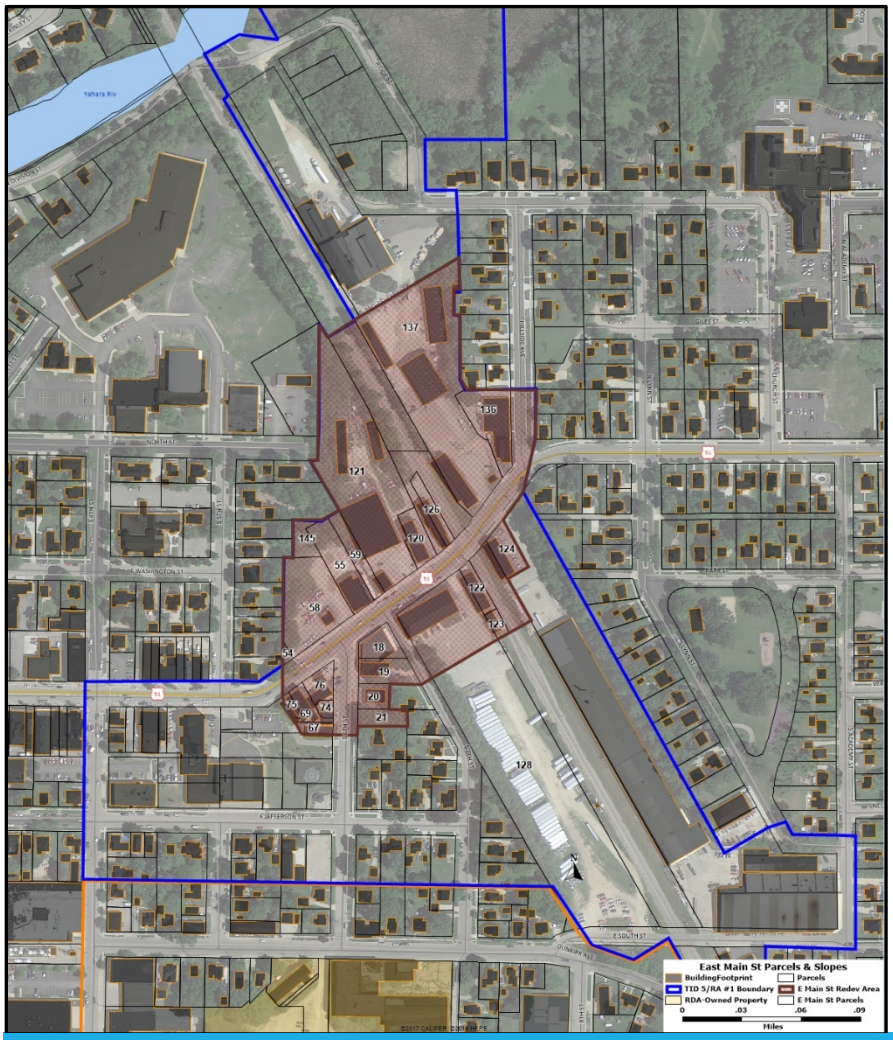
Redevelopment Plan East Main Street Redevelopment Area



07/01/2020

Initial Draft

The East Main Street Redevelopment Area is part of Redevelopment Area #1 and included in Tax Increment District #5. The Redevelopment Authority wishes to follow-up a plan for downtown Stoughton with a redevelopment plan focused on the east end of the downtown.

ACKNOWLEDGEMENTS

Stoughton Redevelopment Authority	Stoughton City Council	City Staff
Dale Reeves, Chair	Timothy Swadley, Mayor	Jamin Friedl, Director of Finance & Economic Development
Roger Springman, Vice Chair	Brett Schumacher	
Regina Hirsch, City Council	Sid Boersma	
Ozzie Doom, City Council	Timothy Riley	Rodney Scheel, Planning Director
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Carl Chenoweth	Jean Ligocki	Holly Licht, Clerk
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Insert copy of City Council resolution approving plan.

Redevelopment Project Plan

INTRODUCTION

The City of Stoughton has many under-utilized parcels within its jurisdiction. It is in the City's interest to see each parcel utilized to its fullest potential. This not only maximizes property tax revenue to the City and its overlying taxing jurisdictions; it also helps the local economy operate most effectively, helps to keep property tax rates under control and helps keep housing affordable.

This document outlines a plan of redevelopment for the eastern end of downtown Stoughton along the East Main Street corridor. If successful, implementation of this plan will bring improved housing opportunities, more residents to patronize downtown businesses and increased tax base.

This plan was prepared by the Redevelopment Authority of the City of Stoughton (RDA).

