisconsin Rapids WI. All interested persons were given a reasonable opportunity to be heard.

Lorelei Fuehrer called the Public Hearing to order at 6:00 p.m.

The Pledge of Allegiance was recited.

Each Parcel will be handled separately. Comments from the Public include wanting to keep the area rural. In the proposed RR-1 zoning, the smallest the lots could be divided would be into 3-acre parcels.

Motion (Brockman/Greeneway) to adjourn the Public Hearing. Motion passed unanimously.

Lorelei Fuehrer called the Town Board meeting into session at 6:22 p.m.

Lorelei received no comments via phone, or mail. No additional public comment on the re-zoning.

Motion (Brockman/Greeneway) to approve the re-zoning on the bottom half of Parcel #1800385. Motion carries.

Peterson nay. This would be for the rezoning from Rural Preservation (RP) per Zoning Ordinance #11-19-2025, 2025 of the southern approximately ½ of parcel 1800385 (Southeast quarter-southeast quarter of section 21, Township 21 North, Range 6 East, Town of Saratoga) to Rural Residential (RR-1).

Motion (Greeneway/Brockman) to accept the northern half of parcel #1800489 re-zoning. Motion carries. Peterson

nay. For the rezoning from Rural Preservation (RP) per Zoning Ordinance #11-19-2025 of the northern approximately ½ of parcel 1800489. Parcels included are # 1800489 (Northeast quarter- Northeast quarter of section 28, Township 21 North, Range 6 East, Town of Saratoga) to Rural Residential (RR-1).

Motion (Greeneway/Brockman) to accept the re-zoning of parcel #1800476. Motion carries. Peterson nay. For the northern approximately ½ of parcel 1800476 (Northwest quarter-Northwest quarter of section 27, Township 21 North, Range 6 East), to Rural Residential (RR-1).

Motion (McDonald/Brockman) to approve the plat for Secluded Acres in entirety. Motion carries. Peterson nay.

Motion (Brockman/McDonald) to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 6:29 p.m.

Paulette Weinfurter-Clerk



RESOLUTION#

DATE August 18, 2026

Effective
Date

August 18, 2026

Page 1 of 2

Introduced by Conservation, Education, and Economic Development Committee

Motion:	Adopted:	☐
1 st	Lost:	☐
2 nd	Tabled:	☐
No: _____	Yes: _____	Absent: _____
Number of votes required:		
☒ Majority	☐ Two-thirds	
Reviewed by: _____	NF	, Corp Counsel
Reviewed by: _____	PY	, Finance Dir.

INTENT & SYNOPSIS: Approve an amendment to the Town of Saratoga Official Zoning Ordinance.

FISCAL NOTE: No cost to Wood County.

WHEREAS, the Town of Saratoga adopted and administers a zoning ordinance to promote the health, safety, aesthetics, prosperity, and general welfare of the town; and

WHEREAS, pursuant to § 60.62(3)(a) Wis. Stats., in counties having a county zoning ordinance, no town zoning ordinance or amendment of a zoning ordinance may be adopted unless approved by the County Board of Supervisors; and

WHEREAS, on July 6, 2026 the Town of Saratoga submitted an ordinance amendment to the Wood County Department of Planning and Zoning for review and approval pursuant to the Wis. Stats.; and

WHEREAS, county review and decision concerning approval or disapproval of a town zoning amendment is limited to cases of abuse of discretion, excess of power, or error of law; and

WHEREAS, the Wood County Department of Planning and Zoning reviewed the information submitted by the Town of Saratoga and finds the Town adhered to the process for zoning amendments as outlined in the Wis. Stats.; and

WHEREAS, the Wood County Department of Planning and Zoning finds no conflict with any county planning and zoning programs and ordinances; and

WHEREAS, on August 5, 2026, the Conservation, Education and Economic Development Committee (CEED) reviewed the request and recommended approval; and

NOW THEREFORE BE IT RESOLVED, that the Wood County Board of Supervisors, pursuant to § 60.62(3)(a) Wis. Stats., hereby approves the following amendments to the Town of Saratoga Official Zoning Ordinance:

Adopted by the County Board of Wood County, August 18, 2026

County Clerk

County Board Chairman



RESOLUTION#

DATE August 18, 2026

Effective
Date

August 18, 2026

Page 2 of 2

Introduced by Conservation, Education, and Economic Development Committee

1. Rezoning of the southern half of parcel 1800385 from Rural Preservation (RP) to Rural Residential (RR-1).
2. Rezoning of the northern half of parcel 1800476 from Rural Preservation (RP) to Rural Residential (RR-1).
3. Rezoning of the northern half of parcel 1800189 from Rural Preservation (RP) to Rural Residential (RR-1).

Adopted by the County Board of Wood County, August 18, 2026

County Clerk

County Board Chairman



Wood County WISCONSIN

Planning and Zoning
Department

DATE: July 30, 2026
TO: Conservation, Education & Economic Development Committee (CEED)
County Board of Supervisors

FROM: Emmett Simkowski, County Planner
RE: Town of Saratoga – Secluded Acres Preliminary Subdivision Plat

STAFF MEMORANDUM

Request: Review/Action on Preliminary County Plat of Secluded Acres Subdivision

Subdivision name: Secluded Acres Subdivision

Location: At the intersection of Bell Rd and Tower Rd, Town of Saratoga

Legal: Being all of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, all of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 27 and all of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 28, all being located in Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Owner/Subdivider: Full Circle Farmland LLC – James Wysocki

Surveyor: Point of Beginning

Introduction:

The Wood County Land Subdivision Ordinance is administered countywide within the unincorporated areas of the county. This ordinance regulates procedures and standards for dividing a parcel of land into smaller parcels. The purpose of this ordinance is to promote public health, safety and general welfare; and to encourage orderly subdivision layouts. The Preliminary County Plat of the Secluded Acres Subdivision shall be in conformance with all provisions of this ordinance and the Wis. Stats.

Background:

A preliminary plat for Secluded Acres Subdivision was submitted to the Planning and Zoning Department on May 20, 2026. The preliminary plat was sent to the Town of Saratoga for comment/review. Additionally, copies of the preliminary plat were sent to the following review agencies for comment/review: County Treasurer's Office, County Surveyor, Emergency Management, Sheriff's Department, and applicable utilities. Staff has reviewed the preliminary plat.

Analysis:

The subdivision site is wooded, relatively flat and consists of approximately 160 acres in total. The preliminary plat proposes 12 lots each approximately 5 acres and 10 lots approximately 10 acres. The proposed use of the lots will be residential, and the sizes are adequate to accommodate multiple locations for a POWTS. The Town has recently approved a rezoning of the 5-acre parcels and was deemed consistent with the Town's Comprehensive Plan. Given the area, the soils in the area are presumed to allow conventional in ground septic systems. Additionally, no WI-DNR mapped wetlands or FEMA flood hazard areas are located on the site. County Zoning on the site is unrestricted. Land use/zoning onsite is regulated by the Town of Saratoga zoning ordinance.

Review and decision:

CEED review and decision concerning approval or disapproval of preliminary subdivision plats shall be based on compliance with county/town ordinances and comprehensive plans. Objections by any review agencies shall also be considered.

Findings of Fact and Conclusions of Law:

Findings of Fact:

Preliminary plat is consistent with:

- Wood County Comprehensive Plan and Future Land Use Map
- Wood County Land Subdivision Ordinance and Zoning Ordinance
- Town of Saratoga Comprehensive Plan and Future Land Use Map
- Applicable Town of Saratoga ordinances

Saratoga Town Board approved the plat on July 6, 2026. All agencies having the authority to review the preliminary plat have reviewed and approved.

Conclusions of Law:

The actions being taken and followed in this report are in accordance with the provisions of Chapter 701.04(2) of the Wood County Land Subdivision Ordinance #701.

Recommendation:

Based on planning and zoning review and the aforementioned findings of fact and conclusions of law, I forward a recommendation to **conditionally approve** the Preliminary Plat the Secluded Acres Subdivision.

CEED Committee Options:

- Conditionally approve preliminary plat.
- Reject the preliminary plat.
- Table the item to later date with just cause.

Attachments

1. Preliminary County Plat of Secluded Acres Subdivision
2. Location Map
3. Town of Saratoga Future Land Use Map
4. Town of Saratoga Municipal Review Form



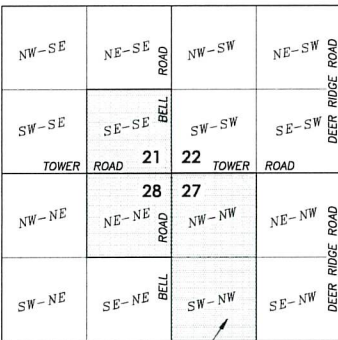
Emmett Simkowski
County Planner
Wood County Planning and Zoning Department

COUNTY PLAT OF
SECLUDED ACRES

BEING ALL OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21,
ALL OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4
OF THE NORTHWEST 1/4 OF SECTION 27 AND ALL OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 28, ALL BEING LOCATED IN TOWNSHIP 21 NORTH,
RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

VICINITY MAP - NO SCALE

THE SOUTHEAST 1/4 OF SECTION 21, THE SOUTHWEST 1/4 OF
SECTION 22, THE NORTHWEST 1/4 OF SECTION 27 AND THE
NORTHEAST 1/4 OF SECTION 28, ALL IN TOWNSHIP 21 NORTH,
RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN



THIS PLAT

BASIS FOR BEARINGS

THE SOUTH LINE OF THE SE1/4 OF
SECTION 21, T.21N, R.6E, WHICH BEARS
S 88°28'00" E AS REFERENCED TO THE
WOOD CO. CRD. SYSTEM, NAD83 (2011).



LEGEND

- 1-1/4" X 30" IRON REBAR SET
WEIGHING 4.30 LBS/LIN. FT.
- 3/4" X 24" IRON REBAR SET
WEIGHING 1.50 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- BERNTSEN NAIL SET
- BERNTSEN NAIL FOUND
- MAG NAIL SET
- WAUPACA MONUMENT FOUND
- HARRISON MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- RECORDED AS

SURVEYOR

POINT OF BEGINNING, INC.
JORDAN G. BROST, PLS #3009
4941 KIRSCHLING COURT
STEVENS POINT, WI, 54481

SUBDIVIDER/OWNER

FULL CIRCLE FARMLAND, LLC
c/o JAMES E. WYSOCKI
PO BOX 330
BANCROFT, WI 54921

LINE DATA TABLE

LINE	BEARING	DISTANCE
1-2	N 00°11'27" W	325.00'
2-3	N 00°11'27" W	36.00'
3-4	N 00°11'27" W	365.12'
4-5	N 00°11'27" W	292.99'

11'
LINE
1-2
2-3
3-4
4-5

SHEET 1 OF 2 SHEETS

COUNTY PLAT OF
SECLUDED ACRES

BEING ALL OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, ALL OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 AND ALL OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, ALL BEING LOCATED IN TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

Surveyor's Certificate:

I, Jordan G. Brost, Professional Land Surveyor, hereby certify:
That I have surveyed, divided and mapped all of the Southeast ¼ of the Southeast ¼ of Section 21, all of the Northwest ¼ of the Northwest ¼ and the Southwest ¼ of the Northwest ¼ of Section 27 and all of the Northeast ¼ of the Northeast ¼ of Section 28, all being located in Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, described as follows:

Commencing at the Northwest corner of Section 27, Township 21 North, Range 6 East, said point also being the Point of Beginning (POB) of the parcel to be described;

Thence S 89°00'23" E along the North line of the Northwest ¼ of said Section 27, 1319.89 feet to the Northeast corner of the Northwest ¼ of the Northwest ¼ of said Section 27;

Thence S 00°11'40" W along the East line of said Northwest ¼ of the Northwest ¼, 1316.88 feet to the Southeast corner thereof;

Thence S 00°11'00" W along the East line of the Southwest ¼ of the Northwest ¼ of said Section 27, 1317.70 feet to the Southeast corner thereof;

Thence N 88°53'49" W along the South line of said Southwest ¼ of the Northwest ¼, 1302.62 feet to the West ¼ Corner of Section 27, Township 21 North, Range 6 East;

Thence N 00°11'17" W along the West line of the Northwest ¼ of said Section 27, 1316.20 feet to the Northwest corner of the Southwest ¼ of the Northwest ¼ of said Section 27, said point also being the Southeast corner of the Northeast ¼ of the Northeast ¼ of Section 28, Township 21 North, Range 6 East;

Thence N 88°33'13" W along the South line of the Northeast ¼ of the Northeast ¼ of said Section 28, 1328.63 feet to the Southwest corner thereof;

Thence N 00°17'11" E along the West line of said Northeast ¼ of the Northeast ¼, 1317.92 feet to the Northwest corner thereof, said point also being the Southwest corner of the Southeast ¼ of the Southeast ¼ of Section 21, Township 21 North, Range 6 East;

Thence N 00°28'39" W along the West line of said Southeast ¼ of the Southeast ¼, 1317.52 feet to the Northwest corner thereof;

Thence S 88°19'47" E along the North line of said Southeast ¼ of the Southeast ¼, 1314.70 feet to the Northeast corner thereof;

Thence S 00°37'00" E along the East line of the Southeast ¼, 1314.49 feet to the Point of Beginning.

Containing: 6,925,552 Square Feet - 158.989 Acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of James Wysocki of Full Circle Farmland, LLC.
That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E 7 of the Wisconsin Administrative Code, minimum standards for property surveys and the Subdivision Ordinance of the Town of Saratoga and Wood County in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2026.

Jordan G. Brost
PLS No. S-3009



Corporate Owner's Certificate of Approval

As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped as represented on the map. I also certify that this Certified Survey Map is required by s236.34 to be submitted to the following for approval or objections:

- Town of Saratoga, Wood County, Wisconsin
- Wood County Planning & Zoning
- Wood County Treasurer

Witness the hand and seal of said owner this _____ day of _____, 2026.

James Wysocki, Managing member of Full Circle Farmland LLC. (Signature)

STATE OF _____)

COUNTY OF _____)

Personally came before me this _____ day of _____, 2026, the above named James Wysocki, Managing member of Full Circle Farmland LLC, to me known to be the person who executed the foregoing instrument and hereby acknowledge the same.

_____, Notary Public, _____ (County) ,

_____, (State).

(Notary Seal)

My commission expires _____.

Town of Saratoga- Town Board Approval Certificate

This Certified Survey Map is hereby approved by the Town Board of the Town of Saratoga, Wood County, Wisconsin.

Town Chairman (Signature) _____ Printed Name _____ Date _____

Town Clerk (Signature) _____ Printed Name _____ Date _____

Wood County Planning & Zoning Certification

This final land division is consistent with preliminary approval; all conditions imposed thereof have been met, and the land division conforms to all applicable Wood County Land Division ordinance.

This Certified Survey Map is hereby approved this _____ day of _____, 2026.

Wood County Zoning Planner (Signature) _____ Printed Name _____ Date _____

Wood County Treasurer Certificate

My records have been reviewed and there are no delinquent taxes on this property.

