

Pay-As-You-Go TIF District Created For Prescott Riverfront Redevelopment Project

The City of Prescott (population 4,030) is located in Pierce County where the St. Croix River meets the Mississippi and begins the Wisconsin segment of the National Scenic Great River Road Byway.

In 2003 the City undertook an ambitious project to help with downtown revitalization efforts. Using “Pay-As-You-Go” Tax Incremental Financing, the City has been able to reimburse developers on a “pay as you go” basis, enabling developers to obtain private loans, but also shielding the City from the risk of up-front expenditures from developments that may fail to materialize.

One successful project was a 43-unit condominium complex (shown at right) which replaced a deteriorating commercial building on the riverfront (upper right photo). The once-blighted area now includes attractive housing and walkways along the riverfront. The walkways lead to Mercord Mill Park, which was renovated to include a trail around its perimeter and an expanded parking lot.

For additional information, contact Russ Kiviniemi or Wendy Sander at 1-800-472-7372.



Cedar Corporation assisted with creation of the blighted TIF District, prepared construction drawings for the riverfront redevelopment project, provided construction inspection, and designed the reconstruction of 2nd Street and Walnut Street in order to extend utilities to the condo complex. Cedar Corporation also engineered the reconstruction of the adjacent Mercord Mill Park.

Other New Projects Planned & Completed in Prescott



More than a thousand hours and \$2,000 has been donated to restore the City of Prescott’s 1937 town clock. Cedar Corporation designed a new tower for the restored clock (shown at left). The new tower will be situated adjacent to the Information Center in Bell Park overlooking the St. Croix River. The classic design is in keeping with the architecture of the City’s historic downtown area. The Prescott Clock Tower project is currently in the fundraising stage, with construction expected to begin this summer. For additional information, contact Scott McCurdy or Cory Scheidler at 1-800-472-7372.



The \$2.2 million Great River Road Learning Center Complex at Prescott’s Freedom Park, located on a bluff high above the Mississippi River, opened Memorial Day weekend. It includes historical and interactive exhibits and an overlook that is ideal for bird watching and observing river and train traffic below. Cedar Corporation was the lead architect, engineer, and site designer.

Glenwood City Completes Downtown Revitalization Project



The Glenwood City downtown revitalization project utilized community sensitive design, including enhancements, historic period lighting, storm sewer, and pedestrian/bicycle accommodations.

Cedar Corporation held numerous theme and design meetings to involve the public in the project. In addition, Cedar Corporation prepared a CDBG Public Facilities grant application for the City, which was awarded \$293,000 for the project.

For additional information contact Kevin Oium or Katie Larsen at 1-800-472-7372.



Distinctive crosswalks were created using a new stamping technique that simulates historic brick patterns.

Minocqua-Kawaguesaga Lakes Protection Association Tackles Eurasian Water Milfoil

The presence of Eurasian water milfoil (EWM) is a major concern for lakes and rivers in Wisconsin. Although not native to this country, EWM was brought to the U.S. in the 1940s as an aquarium plant. Since then it has spread to more than 400 lakes and rivers in 59 Wisconsin counties. It forms dense surface mats that can impede boating, swimming and fishing. If not controlled, the infested waters will have major negative economic and ecological impacts throughout the state.

Cedar Corporation has been working with the Minocqua-Kawaguesaga Lakes Protection Association (MKLPA) and other lake protection organizations to control EWM and other invasive aquatic species. The MKLPA Board is currently considering the development of a long-term Aquatic Plant Management Plan.



Lake Minocqua-Kawaguesaga Lake being treated with an aquatic herbicide for EWM in May 2005. Funding assistance was provided by a DNR "Rapid Response" grant prepared by Cedar Corporation. Another chemical treatment of both lakes occurred in May 2006. To assist with funding an Aquatic Plant Management Plan, Cedar Corporation will prepare an application for a Lake Management Planning Grant for the MKLPA. Please contact Scott McCurdy or Ryan Stafne at 1-800-472-7372 for additional information.



604 Wilson Avenue
Menomonie, WI 54751
800-472-7372
715-235-9081
fax 715-235-2727
www.cedarcorp.com