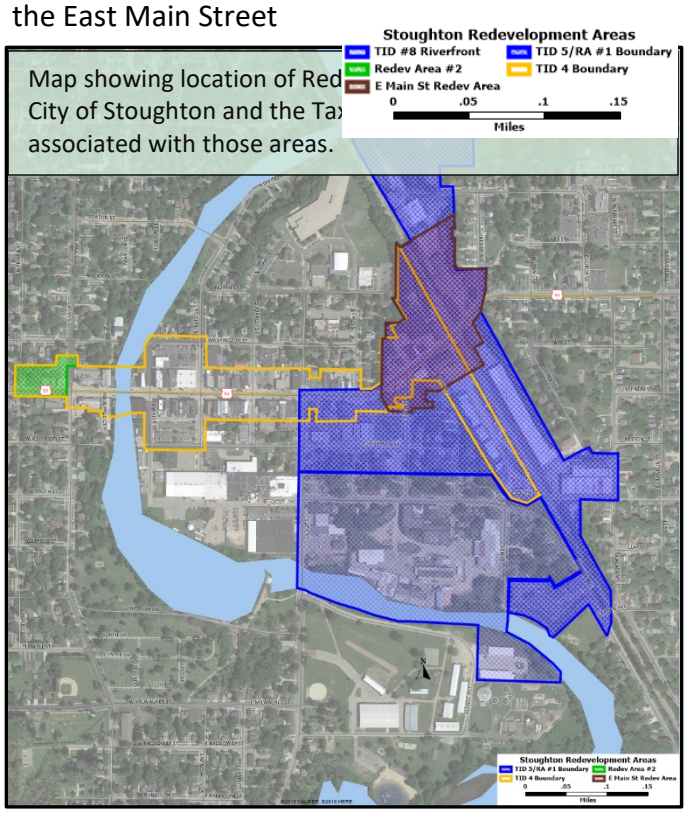
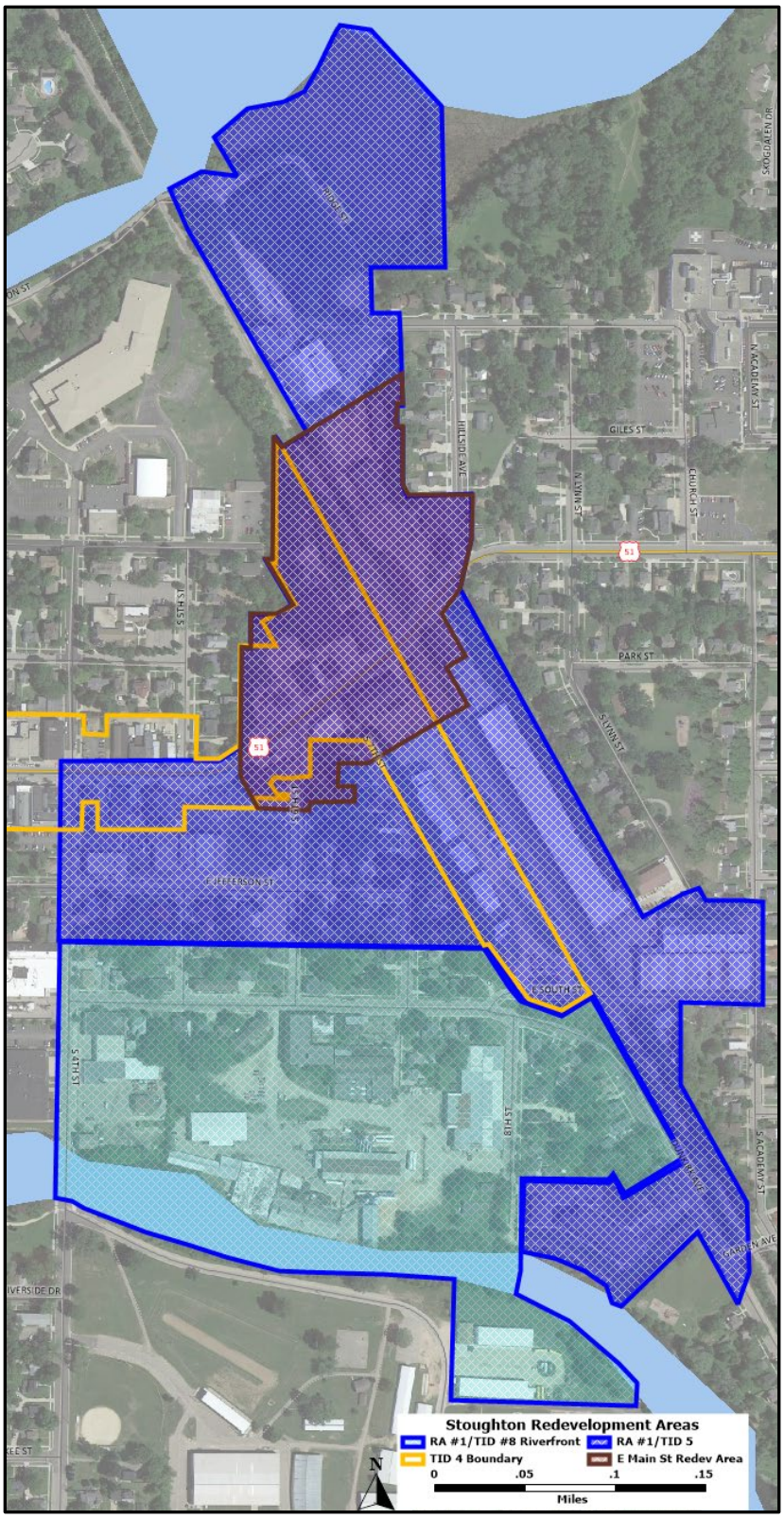


FIGURE 1: OVERVIEW MAP OF CENTRAL STOUGHTON SHOWING LOCATIONS OF CITY REDEVELOPMENT AREAS.