Heather Gehrt, Waupaca County Treasurer (Signature) _____ Date _____

SURVEYOR

POINT OF BEGINNING, INC.
JORDAN G. BROST, PLS #3009
4941 KIRSCHLING COURT
STEVENS POINT, WI, 54481

SUBDIVIDER/OWNER

FULL CIRCLE FARMLAND, LLC
c/o JAMES E. WYSOCKI
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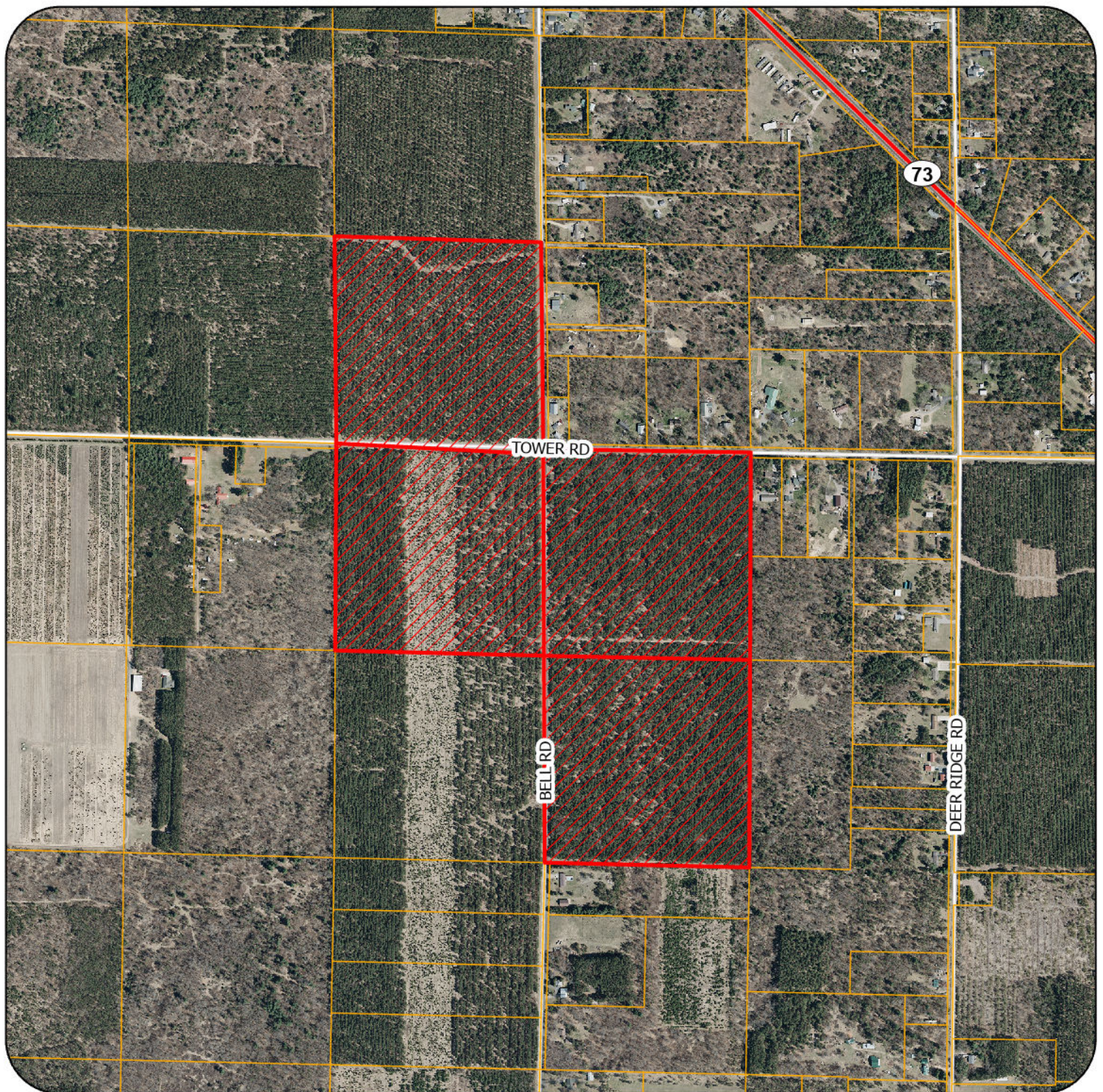


Civil Engineering
Land Surveying
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (ph) 715.344.9922 (fx)

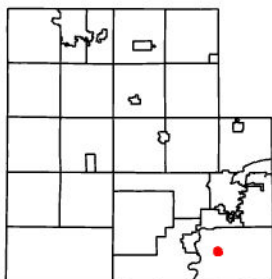
REVISIONS

JOB NO.

SHEET 2 OF 2 SHEETS



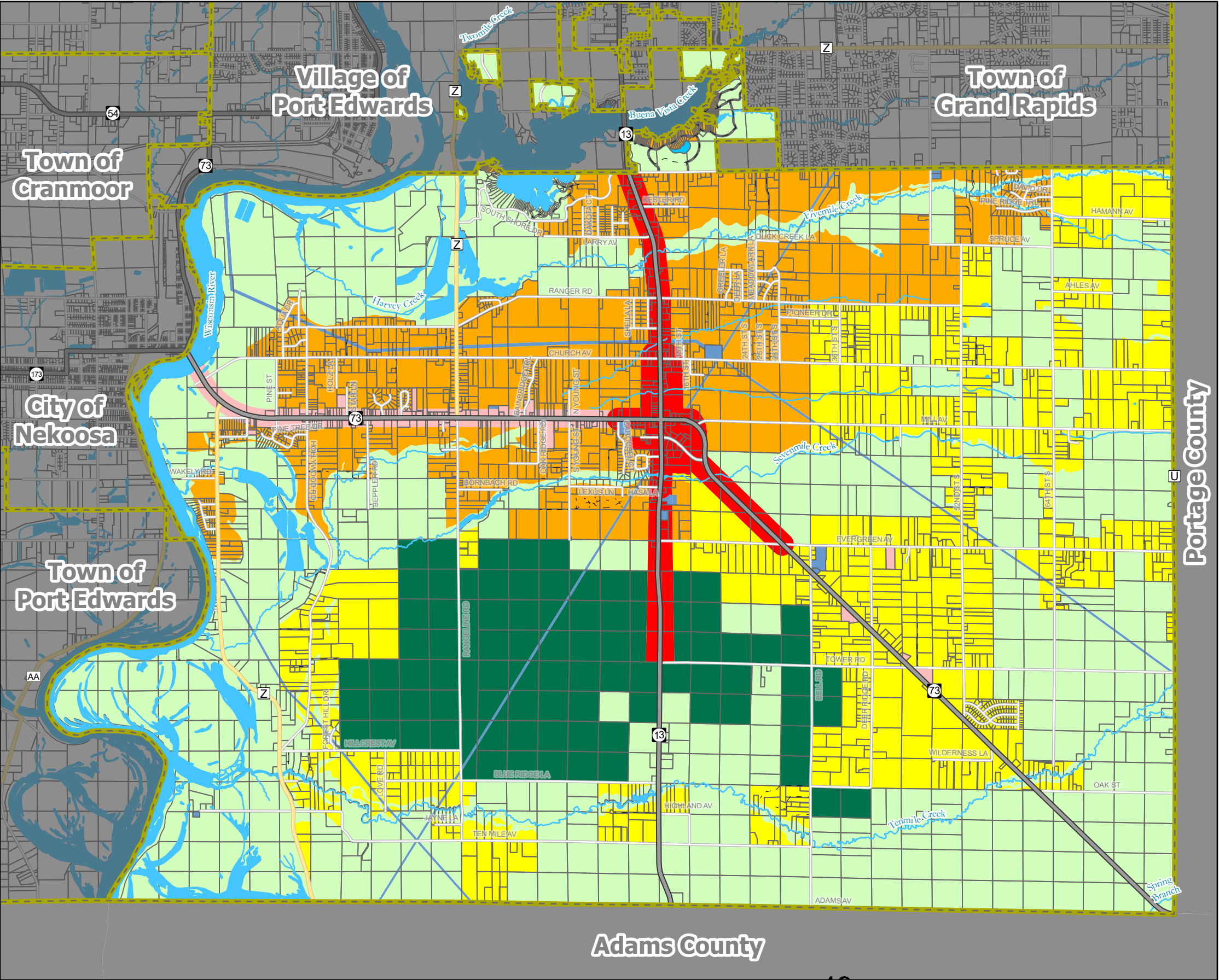
Attachment 1: Location Map **Town of Saratoga, Wood County Wisconsin**



 Subject Parcels

0 0.1 0.2 0.4 Miles





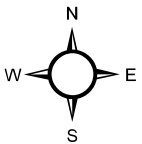
Future Land Use

- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Private Roads
- Parcels

Future Land Use *

- Residential Suburban
- Rural Residential
- Rural Preservation
- Highway Commercial
- Light Commercial
- Public & Utilities
- Solar Farm
- Transportation
- Water

* - See Map 2 for areas with Development Constraints and Natural Resource protection areas.



Source: WisDOT, WI DNR, NCWRPC, Wood Co
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



Prepared By:
North Central
Wisconsin Regional
Planning Commission

210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

**MUNICIPAL REVIEW FORM
FOR CERTIFIED SURVEY MAPS AND PLATS**

Under the provisions of Section 236, Wisconsin Statutes, and the Wood County Land Subdivision Ordinance as adopted by the Wood County Board of Supervisors, the certified survey map (CSM), preliminary plat or final plat listed below is being sent to you for your municipality to review and approve or deny.

This form is to be completed and signed after your authorized committee, Board or staff person has reviewed the map for compliance with local ordinances or regulations and taken the appropriate action. This form must be returned within 30 days for certified survey maps and 60 days for preliminary and final plats.

Date: May 21, 2026

Plat Name: FULL CIRCLE FARMLAND LLC

Location: SECTION 28, T21N R6E

Municipality: Town of Saratoga

>>>>> **TO BE COMPLETED BY MUNICIPALITY** <<<<<

This Plat ☒ DOES ☐ DOES NOT
meet the minimum requirements of our municipality.

☒ Approved ☐ Denied on this 6th day of July 2026.

Comments, recommended changes or reason for denial:

☐ This Plat does not require review under local ordinance.

Lorel G. Fuchres
Authorized Signature

Chairman
Title

* Information will be provided to the
County on the Re-Zoning that took
7-6-26 place prior to the approval.
Date

**NOTE: PLEASE ATTACH A COPY OF OFFICIAL MINUTES AUTHORIZING ACTION ON
THIS CERTIFIED SURVEY MAP OR PLAT. THANK YOU!!**

After review of this certified survey map, preliminary or final plat,
please complete this form and return to:

Wood County Planning & Zoning Office

400 Market Street

P.O. Box 8095

Wisconsin Rapids, WI 54495-8095



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

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

2026 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 be able to increase our building incentive fund to continue development agreements with contractors to build more residential housing. It would eliminate blight as we continue to collaborate with a non profit group to develop commercial and residential units. We would also like to utilize the funds to build a walking bridge over Cat Creek connecting one side of the city to the other enhancing recreation, which is part of our Outdoor Recreation Plan.

Our proposal aligns with not only one but two of the REDI Plan goals. It addresses housing needs, eliminates blight, promotes recreation and healthy living.

We are asking for \$100,000 for our 2026 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?



**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 (2026).

Our proposal is for work to be completed in 2026.

- 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 with a \$15,629.61 rate of return annually, your investment would be paid back in just over 6 years.

We do not have a dollar amount for ROI for building a bridge but, by connecting one side to the other it will enhance recreation by creating a longer walking/bike path around the city, help with healthy living for residents/non-residents and attract tourism.

- 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 (2026) the funds are awarded for.

Our match would be 1:1.

We plan on budgeting \$100,000 in our 2026 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	\$ 1,309,265	Revenue/Income	
Total Proposal Cost	\$ 200,000	Revenues	\$ 817,957
Total Amount Requested	\$ 100,000	Tax Levy	\$ 491,308
Total Match *	\$ 100,000	Total Revenue/Income	\$ 1,309,265
* Please provide a match explanation in question 6.		Expenses	
		Expenses	\$ 1,168,409
		Capital Projects	\$ 140,856
			\$
		Total Expense	\$ 1,309,265

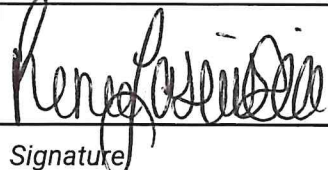
Project Reporting Requirement

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, 2026.** 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.

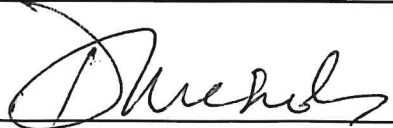
Signatures

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

Applicant

	Renee Losievski, Clerk/Treasurer	6/25/25
Signature	Printed Name	Date

Highest Organization Elected Official/Board Chair

	Dale Nichols, Mayor	6/25/25
Signature	Printed Name	Date

City of
Pittsville
• GEOGRAPHICAL CENTER OF THE STATE •

Wednesday, June 25, 2025

Conservation, Education, and Economic Development (CEED) Committee;

Thank you for your consideration of our 2026 request. With this grant request we would eliminate blight, create housing and increase use and attract tourism by creating a walking bridge over one of our creeks, connecting our walking areas.

To eliminate blight, we would assist a local tax paying non-profit entity in creating parking for future use of a building estimated to be a \$1.5 development. The entity is proposing to have business space and medium range apartments, which aligns with housing needs and economic development.

We are currently working with multiple developers to build single family houses and duplexes. One of our incentives for “spec” homes, that we are in contract with, is that we give them \$75,000 in seed money and \$15,000 for the purchase of the lot. Currently they have built 2 of the 9 and have started 2 more this year, with up to 3 at a time next year. The seed money is reimbursed and deposited back into our building account. For our duplexes, our developer plans to build 3 within the next year and when finished they will be receiving \$15,000 per house. From the inception of our building incentives, (2019) we have gained \$3,362,200 in assessed value.

In 2020 the City of Pittsville engaged NCWRP to create an outdoor recreational plan. One question illustrated that 76% of the respondents participated in walking/hiking activities in our community. Consequently, the adopted plan identified a number of potential trail routes within the city. While there is a small trail connecting 3rd street to Elementary Ave; most walking in the city must be done on streets or sidewalks adjacent to busy roadways. There is a qualitative difference in the proposed walking trail along the creek and through the woods.

The City of Pittsville is requesting \$100,000 as a 1:1 match to achieve all of our goals for 2026.