BOUNDARY MAP, REDEVELOPMENT AREA #1



Boundary Description

The boundary of Redevelopment Area #1 (RA #1) is described in the RA #1 Plan. The East Main Street redevelopment area is a sub-area of RA #1 and does not have a fixed boundary but generally includes parcels that front on East Main Street from the Opera House east to Hillside St. This area has property lying in two Tax Increment Districts – TID #4 and TID #5.

RA #1 is ¾ mile in length and less than ½ mile at its widest point, comprising about 92 acres of land. The East Main Street Redevelopment Area is 13 acres in size – ¼ mile north-to-south and 1/10 mile east-to-west.

Other sub-areas of RA #1 include the Riverfront, which is included in Tax Increment District #8, the residential area between East Main Street and East South Street, the IKI property on the north end and the Stoughton Trailers property along the Rail Corridor.

Parcels Included in East Main Street Redevelopment Area

PARCELNO	PIN	Owners 2009	Owners 2019	Property Address	Blight	Size acres	Land Value 2009	Improv Value 2009	Total Value 2009	Land Value 2019	Improve Value 2019	Total Value 2019
051108112015	18	Chris K. Hull	LYNN M HULL	501 E MAIN ST	Y	0.141	$27,700	$120,800	$148,500	$27,700	$109,600	$137,300
051108112122	19	Kris K. Hull	LYNN M HULL	201 S SIXTH ST	Y	0.202	$39,400	$95,100	$134,500	$39,400	$79,200	$118,600
051108112239	20	Chris Hull	LYNN M HULL	209 S SIXTH ST		0.125	$24,400	$75,600	$100,000	$24,400	$68,800	$93,200
051108112444	21	Kris K. Hull	LYNN M HULL	209 S SIXTH ST		0.133	$26,100	$0	$26,100	$26,100	$0	$26,100
051108136802	54	P Mayo & A Zanchetti	CHRIS GENTILLI	217 S FIFTH ST	Y	0.06	$300	$0	$300	$300	$0	$300
051108137132	55	BC & EW AMUNDSON	BC & EW AMUNDSON	500 E MAIN ST	Y	0.394	$61,600	$60,600	$122,200	$61,600	$54,900	$116,500
051108136900	58	DAVID MELTON	DAVID MELTON	480 E MAIN ST	Y	0.582	$91,000	$15,600	$106,600	$91,000	$7,000	$98,000
051108137230	59	DANNY K AABERG	DANNY K AABERG	508 E MAIN ST	Y	0.199	$31,200	$215,100	$246,300	$31,200	$179,300	$210,500
051108138480	67	JW KING & MJ KING	JW KING & MJ KING	300 S SIXTH ST	Y	0.084	$16,300	$49,000	$65,300	$16,300	$49,000	$65,300
051108138695	69	Phillip & Viki Elsing	ELSING REV LIVING TR	421 E MAIN ST	Y	0.093	$27,300	$99,500	$126,800	$27,300	$95,300	$122,600
051108138533	74	DANNY NABERG	DANNY NABERG	210 S SIXTH ST	Y	0.04	$5,200	$63,000	$68,200	$5,200	$57,200	$62,400
051108138631	75	R & G Lazarro	Current Owner	419 E MAIN ST		0.037	$10,800	$189,600	$200,400	$10,800	$158,000	$168,800
051108138793	76	Peterson's Service Inc	MELTON SERVICE LLC	435 E MAIN ST	Y	0.189	$44,200	$103,300	$147,500	$44,200	$83,700	$127,900
051108181012	120	Lois L. Alm	AO Arts Warehouse	524 E MAIN ST		0.188	$29,400	$188,000	$217,400	$29,400	$140,600	$170,000
051108181101	121	Julia Mann Deyoung	VIKING WARE & STOR	516 E MAIN ST	Y	2.17	$75,600	$185,400	$261,000	$75,600	$168,300	$243,900
051108181601	122	CLARENCE A HAASE	JBST Stoughton LLC	529 E MAIN ST	Y	0.112	$9,800	$29,700	$39,500	$9,800	$40,700	$50,500
051108181709	123	CLARENCE A HAASE	JBST Stoughton LLC	529 E MAIN ST #1	Y	0.056	$4,900	$40,100	$45,000	$4,900	$44,600	$49,500
051108181902	124	STOUGHTON TRAILERS	STOUGHTON TRAILERS	567 E MAIN ST	Y	0.194	$3,300	$96,100	$99,400	$16,900	$166,100	$183,000
051108180997	126	STOUGHTON, CITY OF	STOUGHTON, CITY OF	532 E MAIN ST		0.1	$0	$0	$0	$0	$0	$0
051108183207	128	STI Holdings	Current Owner	515 E MAIN ST	Y	0.849	$74,000	$302,300	$376,300	$74,000	$301,800	$375,800
051105470752	136	SE & DL MCKICHAN	SE & DL MCKICHAN	578 E MAIN ST	Y	0.48	$41,800	$169,300	$211,100	$41,800	$133,200	$175,000
051105470602	137	Whistlestop Developmnt	POC LLC	556 E MAIN ST	Y	2.555	$199,900	$473,600	$673,500	$199,900	$150,100	$350,000
051108135830	145	DAVID MELTON	DAVID MELTON	119 S FIFTH ST		0.087	$7,600	$15,200	$22,800	$7,600	$12,100	$19,700
				Total		**9.07**	**$851,800**	**$2,586,900**	**$3,438,700**	**$865,400**	**$2,099,500**	**$2,964,900**