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	Rayburn	\$220,700.00				
31-00011B	Denniston	\$297,300.00				
31-00723	Schiller	\$227,700.00				
31-00747	Hahn	\$250,200.00				
31-00746	Abel	\$303,500.00				
31-00666	Ruesch	\$82,000.00				
31-00665	Ruesch	\$10,000.00				
31-00730	Downs	\$194,600.00				
31-00672	Darr	\$9,200.00				
		\$1,595,200.00				
Parcel #		2022 Assessed Values				
31-00742	Rayburn	\$220,700.00				
31-00011B	Denniston	\$297,300.00				
31-00723	Schiller	\$229,700.00				
31-00747	Hahn	\$250,200.00				
31-00746	Abel	\$303,500.00				
31-00666	Ruesch	\$230,000.00				
31-00665	Ruesch	\$230,400.00				
31-00730	Downs	\$194,600.00				
31-00672	Darr	\$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	Rayburn	\$220,700.00				
31-00011B	Denniston	\$297,300.00				
31-00723	Schiller	\$229,700.00				
31-00747	Hahn	\$250,200.00				
31-00746	Abel	\$303,500.00				
31-00666	Ruesch	\$230,000.00				
31-00665	Ruesch	\$230,400.00				
31-00730	Downs	\$197,000.00				
31-00672	Darr	\$9,200.00				
31-00106C	Peters	\$245,000.00				
31-00635	McDaniel	\$342,500.00				
		\$2,555,500.00				

[illegible]

Parcel #		2026 Est Assessed Values				
31-00742	Rayburn	\$220,700.00				
31-00011B	Denniston	\$297,300.00				
31-00723	Schiller	\$229,700.00				
31-00747	Hahn	\$250,200.00				
31-00746	Abel	\$303,500.00				
31-00666	Ruesch	\$230,000.00				
31-00665	Ruesch	\$230,400.00				
31-00730	Downs	\$199,900.00				
31-00672 - Darr	New Owner Name	\$280,000.00				
31-00106C	Peters	\$246,200.00				
31-00635	McDaniel	\$316,900.00				
31-00735 - Towne Spec	Leigh	\$206,200.00				
31-00725	Wilke	\$241,800.00				
31-00731 - Lot 30 - Denyon	Savage	\$280,000.00				
31-00732 - Lot 31 - Denyon	Martin/Roggenbauer	\$280,000.00				
31-00737 - Lot 36 - Denyon	New Owner Name	\$400,000.00				
31-00738 - Lot 37 - Denyon	Denyon Spec Home	\$280,000.00				
	Denyon Spec Home	\$280,000.00				
31-00697	Ruesch - Duplex	\$230,000.00				
31-00703	Ruesch - Duplex	\$230,000.00				
31-00705	Ruesch - Duplex	\$230,000.00				
31-00346	CranCity Corner	\$500,000.00				
		\$5,962,800.00				
Parcel #		2027 Est Assessed Values				
31-00742	Rayburn	\$220,700.00				
31-00011B	Denniston	\$297,300.00				
31-00723	Schiller	\$229,700.00				
31-00747	Hahn	\$250,200.00				
31-00746	Abel	\$303,500.00				
31-00666	Ruesch	\$230,000.00				
31-00665	Ruesch	\$230,400.00				
31-00730	Downs	\$199,900.00				
31-00672 - Darr		\$280,000.00				
31-00106C	Peters	\$246,200.00				
31-00635	McDaniel	\$316,900.00				
31-00735 - Towne Spec	Leigh	\$206,200.00				
31-00725	Wilke	\$241,800.00				
31-00731 - Lot 30 - Denyon	Savage	\$280,000.00				
31-00732 - Lot 31 - Denyon	Martin/Roggenbauer	\$280,000.00				
31-00737 - Lot 36 - Denyon	New Owner Name	\$400,000.00				
31-00738 - Lot 37 - Denyon	Denyon Spec Home	\$280,000.00				
31-00720 - Lot 19 - Denyon	Denyon Spec Home	\$280,000.00				
31-00721 - Lot 20 - Denyon	Denyon Spec Home	\$280,000.00				
31-00726 - Lot 25 - Denyon	Denyon Spec Home	\$280,000.00				
31-00727 - Lot 26 - Denyon	Denyon Spec Home	\$280,000.00				
31-00728 - Lot 27 - Denyon	Denyon Spec Home	\$280,000.00				
31-00697	Ruesch - Duplex	\$230,000.00				
31-00703	Ruesch - Duplex	\$230,000.00				
31-00705	Ruesch - Duplex	\$230,000.00				
31-00346	CranCity Corner	\$500,000.00				
		\$7,082,800.00				

Tax Revenue from Assessed Value							
		\$100,000 Investment		\$100,000 Investment		No Investment	
Assessed Value		Wood County Mill Rate	\$mill/thousand	Local Mill Rate	\$mill/thousand	School Mill Rate	\$mill/thousand
\$ 691,700	2020	4.89%	\$ 3,382.42	9.39%	\$ 6,495.06	8.66%	\$ 5,990.12
\$ 1,595,200	2021	5.20%	\$ 8,295.04	10.54%	\$ 16,813.41	8.51%	\$ 13,814.43
\$ 2,385,300	2022	5.19%	\$ 12,379.71	10.54%	\$ 25,141.07	7.14%	\$ 17,031.05
\$ 2,555,500	2023	5.76%	\$ 14,719.68	7.61%	\$ 19,447.36	6.58%	\$ 16,815.19
\$ 2,556,300	2024	6.01%	\$ 15,363.36	7.89%	\$ 20,169.21	11.52%	\$ 29,448.58
\$ 3,362,200	2025	6.01%	\$ 20,206.82	7.89%	\$ 26,527.76	11.52%	\$ 38,732.54
	Totals		\$ 74,347.03		\$ 114,593.87		\$ 121,831.91
Estimated							
\$ 5,962,800	2026	6.01%	\$ 35,836.43	7.89%	\$ 47,046.49	11.52%	\$ 68,691.46
\$ 7,082,800	2027	6.01%	\$ 42,567.63	7.89%	\$ 55,883.29	11.52%	\$ 81,593.86
	Totals						
		2025 Investment		2024 Incentive			
	City Incentives:	\$ 45,000.00		City Incentives:	\$ 26,000.00		
	Building Loans:	\$ 150,000.00		Building Loans:	\$ -		
	Blight/Econ Dev:	\$ 50,000.00		Bight/Econ Dev:	\$ 14,118.44		
				Bathroom Project:	\$ 35,359.00		
				*Baseball Comm/paid for concessions			
	Total:	\$ 245,000.00		Total:	\$ 75,477.44		
	CEED Funds: Blight/Econ Dev	\$ 50,000.00		CEED Funds:	1st Project granted for didn't happen		
				Park Bathrooms	Denied		
	Total City Inv to date:	\$ 195,000.00		Total City Inv:	\$ 75,477.44		

NOTICE OF PUBLIC BUDGET HEARING FOR THE CITY OF PITTSVILLE

Notice is hereby given that on Monday, November 25, 2024 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 2025 budget in comparison to the previous two years.

GENERAL FUND

	2023 Budget	2024 Budget	2025 Budget	% Change
REVENUES				
Taxes (other than property)	\$ 2,720	\$ 2,730	\$ 2,730	
Intergovernmental Revenue	\$ 495,188	\$ 641,486	\$ 662,733	
Licenses & Permits	\$ 5,900	\$ 6,175	\$ 6,125	
Fines, Forfeits & Penalties	\$ 6,500	\$ 5,650	\$ 5,650	
Public Charges for Services	\$ 10,370	\$ 12,270	\$ 12,270	
Miscellaneous	\$ 7,425	\$ 31,000	\$ 87,425	
Other Financing Uses	\$ 2,000	\$ 2,000	\$ 2,000	
	\$ 530,103	\$ 701,311	\$ 778,933	11.06813%
EXPENDITURES				
General Government	\$ 389,770	\$ 393,865	\$ 414,080	
Public Safety	\$ 238,806	\$ 297,400	\$ 388,846	
Public Works	\$ 256,700	\$ 276,410	\$ 298,185	
Health & Health Services	\$ 7,400	\$ 7,700	\$ 8,500	
Culture, Rec & Education	\$ 39,282	\$ 57,318	\$ 58,798	
Other Financing Uses				
	\$ 931,958	\$ 1,032,693	\$ 1,168,409	13.14195%
(Deficiency) of Revenues over Expenditures	\$ (401,855)	\$ (331,382)	\$ (369,476)	
Net (Decrease) in fund balance	\$ (154,459)	\$ (75,000)	\$ (39,025)	
Summary of Property Taxes:				
General Fund	\$ 247,397	\$ 256,382	\$ 330,451	
Debt Service				
Capital Projects	\$ 84,539	\$ 236,221	\$ 140,857	
Local Levy	\$ 331,936	\$ 492,603	\$ 491,308	

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 2024 Tax Levy to be paid in 2025. Dated this 7th day of November, 2024.
Tami Hahn, City Clerk/Treasurer

City of

Pittsville

• GEOGRAPHICAL CENTER OF THE STATE •

Property and Housing Incentive
Project 2026

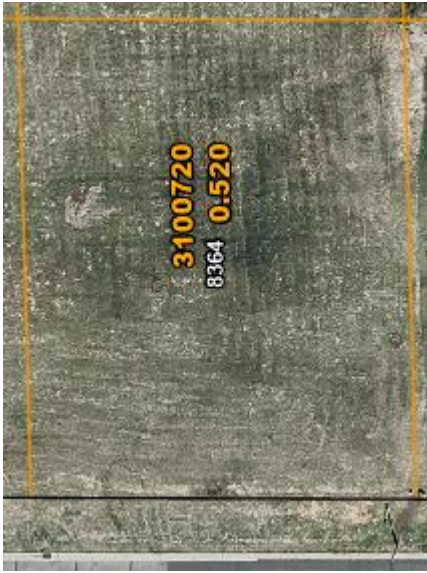
CEED Grant Update

City of Pittsville has multiple building incentives. Two of the most popular are our new home building incentive and our spec home building incentive.

The properties in the fall of 2025:

Lot 19:

Lot 20:



Lot 25:

Lot 26:

Lot 27:



09.26.2024

City of Pittsville entered into a Development Agreement with Denyon Homes. Denyon Homes purchased 9 lots and over the course of 5 years will be building homes on them.

12.31.2025 - 4 homes have been built and all sold within the year

6.26.2026 - Currently 3 homes are being built with 1 already contingent

PO Box 100 • 5318 1st Ave • Pittsville WI 54466 • 715-884-2422 • cofpitts@pittsvillewi.gov

Parcel #31.00726, Lot 25 ~ Located at 8373 5th St,
3.5.2026 ~ Listed on Realtor.com for \$287,900 as *Contingent*
~ Kona Floorplan



4.20.26



6.23.26 ~ *Flipped direction for purchaser*



Parcel #31.00727, Lot 26 ~ Located at 8363 5th St,
Listed on Realtor.com for \$304,900 ~Pecan D1 Model A Floorplan



4.20.26



6.23.26



PO Box 100 • 5318 1st Ave • Pittsville WI 54466 • 715-884-2422 • cofpitts@pittsvillewi.gov

Parcel # 31.00728, Lot 27 ~ Located at 8353 5th St,
4.13.26 Listed on Realtor.com for \$319,900 ~Cappuccino Floorplan

New construction



4.20.26



6.23.26



PO Box 100 • 5318 1st Ave • Pittsville WI 54466 • 715-884-2422 • cofpitts@pittsvillewi.gov

04.15.2025

City of Pittsville entered into a Development Agreement with RC Small Town. RC Small Town purchased 3 lots and planned to build 3 duplexes within 1 year. Upon completion they received an incentive of \$15,000 for each duplex.

Parcel 31.00697

04.15.2025



Finished Beginning of 2026 but before landscaping:



Expended loan funds for housing:

04-15-2026	Lot#25	Denyon Homes	\$ 75,000.00
• Spec Home Development Agreement			
04-15-2026	Lot#26	Denyon Homes	\$ 75,000.00
• Spec Home Development Agreement			
04-15-2026	Lot#27	Denyon Homes	\$ 75,000.00
• Spec Home Development Agreement			

Expended Incentive funds for Duplex Development:

01-22-2026	31.00697	RC Small Town	\$15,000.00
• Duplex Development Agreement			
02-11-2026	31.00703	RC Small Town	\$15,000.00
• Duplex Development Agreement			
02-11-2026	31.00705	RC Small Town	\$15,000.00
• Duplex Development Agreement			



Target Industry and Site Readiness Evaluation

A Strategy to Align Regional Assets with Competitive Industry Opportunities

Site Selection Group (SSG) Overview


LOCATION
ADVISORY
SERVICES


REAL
ESTATE
SERVICES


ECONOMIC
INCENTIVE
SERVICES


ECONOMIC
DEVELOPMENT
CONSULTING

40+

Employees

Largest independent site
selection firm in the U.S.

\$2.0B

Capital Investment

Announced by SSG
Clients in 2025

1,000+

Site Selection Projects

Completed

5.0M

Square Feet

Real estate transactions
completed in 2025

30+

Fortune 100 Companies

Represented

\$1.2B

Economic Incentives

Managed for our clients

IncenTrak[®]

Technology Platform

Developed to manage
economic incentive
receivables

**Inc.
500**

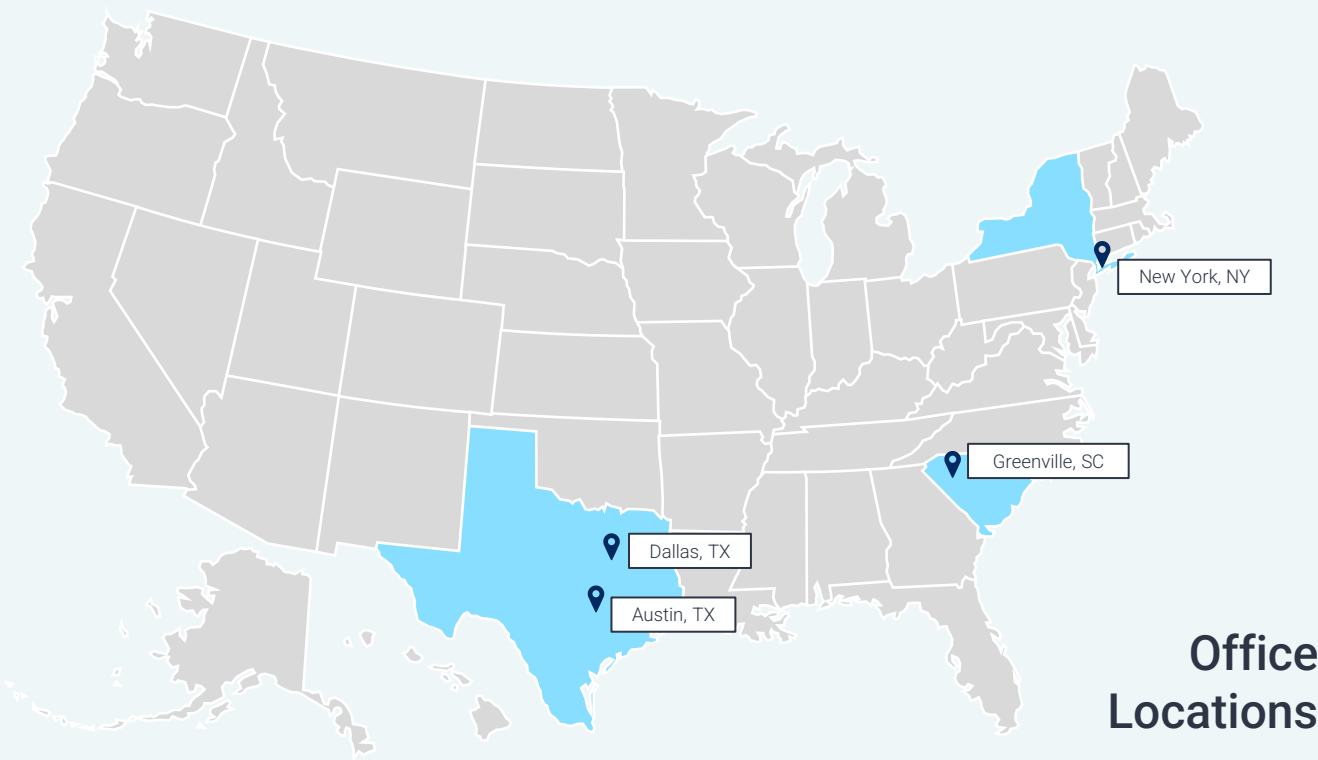
**Fastest Growing
Companies**

By Inc. Magazine

DALLAS BUSINESS JOURNAL
B P t W
BEST PLACES TO WORK

**Seven-Time Best
Places to Work**

By Dallas Business
Journal



Industrial & Economic Development Consulting Team

DALLAS, TX



Josh Bays
Managing Partner

Management
& Strategy



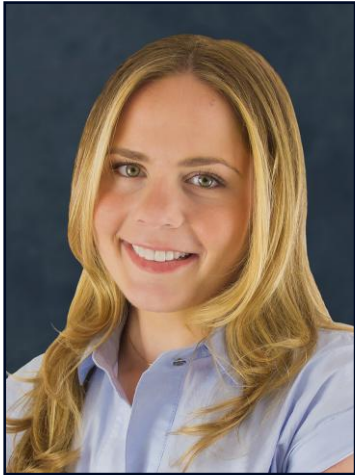
Chris Schwinden
Partner

Analytics
Lead



Jake Wilson
Vice President

Location
Consultant



Ceci Grover
Senior Associate

Location
Analyst

GREENVILLE, SC



Dewey Evans
Vice President

Sites &
Infrastructure
Lead

Project Manager



Andrew Ratchford
Vice President

Sites &
Infrastructure
Lead



Elijah Moore
Senior Associate

Location
Analyst



Rod McCants
Senior Associate

Location
Analyst

Industrial Experience Drives Site Readiness

CLEAN TECHNOLOGY



CONSUMER GOODS



CONSTRUCTION PRODUCTS



HEAVY INDUSTRY



FOOD & BEVERAGE



LIFE SCIENCES & BIOTECHNOLOGY



ADVANCED MANUFACTURING



- Experience across many industries
- Small, medium, large, and mega-projects
- Diverse corporate experience drives effective site & community readiness

TRANSPORTATION EQUIPMENT



LOGISTICS & E-COMMERCE



Project Goals

By the end of this study, the Centergy region will know:

01

Competitive industries

Industries this region can realistically win.