Change in Total Value 2009 - 2019	-$473,800	
Change in Land Value 2009 - 2019	$13,600	All of this is from the Youth Center.
Change in Improvement Value 2009 - 2019	-$487,400	
Blighted Area	8.4 acres	
% Blighted	93%	

Existing Conditions

Context

RA #1 is a large area in the center of the City of Stoughton, Dane County, Wisconsin. The area is the east edge of the downtown and primarily runs north and south along the railroad tracks that serve the City. Another aspect of RA #1 is that it connects two sections of the Yahara River as it winds its way through the City.

The East Main Street Redevelopment Area is a sub-area of RA #1 and lies at approximately the geographic center of RA #1 at the intersection of East Main Street and the railroad tracks.

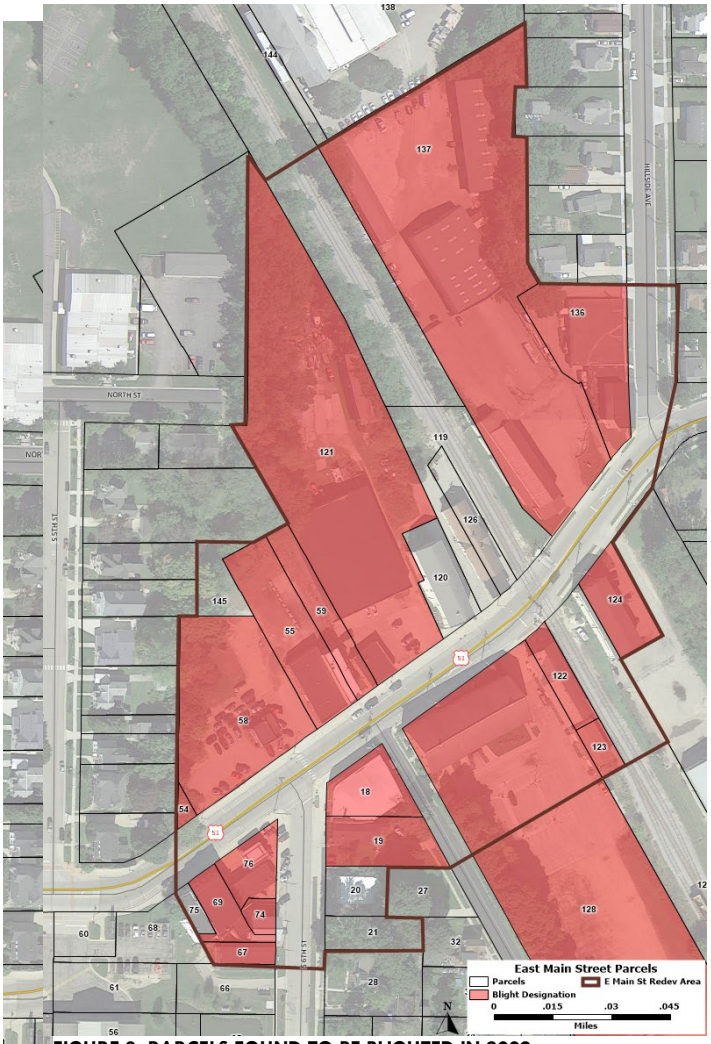


FIGURE 3: PARCELS FOUND TO BE BLIGHTED IN 2009.

FIGURE 2: MUCH OF THE EAST MAIN STREET REDEVELOPMENT AREA HAS DECLINED IN VALUE SINCE 2009. THIS MAP SHOWS THE DISTRIBUTION OF THE CHANGE IN PROPERTY VALUES. THE LIGHTEST RED COLOR INDICATES LESS THAN 10% DECLINE, DARKEST RED >25% DROP.