02

Attractive industries

Industries with the right growth and wages to chase.

03

Target industries

Industries that are both. The focus of the work ahead.

04

Sites

Which sites best fit which types of projects.

05

Improvements

Which site improvements would matter most.

Opportunity lives in the overlap.

01

Site fit

Each site judged on size, utilities, transportation, and developability.

02

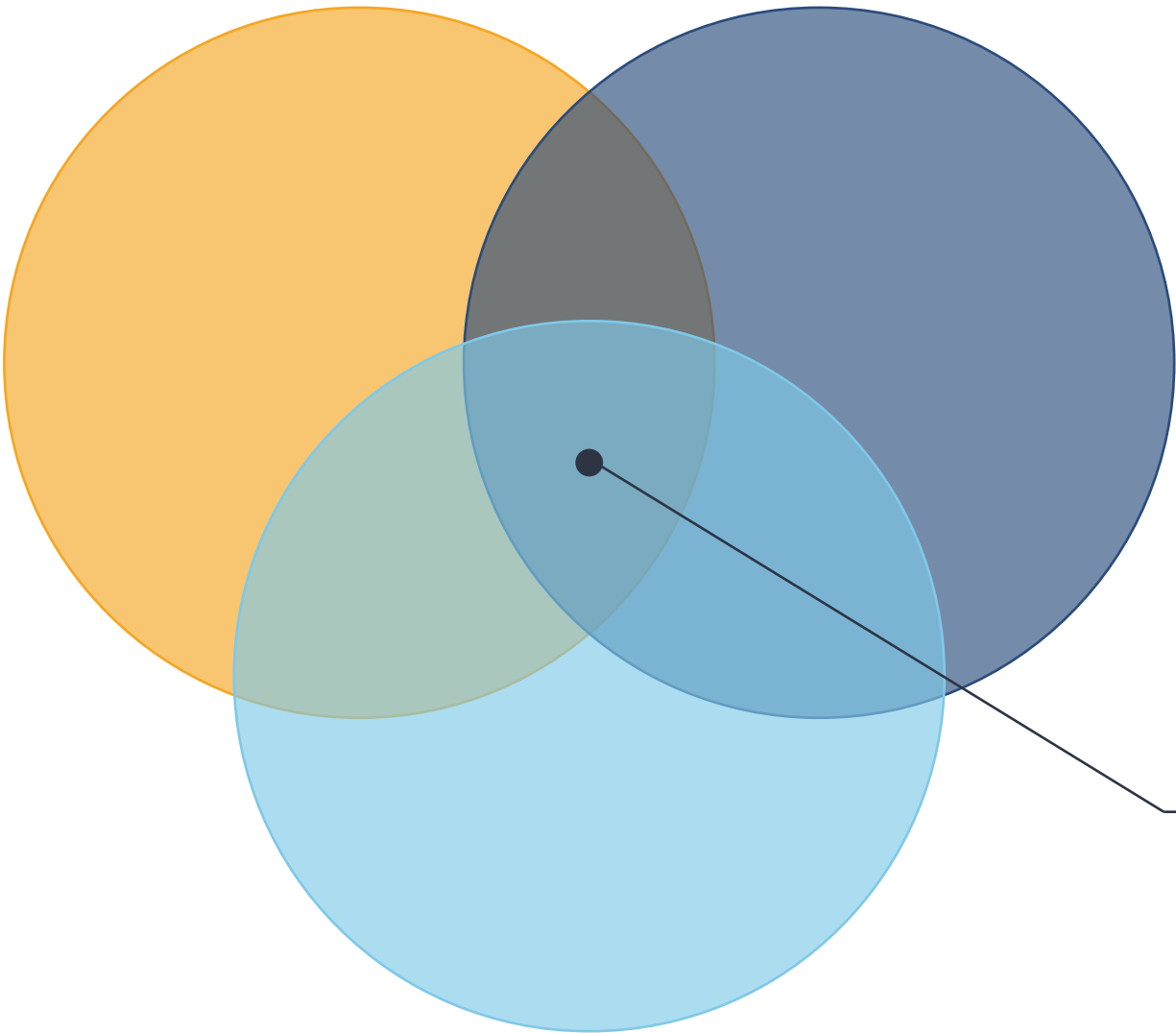
Competitiveness

Each site judged on cost, workforce, and how it compares to competing regions.

03

Attractiveness

Industries judged on growth, job creation, and wage levels.



TARGET INDUSTRIES

Industries the region can win, in places that can host them, that are worth the effort.

The path to a target industry strategy

01

Align on the plan

Target industries are reviewed and selected. Sites and benchmark communities are chosen. Industry profiles are shared for context.

WHAT YOU GET

Chosen industries, benchmark sites, and industry profiles in hand.

5 weeks

02

Gather the data

Detailed information is collected on every site, then confirmed through in-person visits to see what the numbers can't show.

WHAT YOU GET

A complete picture of every site's strengths and gaps.

10 weeks

03

Score the competition

Each site is evaluated the way a real company would, weighing cost, workforce, and infrastructure side by side.

WHAT YOU GET

A list of “Competitive Industries” for each site.

5 weeks

04

Measure the fit

Industries are evaluated on their own merits, looking at growth and wage levels to see which ones are worth attracting.

WHAT YOU GET

A list of “Attractive Industries” for the region.

3 weeks

05

Deliver the strategy

The competitive and attractive lists are overlaid. The industries that appear on both become the target industries, delivered with a clear plan to win them.

WHAT YOU GET

Identify “Target Industries” and the strategy to attract them.

Final presentation.

5 weeks

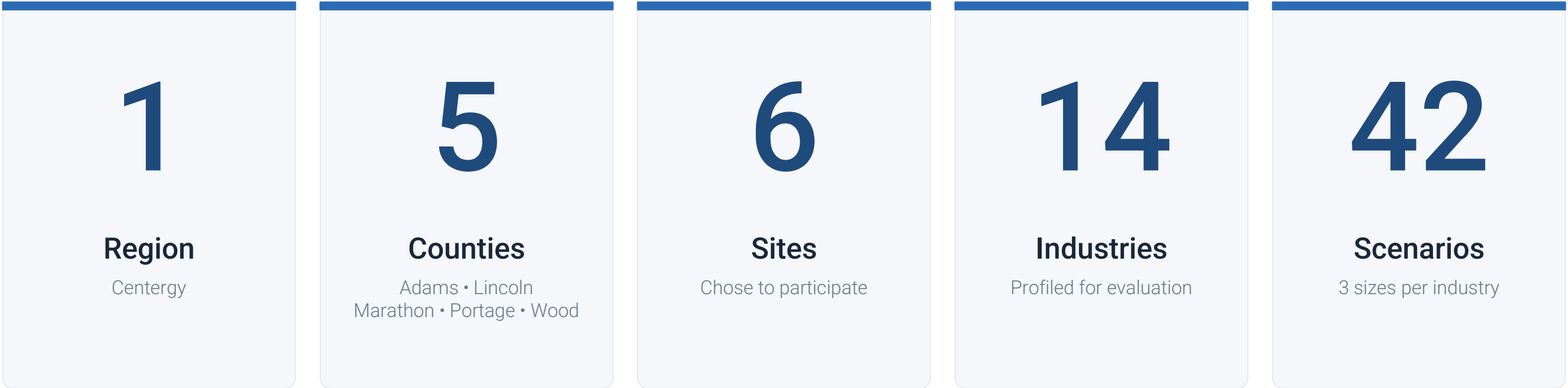
The path, on a calendar.



WHEN STAKEHOLDERS GATHER

- **Kickoff meeting**
Goals and industries agreed on.
- **Site visits + stakeholder meeting**
In-person tours and presentation.
- **Final presentation**
Target industries delivered in person.

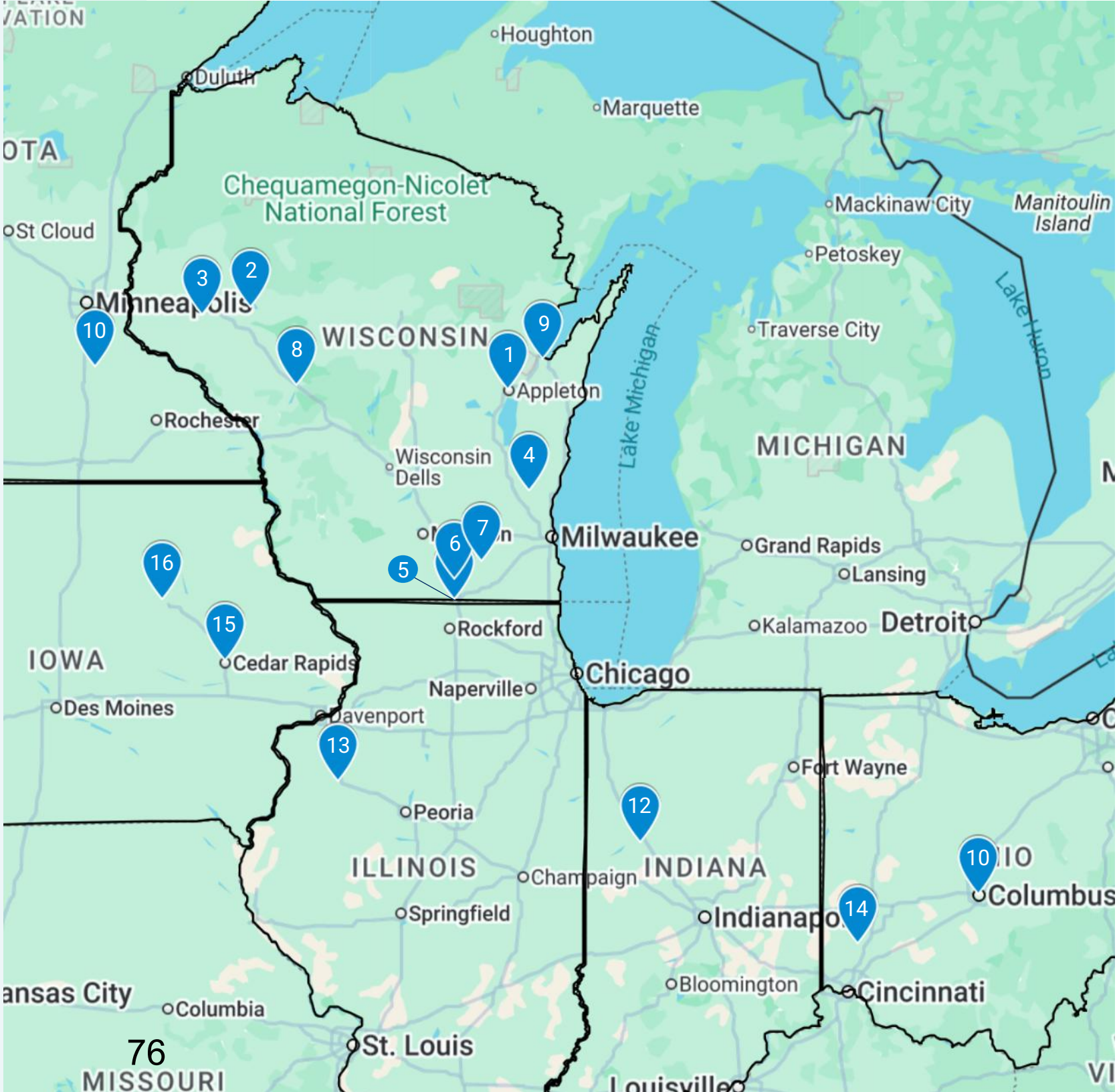
The Study at a Glance



Peer Community Map

The Peer Community list includes select WEDC Certified Site communities, out-of-state competitors identified by SSG, and additional in-state communities identified by the Centergy team. These communities were chosen to reflect both current and aspirational competitors for project attraction and will be further evaluated in subsequent phases.

- | | |
|----------------------------|------------------------------|
| 1. Appleton–Fox Cities, WI | 9. Green Bay, WI |
| 2. Chippewa Falls, WI | 10. Columbus, OH |
| 3. Menomonie, WI | 11. Northfield, MN |
| 4. West Bend, WI | 12. Lafayette, IN |
| 5. Beloit, WI | 13. Galesburg, IL |
| 6. Janesville, WI | 14. Middletown, OH |
| 7. Whitewater, WI | 15. Cedar Rapids, IA |
| 8. Black River Falls, WI | 16. Waterloo–Cedar Falls, IA |



Selected Industries for Evaluation (14)



Aerospace & Aviation



Automotive



Battery



Pharmaceutical



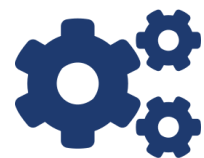
Controlled Ag.



Electronics



Food



Machinery & Equipment



Medical Device



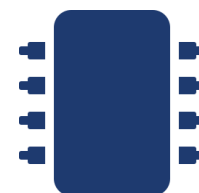
Paper Packaging



Paper / Tissue



Plastic Injection



Semiconductor



Solar Cell

HOW THE SCENARIOS ARE BUILT

Each industry is modeled at three sizes (small, medium, and large), for 42 total scenarios.

Selected Industries for Evaluation



Aerospace & Aviation

Aircraft, parts, and assembly

- Skilled, specialized engineering workforce.
- Larger final-assembly plants need direct runway access on the site.



Automotive

Vehicles and supplier parts

- Heavy production workforce.
- Bigger plants need strong highway, interstate, and direct rail access.



Battery

Grid-scale energy storage

- Engineering and chemical-related roles.
- High electric, water, and wastewater demand at full scale.

Selected Industries for Evaluation



Pharmaceutical

Medicines and biologics

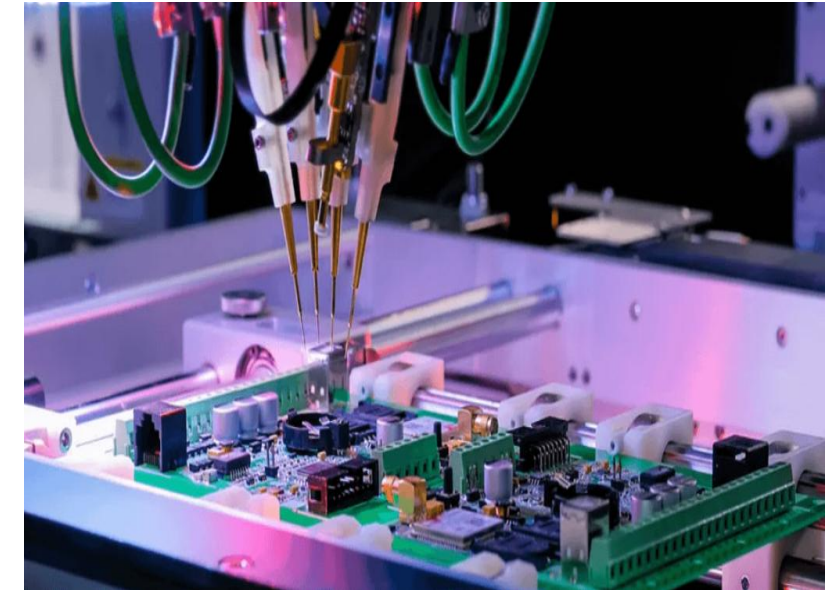
- STEM-heavy workforce with cleanroom experience.
- Electric reliability and water quality are critical.



Controlled Environment Ag.

Indoor and greenhouse farming

- Year-round indoor growing. Specialized workforce.
- Utilities vary by farm type.



Electronics

Circuit boards and assemblies

- Electrical and electronics engineers plus trainable assembly.
- High water demand at scale.

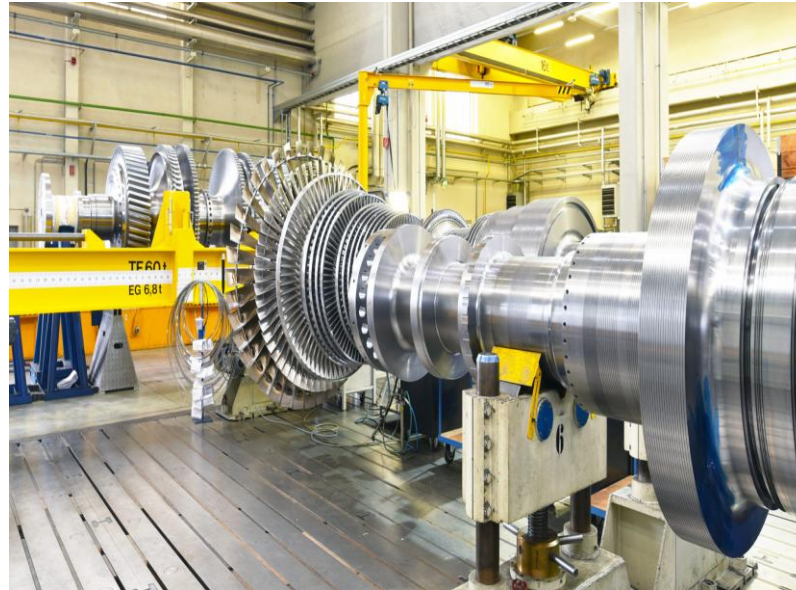
Selected Industries for Evaluation



Food

Packaged food and beverage

- Specialized food production roles and many logistics workers.
- Water quality matters at every size. Quantity can vary widely.



Machinery & Equipment

Industrial systems and tools

- Skilled trades like CNC, machinists, and welders.
- Tall buildings and outdoor storage.



Medical Device

Instruments and implants

- Specialized metals and plastics production.
- Cleanrooms, reliable power, and air quality are key.

Selected Industries for Evaluation



Paper Packaging

Boxes, cartons, fiber

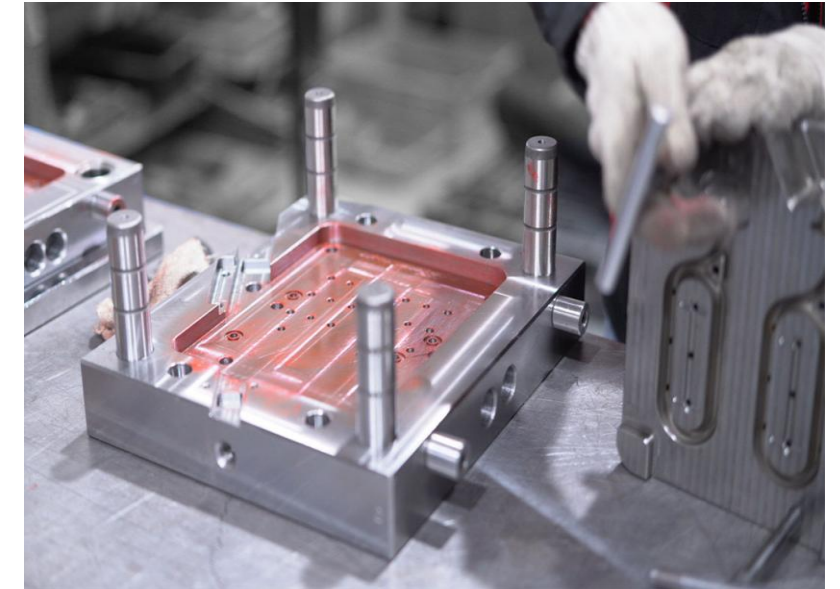
- Production and logistics-heavy workforce.
- 30+ foot ceilings and rail access matter at scale.



Paper / Tissue

Tissue, towels, specialty paper

- Highly skilled maintenance workforce.
- Very high natural gas, water, and wastewater demand.

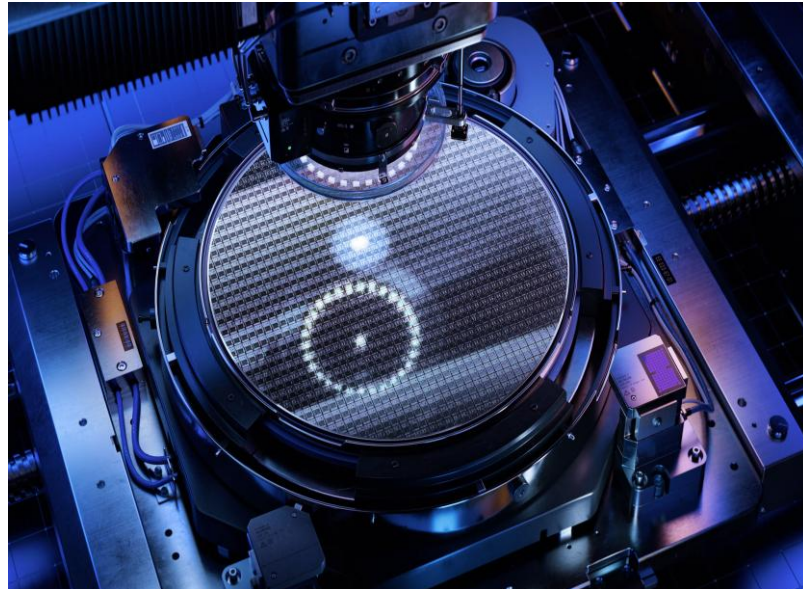


Plastic Injection

Molded plastic components

- Production and logistics workforce similar to automotive.
- Power quality and reliability is critical.

Selected Industries for Evaluation



Semiconductor

Microchip fabrication

- Heavily engineered workforce.
- Ultra-pure water, very clean air, no nearby vibration sources.



Solar Cell

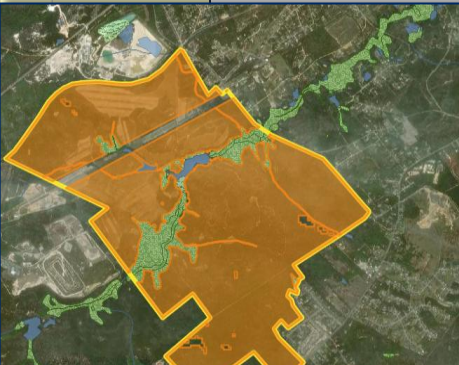
Photovoltaic cell production

- Same skill profile as semiconductor.
- Power reliability and ultra-pure water are key.

Phase 2: Data Gathering, Tours, & Stakeholder Presentation

1. Gather Data: Request for Information
2. Site Visits (in-person)
3. Stakeholder Presentation (in-person)
4. RFI and Site Visit Feedback

REQUEST FOR INFORMATION			
[Site Name]		Program Name	
Please complete yellow shaded portions. Red shaded text means cell has data validation enabled so that, for example, only numbers or specific responses can be entered into yellow cells. Please provide any additional content in the commentary cells to the right of any "Response" cell. Some instructions may be listed in the "Comments" cell. Feel free to overwrite those notes with your comments.			
Please note that each utility section has been provided below and in a separate file. Feel free to complete those sections in this form or send those independent questionnaires to your utility partners for completion. SSG will compile any responses.			
SITE INFORMATION	RESPONSE		COMMENTS
BASIC INFORMATION	RESPONSE		COMMENTS
Site Information	Site Name	(Site Name)	
	Site Address	(Text)	
	Site City	(Text)	
	Site County	(Text)	
	Incorporated/Unincorporated Area	(Unincorporated Area)	
	Site State	(Text)	
	Site Zip Code	(Text)	
	Site Latitude	(0.00)	
	Site Longitude	(0.00)	
	Owner Name	(Text)	
Owner	Owner Company	(Text)	
	Owner Phone	(Text)	
	Owner Email Address	(Text)	
Ownership Type	Ownership Type	(Public/Private)	
Site Control	Can the site be under control (ownership or option) allowing for a transaction within 30 days?	(Yes/No)	
Tax Map ID Number	Tax Map ID Number(s)	(Text)	
Developer/Broker Contact Information (if applicable)	Developer Name	(Text)	
	Developer Company	(Text)	
	Developer Phone	(Text)	
	Developer Email Address	(Text)	
Brief description of the property and ownership background	(e.g. new greenfield, existing industrial park, platted and graded site, infrastructure projects currently under construction, existing bldg etc.)	(Text)	
SITE INFORMATION	RESPONSE		
Property Type	Property Type	(Property)	
Property Size	Total Acres	(0.00)	
	Minimum # of Available Acres (Greenfield)	(0.00)	
	Minimum # of Acres (Greenfield)	(0.00)	
	Total developable acreage	(0.00)	
	Largest contiguous developable acreage (single site)	(0.00)	
Topography	Maximum topographic elevation (feet)	(0.00)	
	Minimum topographic elevation (feet)	(0.00)	
	Preferred Road Entry/Exit Transaction	(False/True)	
Purchaser: Provide the Address Below For As-Is/As-Planned photos.			



One RFI will serve to evaluate many industries and will be in an easy-to-use format.

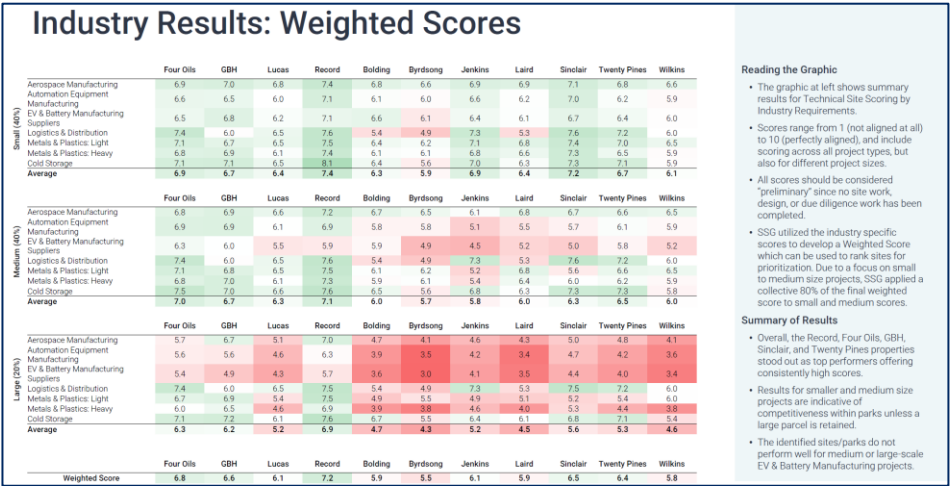
Site Specific SWOT: Fogelsville Corporate Center			
Categories		Strength/Weakness	Comments
Site Characteristics			
Site Size	Very Strong	150 acres – This is large enough for all studied projects with the exception of mid-size or hyperscale data centers.	
Developability	Strong	A blue line stream or drainage ditch is located on site dividing the northeastern third from the remaining site. This appears to divide the developable acreage but allows for uses on either side due to large remaining acreage. A Geotechnical Report and Wetlands Delineation have been completed for the site but were not submitted for review.	
Ownership & Entitlements			
Ownership	Moderate	Privately owned by a family. Sale intended for industrial user. Some projects will prefer public ownership.	
Zoning & Annexation	Strong	Site is located in Upper Macungie Township and is zoned for Limited Light Industrial which prohibits uses with heavy truck traffic.	
Surrounding Land Use Compatibility	Very Strong	Site is across Interstate 78 from an established industrial area. Much of the adjacent area is low density residential or agricultural. A new road that will serve the site will bypass much of the residential area.	
Environmental & Permitting			
Environmental	Strong	A Phase 1 Study has been completed. Not submitted for review.	
Historic & Archeological	Strong	A Historic and Archeological Study has been complete and cleared with SHPO. Not submitted for review.	
Threatened & Endangered Species	Strong	A Threatened and Endangered Species Study has been complete. Not submitted for review.	
Utility Characteristics			
Electric	Strong	PPL can provide up to 30MW within 36 months. A 2,500 ft. line extension is required.	
Natural Gas	Moderate	5,300 ft. natural gas line extension required. Line capacity and possible future capacities were not provided.	
Water	Strong	Provider can accommodate large users at the site, up to 1.35 MGD. Water line is adjacent to the property.	
Wastewater	Strong	A formal Intent To Serve letter was issued for a prior prospective user for 300,000 GPD. Estimated 1MGD can be achieved in 12 months. The wastewater line is adjacent to the property.	
Logistics Infrastructure Characteristics			
Site Access & Improvements	Strong	Site is level and is accessible via a farm/service road.	
Route Quality	Moderate	Highway access requires passage through downtown Fogelsville or drive west 3.4 miles along a 2-lane highway and cross under a relatively low bridge (13.5 ft.). New route across from site is underway and will improve site accessibility.	
Rail	Weak	The site is not and cannot be rail-served.	
Air Travel Access	Strong	Lehigh Valley International Airport (ABE) is 15 miles from the site.	

Feedback will be provided at the site level for RFI improvements and at the site visit level to help teams operate as effectively as possible. 16

Phase 3: Competitiveness Analysis

1. Detailed Multi-Industry Analysis:

- Technical Site Analysis
- Cost Analysis
- Workforce Analysis



Example of technical site scores by industry for each site. Weighted scoring can be used to rank sites overall or by industry performance.

2. Goal: Identify “Competitive Industries”

- Competitive industries are the ones where all three analyses show strong performance. SSG will identify the industries that offer the most aligned competitive options for each site and across the entire Centergy region.



Example of workforce analysis results for one industry.

Note: Technical analysis will only occur for Centergy area sites. Benchmark communities will be reviewed from a workforce and cost perspective only.

Multi-Industry Analysis: What we evaluate

Every site is measured against three analyses. Each is scored separately and then combined to identify the most competitive industries for the region.



Technical Site Analysis

Acreage, building specifications, utility capacity (power, gas, water, wastewater), and transportation access for each of the six Centergy sites.

Site & building · Utilities · Transportation



Cost Analysis

Ten-year operating cost modeled for each Centergy site, including wages, taxes, utilities, real estate, and logistics, benchmarked against competing regions.

**Labor cost · Taxes · Utilities · Real estate
· Logistics**



Workforce Analysis

Available labor by skill type across the five Centergy counties, the training pipelines feeding it, and the competing demand from existing employers.