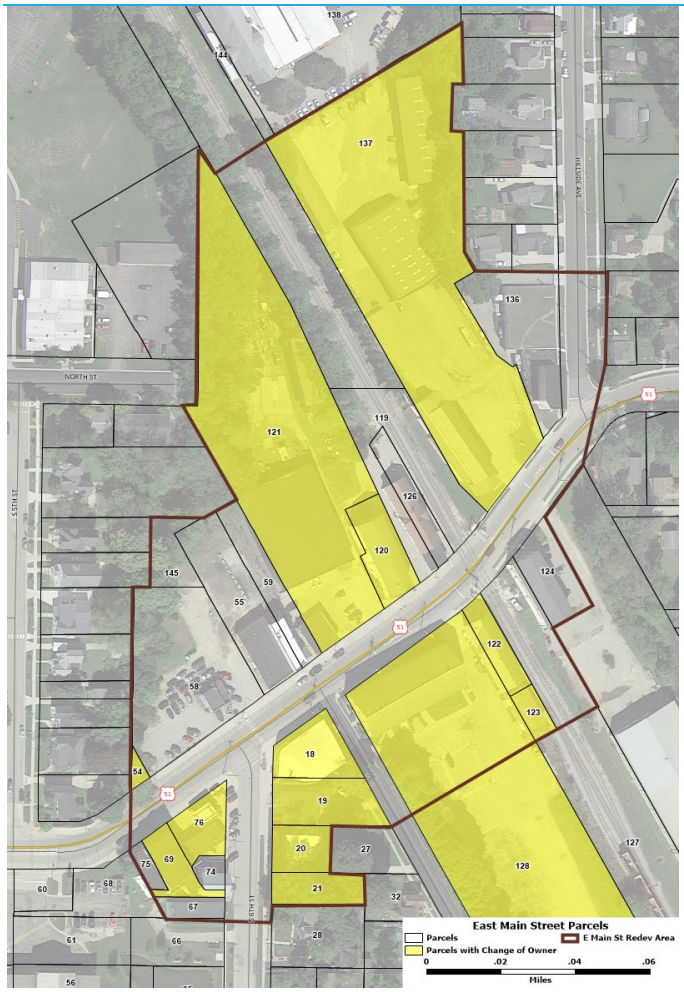


FIGURE 4: PARCELS SHOWING CHANGE IN OWNERSHIP SINCE 2009.

FIGURE 5: EXISTING LAND USE MAP - 1/4 MILE RADIUS

Public Improvements

Site Conditions

The site is flat with a slope trending

The entire East Main Street Redevelopment Area has minimal flood hazard exposure. There may be localized flooding due to poor drainage, but this is not an area of high flood risk.

Soils are classified by the United States Department of Agriculture as

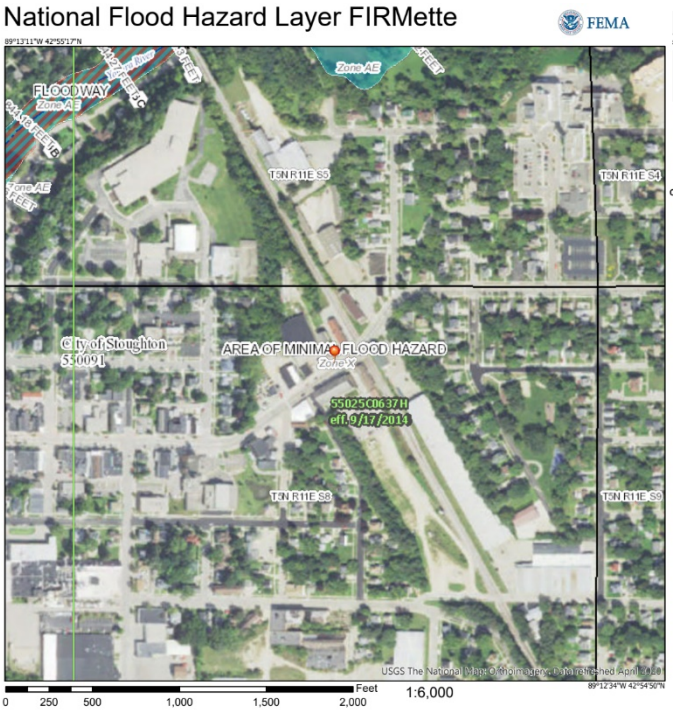


FIGURE 6: FEMA FLOOD HAZARD MAP FOR THE EAST MAIN STREET REDEVELOPMENT AREA. THIS IS AN AREA OF MINIMAL FLOOD HAZARD.