**Labor availability · Skill mix · Training
pipeline · Wages**

Single Industry Scoring Example

Weight		25%	20%	20%	20%	15%
Site	Total Score	Site Characteristics	Ownership & Entitlements	Environmental & Permitting	Utility Characteristics	Logistics Infrastructure Characteristics
A	8.48	7.83	10.00	9.50	8.34	6.40
B	8.10	7.75	8.14	10.00	8.16	6.03
C	7.80	6.65	8.80	9.60	7.98	5.75
D	7.79	7.90	7.18	9.50	7.50	6.53
E	7.75	7.61	7.90	8.75	8.10	6.00
F	6.58	2.24	9.76	8.75	8.04	4.73
G	6.50	6.97	7.18	6.25	6.6575	4.95
H	6.25	6.94	4.40	6.25	6.90	6.70
I	5.49	2.63	7.76	9.50	4.19	3.65

Example of site scores. We use this to identify deficiencies, compare like and unlike sites, and identify areas of deficiency or strength

Aligned Not Aligned

Preliminary Assessment

- The graphic at left displays summary results for Technical Site Scoring for a single industry.
- Scores range from 1 (not aligned at all) to 10 (perfectly aligned). Green cells represent more aligned sites, whereas red cells represent less aligned sites.
- The “Total Score” represents the weighted composite score of all Primary Category Scores listed to the right.
- We utilize this method to quickly identify deficiencies, compare like and unlike sites, and to understand how a site’s readiness varies by project/industry type and size.

Example Insights

- Sites A, D, and H score highest for logistics, though all sites are relatively weak in that area. Sites with strong performance across all categories are typically the most competitive.
- Site F ranks moderately but is held back by site issues. Addressing factors like wetlands or topography could improve its standing and help secure a site visit.

Cost Scoring Example

Site Name	County	TOTAL COSTS			OPERATING COSTS				CAPITAL COSTS		
		Total	Abs. Diff	% Diff	Wages & Salaries	Benefits	Utilities	Property & Sales Tax	Land Cost	Building	Capital (M&E)
Site 1	[County]	\$408,426,865	\$0	0.0%	\$173,252,008	\$76,432,543	\$14,306,821	\$17,447,135	\$1,125,000	\$25,863,360	\$100,000,000
[Site]	[County]	\$410,145,489	\$1,718,623	0.4%	\$165,740,049	\$75,005,271	\$18,279,649	\$23,104,290	\$2,125,000	\$25,891,230	\$100,000,000
[Site]	[County]	\$414,028,631	\$5,601,765	1.4%	\$169,849,831	\$75,786,129	\$21,828,341	\$20,374,055	\$271,175	\$25,919,100	\$100,000,000
[Site]	[County]	\$416,710,263	\$8,283,398	2.0%	\$172,543,520	\$76,000,575	\$17,751,558	\$24,043,055	\$550,000	\$25,821,555	\$100,000,000
[Site]	[County]	\$418,236,519	\$9,809,654	2.4%	\$170,070,439	\$75,828,045	\$21,814,334	\$24,313,211	\$375,000	\$25,835,490	\$100,000,000
[Site]	[County]	\$420,238,707	\$11,811,842	2.9%	\$171,235,753	\$75,752,099	\$18,582,322	\$27,696,978	\$1,150,000	\$25,821,555	\$100,000,000
[Site]	[County]	\$428,637,875	\$20,211,009	4.9%	\$173,435,803	\$76,467,464	\$22,085,273	\$30,688,845	\$125,000	\$25,835,490	\$100,000,000
[Site]	[County]	\$437,164,225	\$28,737,359	7.0%	\$181,861,215	\$78,068,292	\$18,786,511	\$29,404,107	\$3,125,000	\$25,919,100	\$100,000,000

Key Assumptions

Example of site-specific cost results for a single industry.

In addition to summarizing cost results for each site, we call out underlying data driving results on a project and community specific basis.

Total Costs

- Total: The total 10-year cost of the specified site.
- Absolute Difference: The cost difference in dollars between the cheapest option and the specified site.
- % Difference: The cost difference in percent between the cheapest option and the specified site.

Provided by Community

Operating Costs

- Wages & Salaries: Weighted model using data from 3 sources (Lightcast, ERI, and Job Postings) measuring labor cost across comparison markets.
- Benefits: Health insurance, SUTA, UI, other factors.
- Utilities: Electric, Gas, Water, and Wastewater used from RFI. If any rates were left blank, a combo of state-level/market proxy comps were assumed.
- Property & Sales Tax: Rate provided via RFI. If rate was left blank, market proxy comps were used.

- Electric: \$0.062 / kwh (RFI)
- Gas: \$5.98 / mcf (RFI)
- Water: \$4.00 / kgal (RFI)
- Wastewater: \$6.18 / kgal (RFI)
- Property Tax Rate: 1.50% (RFI)

Capital Costs

- Land Cost: Cost per acre as provided in RFI. If blank, primary research or best estimate based on market comps were used.
- Building: Utilizing SSG’s experience, an assumed cost per square foot based on project type was used.
- Capital (M&E): Varies by project type, but kept constant for all comparison sites (assuming capital investment will be the same in every community). Used to estimate personal property tax.

- Cost/Acre: \$45,000 / acre (RFI)

Workforce Scoring Example

Site Name	County	WEIGHT	20.0%	20.0%	20.0%	20.0%	5.0%	15.0%
		Total Score	Workforce Demographics (20 Mins)	Workforce Demographics (40 Mins)	Occupational SuXXXy (20 Mins)	Occupational SuXXXy (40 Mins)	Occupational Demand (20 Mins)	Occupational Demand (40 Mins)
Site 1	[County]	122%	112%	110%	145%	143%	105%	115%
[Site]	[County]	105%	131%	126%	140%	121%	44%	51%
[Site]	[County]	104%	130%	123%	126%	119%	47%	60%
[Site]	[County]	102%	92%	101%	108%	126%	97%	86%
[Site]	[County]	100%	77%	80%	103%	98%	128%	125%
[Site]	[County]	96%	87%	87%	85%	93%	112%	114%
[Site]	[County]	92%	74%	79%	84%	85%	115%	120%
[Site]	[County]	81%	84%	80%	54%	80%	100%	93%

Key Assumptions

Example of workforce alignment results for a single industry. Again, we summarize results and provide detail around the underlying data driving results on a site and industry specific basis.

Total Score

- A weighted average of the categories shown at right.
- A score of 100 in any category represents the average of the group.

Workforce Demographics

- Population/Population Growth
- Labor Force/Participation Rate
- Unemployment Rate
- Age
- Income
- Educational Attainment
- Includes current and 5-year projection data.

Occupational SuXXXy

- Presence of Key Workers
- Concentration of Key Workers (i.e. location quotient)
- Projected Growth of Key Workers
- Customized to each industry's requirements (e.g. an Aerospace project will focus on different occupational clusters than a Food project)

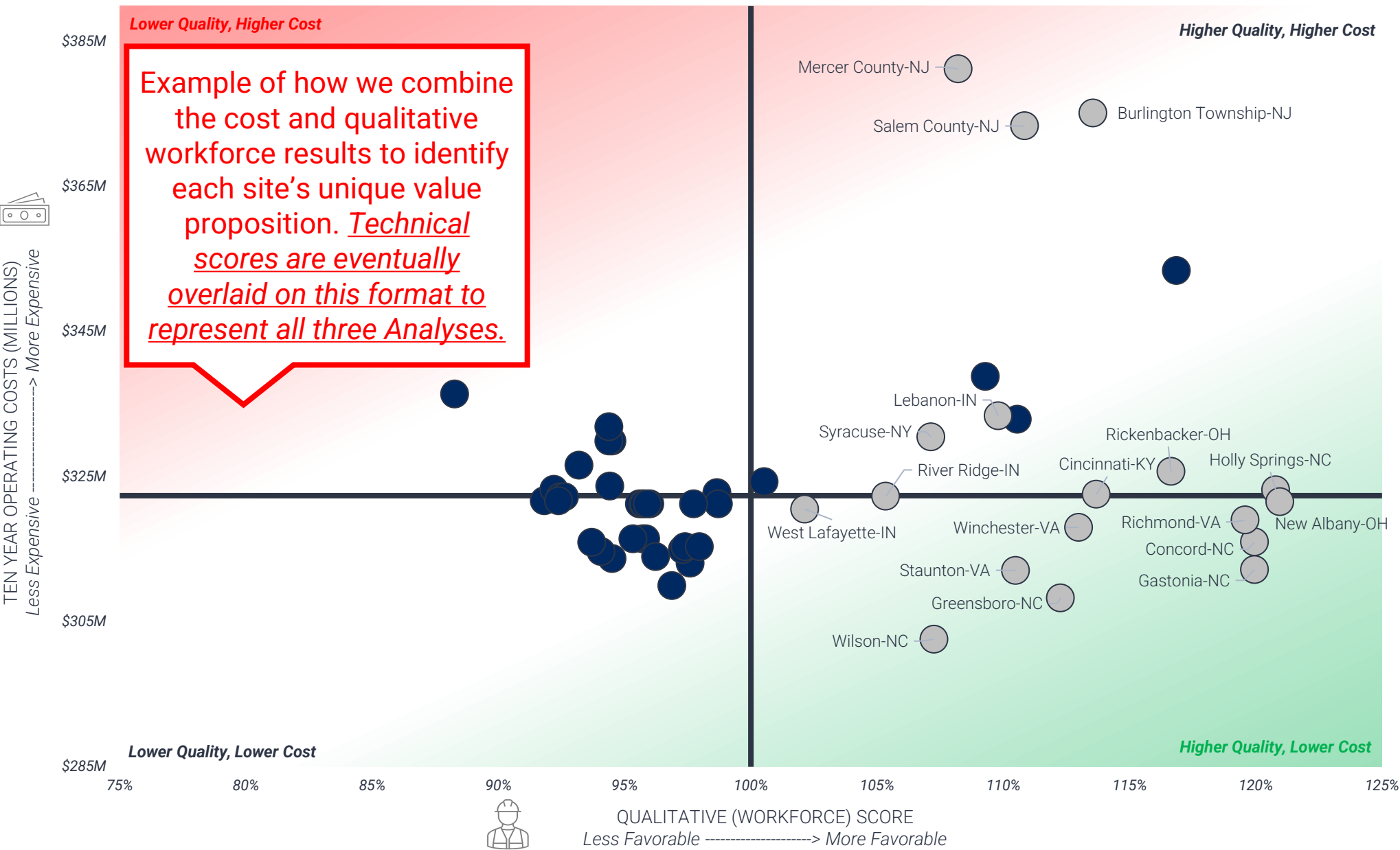
Occupational Demand

- Total Job Postings (total demand)
- Job Posting Intensity (how hard are employers working to hire)
- Job Postings/Relevant Workforce (relative demand)
- Customized to each industry's requirements.

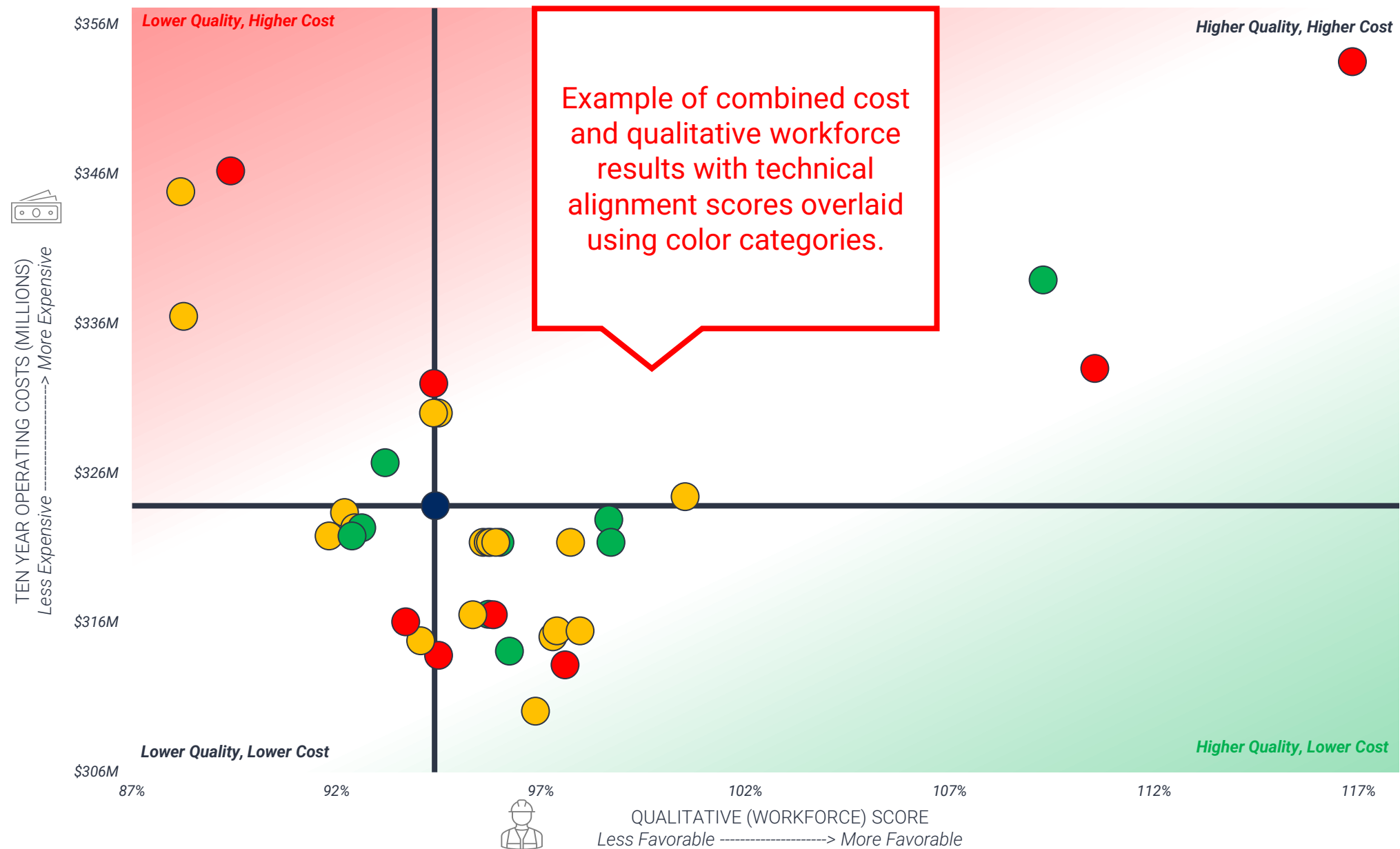
Provided by Community

- Nothing! SSG and other consultants are doing the vast majority of these analyses behind the scenes using third-party data from varying sources.
- As a result, it's critical to see how you show in the "data," even if you have limited control over the results. Once you understand how your community shows from a data perspective, you can better tailor the narrative about your community.