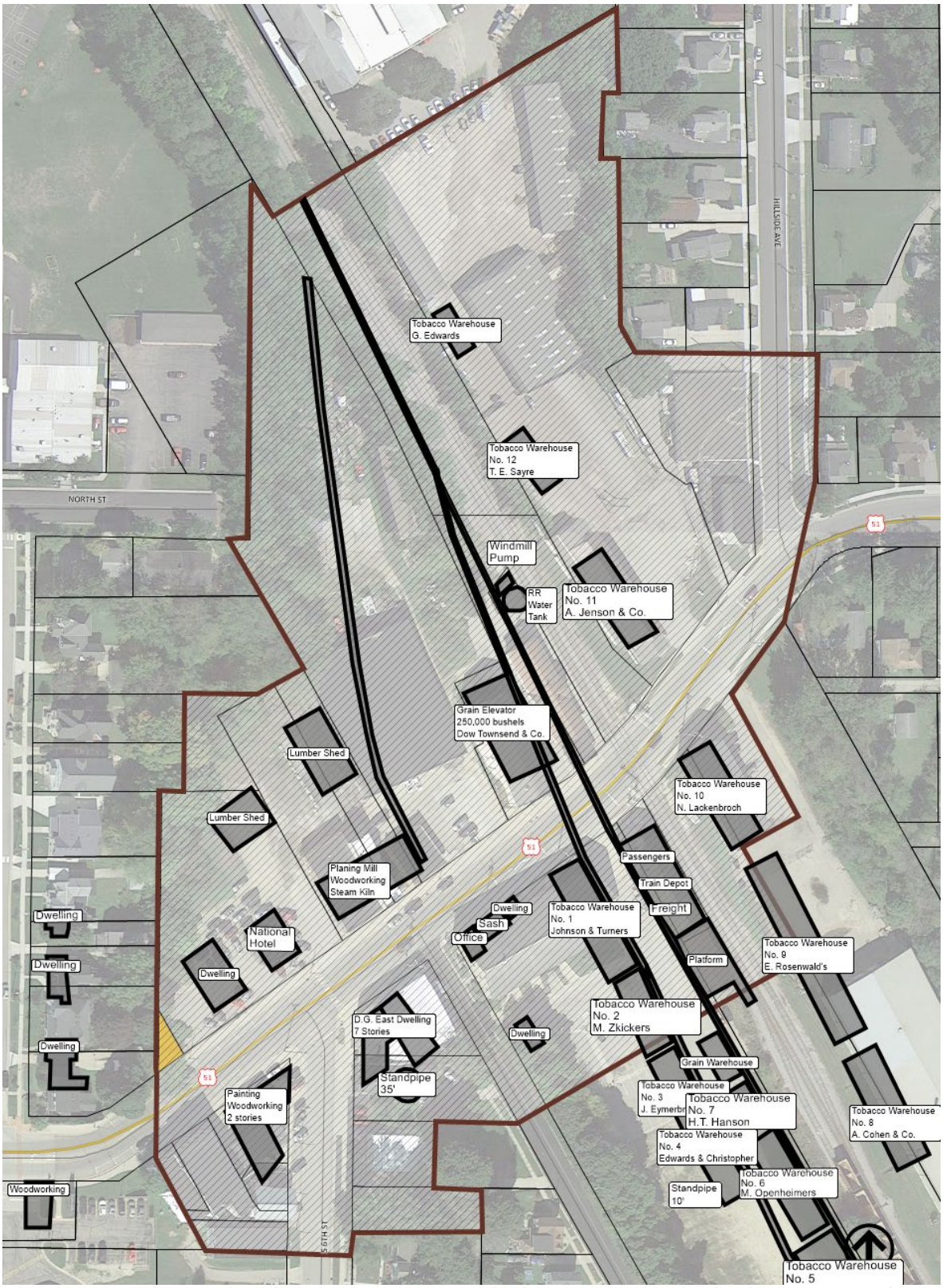


FIGURE 7: DEVELOPMENT OF EAST MAIN STREET REDEVELOPMENT AREA IN 1884 WITH CURRENT AERIAL PHOTO UNDERLAYING MAP.

Summary

Although there are several site conditions that need attention as redevelopment of this block is implemented, none of them appear to be significant enough to prevent redevelopment from occurring. The site issues needing attention are:

- ;
- Environmental issues – confirm with Phase II.