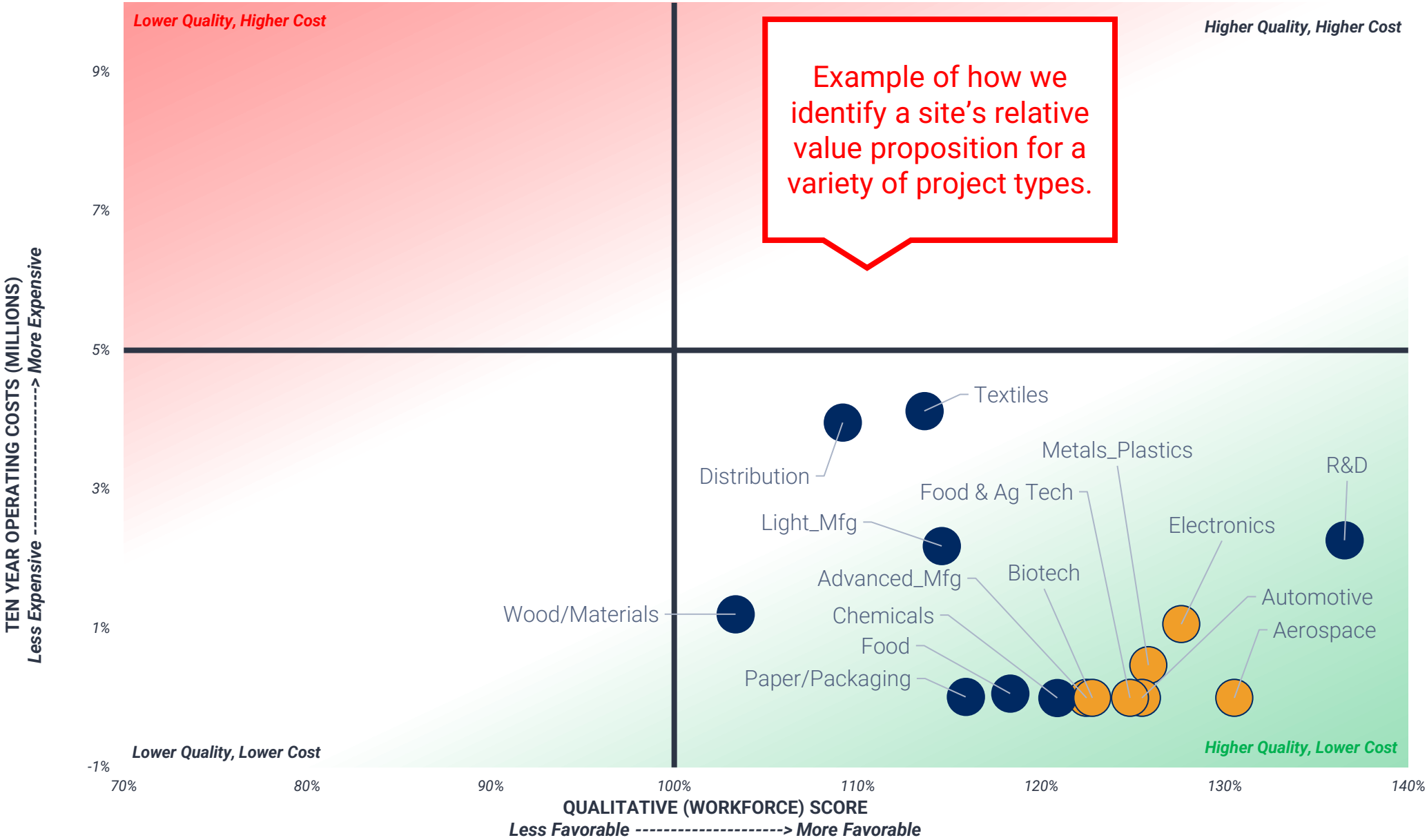
Peer Community Industry Competitiveness Analysis



Summary of Results: Costs, Workforce & Updated Sites



Scatterplot: Variation in Scoring by Project Type



Reading the Graphic

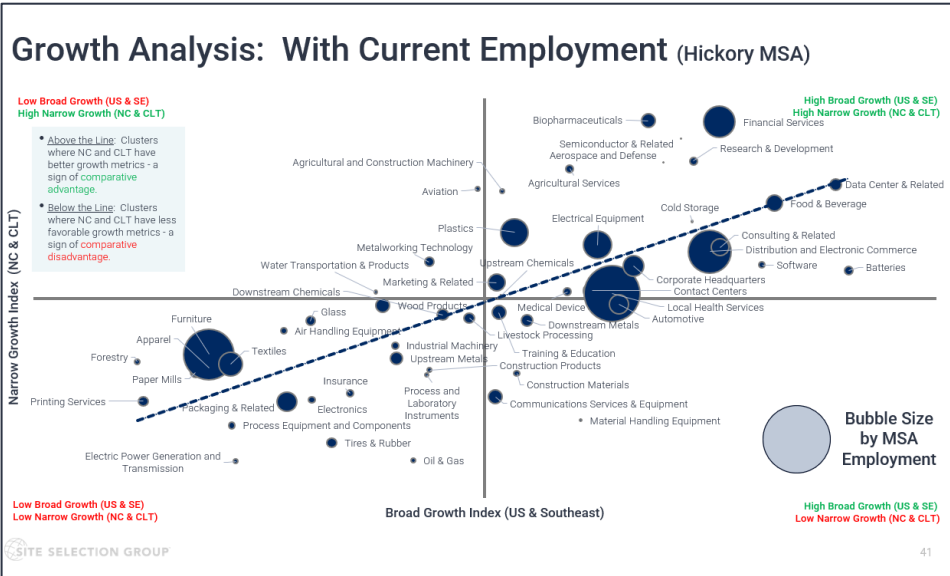
- This graphic combines the results of the cost analysis (Y axis), qualitative analysis (X axis).
- Each dot represents a different project type.
- Projects to the bottom right have a more favorable combination of cost and quality. Those to the top left have a less favorable balance.

Site Color Coding

- Orange dots represent industries with a very strong cost and workforce alignment

Phase 4: Industry Fit Analysis

- 1. Growth Analysis
- 2. Wage Analysis
- 3. Goal: Identify “Attractive Industries”:
 - Attractive industries are the industries that offer strong growth momentum and wage levels that align with or exceed community expectations. These industries not only offer potential for successful recruitment but also contribute meaningfully to the local economy.



The Growth Analysis will identify industries of interest at various regional competition levels.

Growth Analysis: Sheer Cluster Presence

Specific Cluster	Current Year Jobs						Concentration (Location Quotient)					
	U.S.	Southeast Region	State	Charlotte Region	MSA	County	U.S.	Southeast Region	State	Charlotte Region	MSA	County
Furniture	381,663	103,723	34,749	14,479	14,278	8,790	1.00	1.72	2.92	4.09	38.95	41.25
Textile Manufacturing	179,635	120,992	29,808	10,722	2,465	1,058	1.00	4.27	5.33	6.43	14.29	10.55
Biopharmaceuticals	351,330	44,747	25,100	3,233	1,083	-	1.00	0.81	2.29	0.99	3.21	-
Automotive	821,102	229,722	28,878	14,469	1,963	993	1.00	1.77	1.13	1.90	2.49	2.17
Information Technology and Analytical Instruments	916,634	64,925	26,433	2,247	252	173	1.00	0.45	0.93	0.26	0.29	0.34
Distribution and Electronic Commerce	6,997,680	1,151,510	222,153	80,717	6,792	5,125	1.00	1.04	1.02	1.24	1.01	1.31

Job Counts: Showing size of industry clusters at different geographic levels.

- Distribution is really big everywhere.
- Textiles, Furniture, and Biopharma are much smaller.

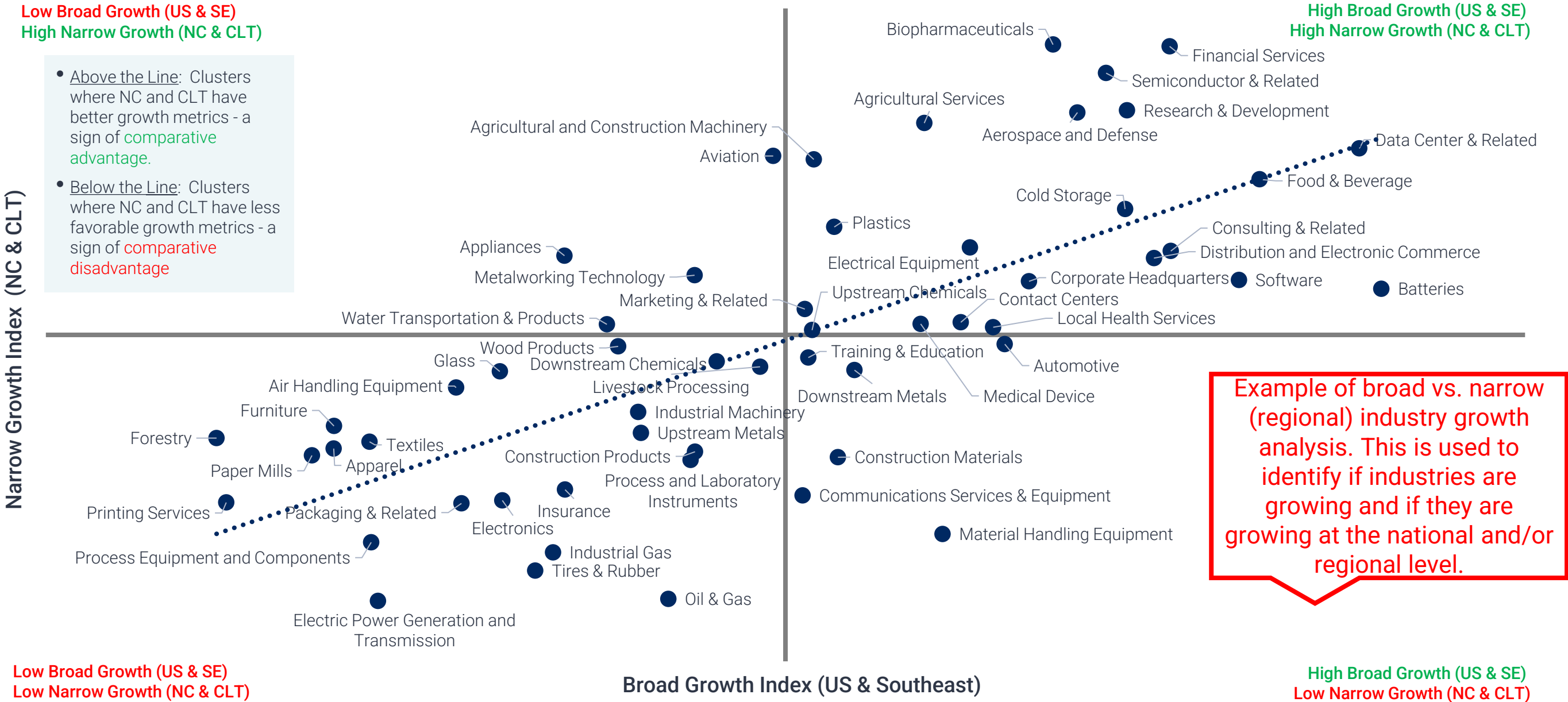
Location Quotient: A way to show relative presence of an industry.

- 1.00 = national average.
- 2.00 - 5.00 is a high concentration
- Above 5.00 is really high!

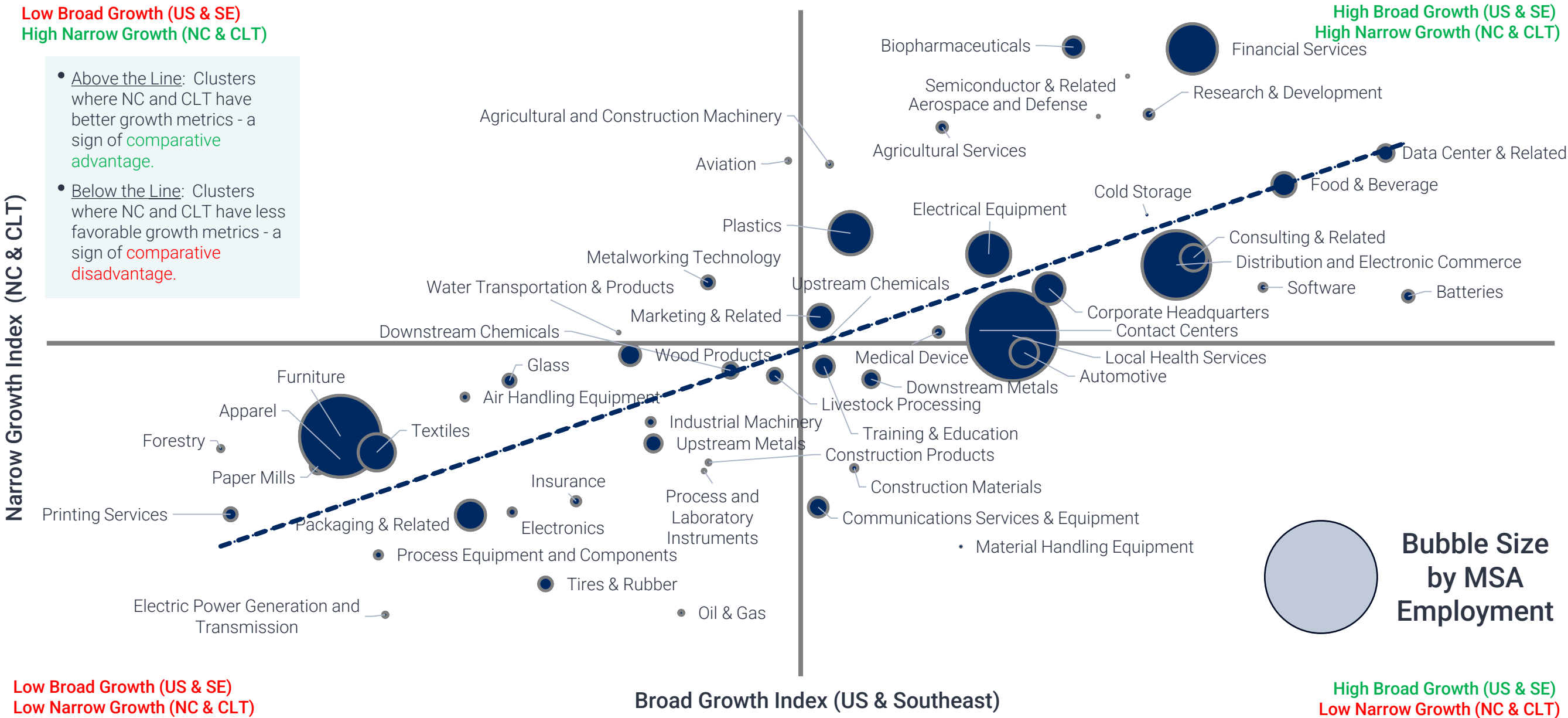
SITE SELECTION GROUP

Detailed comparisons in workforce concentration, project activity, and wages will factor into which industries are Attractive to the community.

Growth Analysis: Comparing Broad Growth (US & SE) vs. Narrow Growth (NC & CLT)



Growth Analysis: With Current Employment (xxx MSA)



Growth Analysis: Sheer Cluster Presence

Specific Cluster	Current Year Jobs						Concentration (Location Quotient)					
	U.S.	Southeast Region	State	Charlotte Region	MSA	County	U.S.	Southeast Region	State	Charlotte Region	MSA	County
Furniture	381,663	103,723	34,749	14,479	14,278	8,790	1.00	1.72	2.92	4.09	38.95	41.25
Textile Manufacturing	179,635	120,992	29,808	10,722	2,465	1,058	1.00	4.27	5.33	6.43	14.29	10.55
Biopharmaceuticals	351,330	44,747	25,100	3,233	1,083	-	1.00	0.81	2.29	0.99	3.21	-
Automotive	821,102	229,722	28,878	14,469	1,963	993	1.00	1.77	1.13	1.90	2.49	2.17
Information Technology and Analytical Instruments	916,634	64,925	26,433	2,247	252	173	1.00	0.45	0.93	0.26	0.29	0.34
Distribution and Electronic Commerce	6,997,680	1,151,510	222,153	80,717	6,792	5,125	1.00	1.04	1.02	1.24	1.01	1.31

This analysis illustrates how concentrated specific job types are across industries and geographies. It helps determine whether workforce availability makes an industry attractive or highlights gaps that may require targeted workforce development.

- Job Counts: Showing size of industry clusters at different geographic levels.
 - Distribution is really big everywhere.
 - Textiles, Furniture, and Biopharma are much smaller.

- Location Quotient: A way to show relative presence of an industry.
 - 1.00 = national average.
 - 2.00 - 5.00 is a high concentration
 - Above 5.00 is really high!