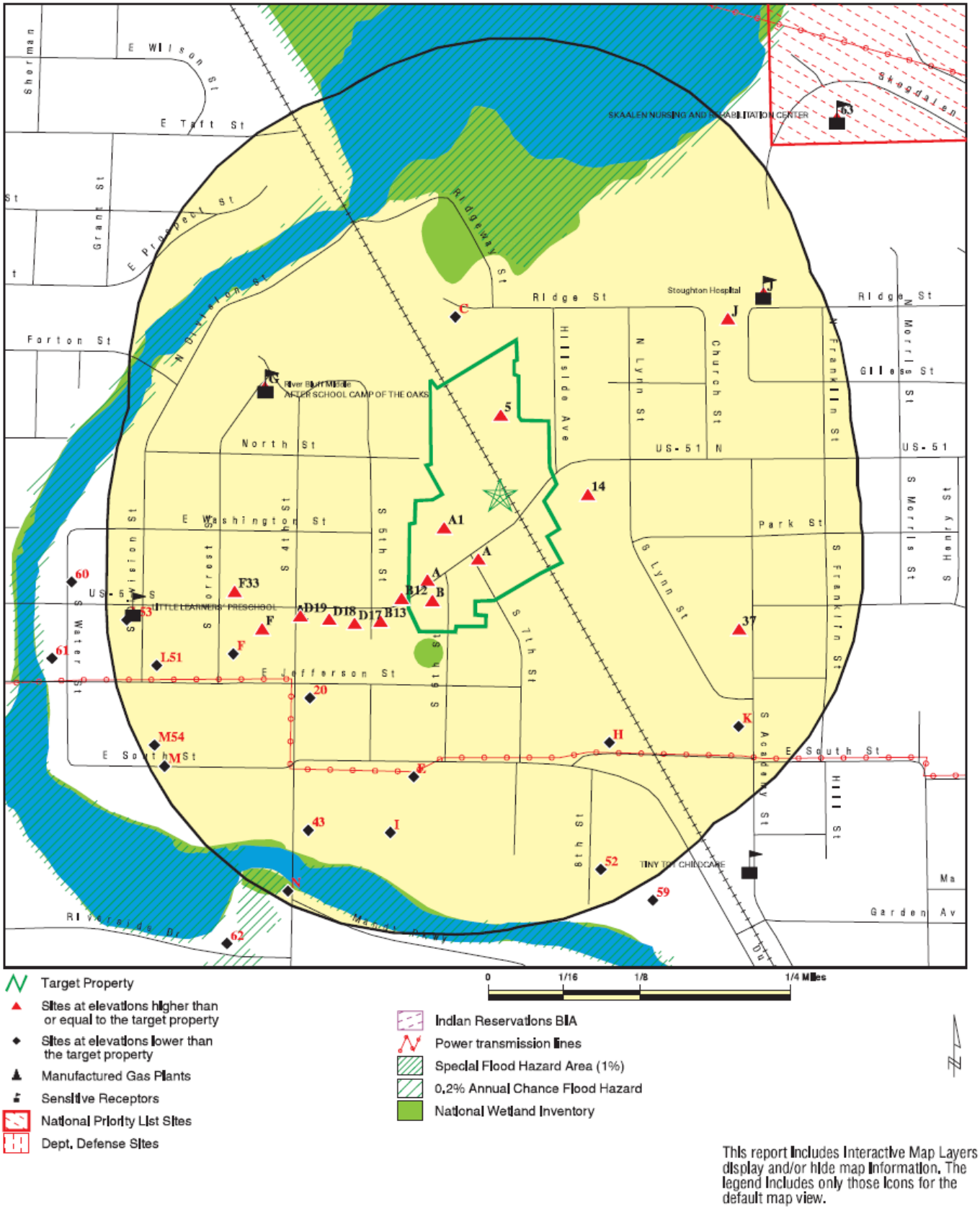


FIGURE 8: DOCUMENTED ENVIRONMENTAL CONDITIONS IN VICINITY OF EAST MAIN STREET REDEVELOPMENT AREA.

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

532 E. MAIN STREET
STOUGHTON, WI 53589

COORDINATES

Latitude (North):	42.9180950 - 42' 55' 5.14"
Longitude (West):	89.2145630 - 89' 12' 52.42"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	319246.6
UTM Y (Meters):	4753884.0
Elevation:	865 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5952103 STOUGHTON, WI
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20151011
Source:	USDA

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	STOUGHTON CITY LANDF	AMUNDSON PKWY & SKOG	NPL, SEMS, US ENG CONTROLS, US INST CONTROLS, ROD	Same	1402, 0.266, NE
A1	R A & W M AMUNDSON	500 E MAIN ST	UST	Higher	1 ft.
B2	PETERSON'S SERVICE,	435 EAST MAIN STREET	TIER 2	Higher	1 ft.
A3	PETERSONS MUFFLER SH	440 E MAIN ST	UST	Higher	1 ft.
A4	PETERSONS MUFFLER SH	440 E MAIN ST	BRRTS	Higher	1 ft.
5	STOUGHTON LUMBER CO	556 E MAIN ST	UST	Higher	1 ft.
B6	PETERSENS MOBIL	435 E MAIN	LUST, CRS, AUL, BRRTS	Higher	1 ft.
A7	HWY 51 & CNTY RD N	USH 51 & CTH RD N	SPILLS	Higher	1 ft.
A8	STOUGHTON TRAILERS I	205 S 7TH ST	UST	Higher	1 ft.
B9	PETERSON SERVICE	435 E MAIN ST	RGA LUST	Higher	1 ft.
B10	PETERSONS SERVICE IN	435 E MAIN ST	UST	Higher	1 ft.
B11	PETERSON SERVICE INC	435 E MAIN ST	EDR Hist Auto	Higher	1 ft.
B12	PETERSON HERBERT H	420 E MAIN ST	EDR Hist Auto	Higher	30, 0.006, SW
B13	ROBERT L GILBERT	401 E MAIN ST	UST	Higher	134, 0.025, SW
14	VIRGINIA VIKE	683 HWY 51	UST	Higher	144, 0.027, East
C15	IKI MANUFACTURING CO	411 RIDGE STREET	WI ERP, CRS, AUL, SPILLS, NPDES, TIER 2	Lower	223, 0.042, NNW
C16	IKI MANUFACTURING CO	411 RIDGE ST	AST	Lower	223, 0.042, NNW
D17	STOUGHTON CITY HALL	381 E MAIN ST	UST, AST	Higher	243, 0.046, SW
D18	ROBERT L GILBERT	343 E MAIN ST	UST	Higher	349, 0.066, SW
D19	STOUGHTON LIGHT AND	309-319 S 4TH STREET	EDR MGP	Higher	473, 0.090, WSW
20	CLARITY CLEANERS LLC	401 S 4TH ST	EDR Hist Cleaner	Lower	559, 0.106, SW
E21	JOHNSON CARPET SERVI	425 E SOUTH ST	UST	Lower	635, 0.120, SSW
E22	ROBERTS AUTO ELECTRI	425 E SOUTH ST	WI ERP, CRS, AUL, BRRTS	Lower	635, 0.120, SSW
F23	CITY OF STOUGHTON	255 E MAIN ST	UST	Higher	645, 0.122, WSW
F24	VILLAGE PLAYERS THEA	255 E MAIN ST	LUST	Higher	645, 0.122, WSW
G25	STOUGHTON SCHOOL DIS	233 N FORREST ST	SHWIMS	Higher	722, 0.137, WNW
G26	STOUGHTON AREA SCHOO	233 N FOREST ST	RCRA-VSQG	Higher	722, 0.137, WNW
G27	STOUGHTON SCHOOL DIS	221 N FORREST ST	SHWIMS	Higher	730, 0.138, WNW
G28	STOUGHTON AREA SCHOO	221 N FOREST ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	730, 0.138, WNW
H29	DANCO PRAIRIE FS COO	700 E SOUTH ST	UST	Lower	741, 0.140, SSE
H30	DAN-CO FS COOPERATIV	700 E SOUTH STREET	RCRA NonGen / NLR, FINDS, ECHO	Lower	741, 0.140, SSE
H31	DANCO PRAIRIE FS COO	700 E SOUTH ST	WI ERP, SHWIMS, LUST, SPILLS, AGSPILLS, WI WRRSER	Lower	741, 0.140, SSE
G32	STOUGHTON SCHOOL BUS	211 N FOREST ST	UST	Higher	745, 0.141, WNW
F33	216 E MAIN ST PROPER	216 E MAIN ST	BROWNFIELDS, BRRTS	Higher	760, 0.144, WSW
F34	WISCONSIN BELL INC P	321 S FOREST	SHWIMS	Lower	790, 0.150, WSW
F35	STOUGHTON ESS TANK A	321 S FOREST	UST, AST	Lower	790, 0.150, WSW
F36	WISCONSIN BELL INC P	321 SOUTH FOREST	RCRA-VSQG, ECHO	Lower	790, 0.150, WSW
37	BETTY J BOLEY	316 S ACADAMY	UST	Higher	827, 0.157, ESE
I38	MILFAB INC	433 E SOUTH ST	WI ERP, SHWIMS, RCRA NonGen / NLR, FINDS, ECHO,...	Lower	886, 0.168, SSW