Growth Analysis: Historic and Projected Job Growth

Specific Cluster	Historic Job Growth (20 Years)						Projected Job Growth (10 Years)					
	U.S.	Southeast Region	State	Charlotte Region	MSA	County	U.S.	Southeast Region	State	Charlotte Region	MSA	County
Furniture	-36.8%	-42.9%	-45.8%	-33.5%	-44.1%	-28.4%	-3.1%	-5.9%	-11.2%	-10.8%	-13.3%	-11.0%
Textile Manufacturing	-58.8%	-59.6%	-65.9%	-65.3%	-68.6%	-77.4%	-5.1%	-7.4%	-9.7%	-9.6%	-34.2%	-37.6%
Biopharmaceuticals	18.5%	19.7%	18.1%	585.4%	286.7%	--	12.9%	13.1%	4.3%	27.7%	26.0%	--
Automotive	-18.1%	16.6%	2.6%	4.5%	27.5%	104.2%	-7.0%	-2.2%	-10.1%	-7.0%	-19.4%	-25.9%
Information Technology and Analytical Instruments	-12.0%	-26.8%	-22.6%	-49.0%	-25.3%	-7.8%	13.5%	15.3%	9.2%	19.8%	36.1%	35.0%
Distribution and Electronic Commerce	36.9%	47.5%	54.1%	68.6%	68.3%	100.8%	11.9%	15.8%	10.8%	9.2%	18.1%	15.3%

Example of historic and projected growth by industry.

- ? Furniture & Textiles: No surprises on low historic and projected growth.
- ✓ Biopharmaceuticals: Exactly the type of opportunity to look at - a small, but fast-growing sector.
- ✓ Automotive: Example of challenges on historic vs. projected (vs. project data) on next page.
- ? IT & Analytical Instruments (e.g. Chips/Solar): Example of historic vs. future trends.
- ✓ Distribution: It's growing everywhere.

Growth Analysis: Recent Project Activity

Specific Cluster	U.S. Capex (million \$)	U.S. Jobs	Southeast Capex (million \$)	Southeast Jobs	Southeast Capex Concentration	Southeast Jobs Concentration	N.C. Capex (million \$)	N.C. Jobs	N.C. Capex Concentration	N.C. Jobs Concentration
Furniture	\$919	5,503	\$204	2,465	1.35	2.73	\$110	1,098	3.71	6.17
Textile Manufacturing	\$397	2,217	\$277	1,606	4.25	4.41	\$51	177	3.94	2.47
Biopharmaceuticals	\$15,247	22,903	\$3,951	3,615	1.58	0.96	\$2,250	1,987	4.56	2.68
Automotive	\$29,473	43,245	\$11,887	19,877	2.45	2.80	\$2,216	8,275	2.32	5.91
Information Technology and Analytical Instruments	\$141,727	47,375	\$7,826	7,307	0.34	0.94	\$5,007	2,269	1.09	1.48
Distribution and Electronic Commerce	\$12,529	58,932	\$5,363	31,935	2.61	3.30	\$71	1,817	0.17	0.95

- ✓ Automotive and IT/Analytical Instruments have much stronger project activity compared to historic and projected growth data.

Overview of project activity nationally, regionally, and statewide. This informs the health of an industry and can inform if there are enough projects out there to make focusing on that industry worth the effort.

- ✓ Same location quotient concept as before - where 1.00 = expected concentration of capex and jobs if projects follow U.S. population.
- ✓ Southeast and North Carolina are extremely competitive for different types of manufacturing -high- and low-growth industries.

Phase 5: Target Industries & Recommendations

1. Recommend Target Industries

- Industries that are both Competitive & Attractive

2. Competitiveness Strategy

- List of recommended improvements

3. Final Report

4. Final Presentation

Ohio River Triple Rail Site



Location	Paducah, McCracken County, Kentucky
Total Acres	100 acres
Developable Acreage	376 acres – segmented by streams and wetlands
Ownership	Public & Private - Paducah-McCracken IDA
Asking Price	\$30,000 per acre
Zoning	Heavy Industrial
Restrictions	N/A
Distance to Interstate	3 miles to I-24
Rail	Adjacent to CN, BNSF and Paducah & Louisville rail line
Electric	• 2,640 ft to 69kV line • 10 MW currently available with minimal improvements • Capacity feasible with improvements under research
Natural Gas	• 8-inch line adjacent to the site • Current and potential capacity under research
Water	Source: Municipal/ Ohio River • 1 MGD currently available • 102 MGD potential capacity with improvements Output: Municipal & direct river discharge
Wastewater	• 12-inch gravity main 7,000 ft from the site with 1 MGD of capacity • Ohio River adjacent to site with potential for direct discharge

Final deliverables will include Site Profiles, Industry Profiles, and key supporting documents that add detail and extend the study's long-term value.

Strategic Development Plan: Valley View Business Park – Lots 28-29

The plan below outlines development recommendations for the site and initiatives that would have a material impact on enhancing the site's competitive value proposition to attract a corporate end user. These recommendations are inclusive of but not limited to the items listed within the report.

	RECOMMENDATION	SSG COMMENTS
INVESTMENT LEVEL	\$ Develop Industry Specific Marketing Plan	• Develop a marketing plan to target industries that would be well suited for the site. These include each industry evaluated with the exception of hyperscale and Mid-size data centers.
	\$ Complete an ALTA survey	• Complete and provide an ALTA level boundary survey. This will compile all easements, topography, wetland findings, title, and other considerations and be useful for quicker comprehensive reviews as well as for transaction purposes. No ALTA survey was provided.
	\$\$ Complete Outstanding Due Diligence Studies	• While some due diligence studies at the site have been completed, others have not (namely the Phase 1 ESA). SSG recommends prioritizing a Phase 1 ESA Study, a Wetlands Delineation, and a Geotechnical Report. Emphasis should be placed first on the Phase 1 ESA as this is the most often required due diligence study. • These studies are pertinent to understanding environmental conditions and challenges on site. Completion of these studies helps define the site's condition and informs design and investment decisions. While findings at this site may be unlikely, having all studies completed removes the risk of the unknown for a perspective end user.
	\$\$ Update Due Diligence Studies	• Consider updating the Archeological and Historical Study and Threatened & Endangered Species Study. Both studies were completed in 2009. It is beneficial to update every five to 10 years.
	\$\$ Develop Utility Improvements Plans	• With upcoming utility improvements planned for water and wastewater systems that serve the site, further develop capacity plans and timelines to better understand what services can be achieved and by when, should a high-capacity user be interested in the site. It would be helpful to include a Gantt chart with input from engineered design and utility feedback.
	\$\$\$ Clear and Grade to develop an Industrial Pad	• Consider investing in site improvements like clearing and grading. Having the site roughly graded can make the site more attractive without defining the prepared area so well that certain users become uninterested when it does not fit their needs.

Final deliverables will include Strategic Development Plans detailing recommended improvements, prioritization, and high-level cost and ROI estimates.

Identifying Target Industries

Target industries sit at the intersection of high industry attractiveness and strong community competitiveness



EXAMPLE ONLY

-  **Target Industries**
Pursue actively. Strong fit on both dimensions.
-  **Attractive Industries**
Strong market but weak local fit. Build capability.
-  **Competitive Industries**
Strong local fit but softer market. Defend share.
-  **Avoid**
Neither attractive nor a strong community fit.

Illustrative example only. Placements are not based on real community data.



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

2026 Wood County (WI) Economic Development Funding Request

Proposal Title: Central Wisconsin Industry Study

Applicant Organization: Centergy, Inc.

Website: centraltosuccess.com

Mailing Address: 210 McClellan Street, suite 210

Street Address: (if different)

Contact Name & Title: Angel Laidlaw President and CEO

Phone: 715.849.5510, ext. 307

Email: president@centergy.net

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.

See Attached Document

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 (2026).

See Attached Document

- 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 Attached Document

- 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 (2026) the funds are awarded for.

See Attached Document



**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	\$ 350,000	Revenue/Income	
Total Proposal Cost	\$ 130,000	WEDC	\$ 50,000
Total Amount Requested	\$ \$5,000	Other Partners	\$ 80,000
Total Match *	\$ 125,000	Total Revenue/Income	\$ 130,000
* Please provide a match explanation in question 6.		Expenses	
		Consultant	\$ 125,000
		Travel (Consultant)	\$ 5,000
			\$
		Total Expense	\$ 130,000

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, 2026.** 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

	Angelina (Angel) Laidlaw	7/7/25
Signature	Printed Name	Date

Highest Organization Elected Official/Board Chair

Gautam Malik 2025.07.07 08:53:17 -05'00'	Gautam Malik	7/7/25
Signature	Printed Name	Date

Wood County Project Proposal

Target Industry and Site Readiness Evaluation by Site Selection Group (SSG) for Centergy and the Central Wisconsin Alliance for Economic Development.

#2 Summary of the Proposal:

This initiative is a strategic, data-driven effort to identify the industries that Wood County and the surrounding region are best positioned to attract — based on workforce availability, infrastructure capacity, cost competitiveness, and national growth trends. By thoroughly evaluating key industrial sites, workforce readiness, and comparative strengths, the final deliverable will provide a focused list of “Target Industries” along with actionable steps to improve site and regional competitiveness. This will support Wood County’s efforts to attract new business investment, increase the local tax base, and create quality jobs.

The proposal supports Wood County’s REDI Plan by advancing a coordinated business attraction strategy that identifies high-impact industries, strengthens regional marketing, and highlights local assets. The Evaluation will indirectly foster entrepreneurship and supply chain growth and site evaluations will inform infrastructure investments critical to attract large employers. Workforce and wage data can help guide housing development and childcare solutions, ensuring talent attraction aligns with employer needs. Finally, the plan will enhance the County’s ability to market its existing amenities effectively to future employers and workforce.

#4 Timeline for the Proposal

The full project is expected to take approximately 22 weeks (just over 5 months) from kickoff to final presentation. The timeline is structured into five key phases:

- Phase 1 (Weeks 1–3): Kickoff & alignment with Centergy and stakeholders, selection of target industries and sites.
- Phase 2 (Weeks 4–9): Data gathering, site visits, and stakeholder presentations to evaluate current conditions and capture community input.
- Phase 3 (Weeks 10–14): Competitiveness analysis using technical site, workforce, and cost data to identify which industries are most viable.
- Phase 4 (Weeks 15–17): Industry fit analysis to assess growth trends and wage alignment of potential industries.
- Phase 5 (Weeks 18–22): Final recommendations, including target industry list, site-specific strategies, and a comprehensive report with in-person presentation.

#5 Return on Investment (ROI) for Wood County

This proposal will deliver a strong return on investment for Wood County by directly supporting business attraction efforts that lead to capital investment, job creation, and long-term tax base growth. By identifying industries that Wood County is both competitive for and that align with local assets, the County can more effectively focus its economic development efforts on high-impact opportunities. The evaluation will pinpoint sites best suited for investment, highlight needed infrastructure upgrades, and guide incentive use toward projects with measurable fiscal and employment benefits.

For example, if just one manufacturing project is landed as a result of this targeting effort—such as a facility with a \$25 million capital investment and 75 new jobs—the County could see:

- \$400,000–\$500,000 in new property tax base annually, assuming a 1.5% property tax rate.

- Wage impacts exceeding \$4 million/year, increasing household income and local spending.
- Spillover growth in housing demand, commercial services, and small business supply chains.

The insights from this study also reduce wasted investment by guiding infrastructure and marketing efforts toward the sites and industries with the highest probability of success. Additionally, the completed study will provide an important tool when working with site selectors and companies looking for a new site, providing a data driven impartial analysis of the site and region's suitability for their project. Over time, the project's strategic focus will multiply the impact of County resources by increasing the effectiveness of local incentives, workforce programs, and site development planning.

In addition to understanding the industries that are most suited for Wood County, the study will also include a comprehensive analysis of at least two sites in Wood County. The analysis will include information on target industries and a comprehensive analysis of site suitability for potential projects.

#6 Match Description for the Proposal

This proposal includes a 1:1 match totaling \$130,000(including travel for consultants), aligning with program requirements. The anticipated funding breakdown is:

- \$50,000 from WEDC
- \$55,000 from private sector partners (e.g., utilities, businesses)
- \$25,000 from participating municipalities and counties, including Wood County

All matching funds, public and private, will be committed and spent within calendar year 2026, ensuring full compliance with program guidelines. This shared investment model reflects strong regional collaboration and broad stakeholder support.

Full Proposal - [Centergy - SSG Proposal of Services DRAFT #1.pdf](#)



Community RFI & Site Visit Feedback

Marshfield – Yellowstone Industrial Park - Feedback

	Request for Information 	Site Visit 
Key Strengths	• The RFI was completed with attention to detail, providing answers to all questions and additional context in comment sections. • Files were organized logically and easy to reference during the evaluation.	• The economic development team provided a strong community overview, and representatives were prepared to discuss topics in detail. • The location was a strong meeting space, and the hospitality was memorable.
Areas for Improvement	• In supplemental documentation (and during site visits) highlight Marshfield’s local utilities and the cost/time savings of working with a local provider. • Continue to refine rail information and access for prospective rail users, as rail sites are becoming increasingly scarce. • To eliminate confusion, when representing peak capacity at the wastewater plant, ensure the value provided represents the peak capacity during normal operations, not during a rain event.	• Start the presentation with the entire community presentation overview. It will help set the stage and demonstrate what Marshfield has to offer. • Provide examples of various housing types in the area which show the workforce can live and work here.
Summary Takeaways / Recommendations	• SSG commends Marshfield on the quality of the site submission and has no doubt this site will rise to the top for companies considering this region. As always, continue to refine the story and data, and ensure values and study dates remain current.	• This visit was executed very well. It was impressive to see all stakeholders in attendance. The local treats and exhibits of locally manufactured products were also a nice touch. The Marshfield team is well prepared to host a corporate site visit with success.



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Proposal to increase Nonmetallic Mining Permit Fees for the 2027 Budget

Current NMM Permit Fees by Size

Size	Wood Co	DNR	Total
1 to 5 acres	\$ 410.00	\$ 35.00	\$ 445.00
6 to 10 acres	\$ 820.00	\$ 70.00	\$ 890.00
11 to 15 acres	\$ 1,220.00	\$ 105.00	\$ 1,325.00
16 to 25 acres	\$ 1,630.00	\$ 140.00	\$ 1,770.00
26 to 50 acres	\$ 1,905.00	\$ 160.00	\$ 2,065.00
51 acres or larger	\$ 2,030.00	\$ 175.00	\$ 2,205.00
Inactive mines	\$ 35.00	\$ 15.00	\$ 50.00

2026 NMM	Total Permit Fees
17	\$ 7,565.00
14	\$ 12,460.00
3	\$ 3,975.00
9	\$ 15,930.00
3	\$ 6,195.00
1	\$ 2,205.00
2	\$ 100.00
TOTAL	\$ 48,430.00

Proposed 10% Increase to NMM Permit Fees by Size & Increase Inactive Fee

Size	Wood Co	DNR	Total
1 to 5 acres	\$ 450.00	\$ 35.00	\$ 485.00
6 to 10 acres	\$ 905.00	\$ 70.00	\$ 975.00
11 to 15 acres	\$ 1,345.00	\$ 105.00	\$ 1,450.00
16 to 25 acres	\$ 1,795.00	\$ 140.00	\$ 1,935.00
26 to 50 acres	\$ 2,100.00	\$ 160.00	\$ 2,260.00
51 acres or larger	\$ 2,235.00	\$ 175.00	\$ 2,410.00
Inactive mines (NOTE: increase from \$50 to \$115)	\$ 100.00	\$ 15.00	\$ 115.00

2027 NMM	2027 Proposed 10%
17	\$ 8,245.00
14	\$ 13,650.00
3	\$ 4,350.00
9	\$ 17,415.00
3	\$ 6,780.00
1	\$ 2,410.00
2	\$ 230.00
TOTAL	\$ 53,080.00



SAVE THE DATE!

North Central Area Tour

10

September
2026

**10:00AM -
3:00 PM**



Athens, WI

**Registration Opening
Soon!**



**2026 Host County:
Marathon**

Contact: 715-261-6006

kirstie.heidenreich@marathoncounty.gov