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I39	MILLFAB HOLLEY MOULD	433 E. SOUTH STREET	US BROWNFIELDS	Lower	886, 0.168, SSW
I40	MILLFAB INC	433 E SOUTH ST	UST, AST	Lower	886, 0.168, SSW
J41	DEAN CLINIC - STOUGH	225 CHURCH ST	SHWIMS	Higher	902, 0.171, NE
J42	DEAN CLINIC - STOUGH	225 CHURCH ST	RCRA-VSQG	Higher	902, 0.171, NE
43	CITY OF STOUGHTON ST	515 S 4TH ST	UST	Lower	995, 0.188, SSW
K44	STOUGHTON TRAILERS L	416 S ACADEMY ST	RCRA-SQG, SHWIMS, SPILLS, BRRTS, MANIFEST, NPDES	Lower	1051, 0.199, SE
K45	STOUGHTON TRAILERS I	416 S ACADEMY ST	UST	Lower	1051, 0.199, SE
J46	STOUGHTON HOSPITAL	900 RIDGE ST	AST	Higher	1092, 0.207, NE
J47	STOUGHTON HOSPITAL	900 RIDGE ST	UST, ASBESTOS, Financial Assurance	Higher	1092, 0.207, NE
J48	STOUGHTON HOSPITAL	900 RIDGE STREET	SHWIMS, LUST, ASBESTOS, BRRTS, TIER 2	Higher	1092, 0.207, NE
J49	STOUGHTON HOSPITAL	900 RIDGE ST	RCRA-VSQG	Higher	1092, 0.207, NE
J50	STOUGHTON HOSPITAL	900 RIDGE ST	MANIFEST	Higher	1092, 0.207, NE
L51	SMOKEYS AUTO BODY	327 S DIVISION ST	RCRA-VSQG, SHWIMS, FINDS, ECHO, MANIFEST	Lower	1128, 0.214, WSW
52	STOUGHTON TRAILERS I	613 8TH ST	UST	Lower	1172, 0.222, SSE
L53	SUNDBY PHARMACY	101 W MAIN ST	SHWIMS	Lower	1232, 0.233, WSW
M54	UNIROYAL GLOBAL ENGI	501 S WATER ST	SEMS-ARCHIVE, CORRACTS, RCRA-LQG, 2020 COR ACTION	Lower	1258, 0.238, SW
M55	UNIROYAL ENGINEERED	501 S WATER ST	WI ERP, SHWIMS, CRS, AUL, SPILLS, ASBESTOS, BRRTS	Lower	1258, 0.238, SW
M56	UNIROYAL INC	501 S WATER ST	UST, AST	Lower	1258, 0.238, SW
N57	STOUGHTON UTILITIES	600 S 4TH ST	AST	Lower	1271, 0.241, SSW
N58	WASTE WATER TREATMEN	700 MANDT PARK DR	AST	Lower	1275, 0.241, SSW
59	8TH STREET REDEVELOP	623 8TH ST	WI ERP, CRS, AUL, ASBESTOS	Lower	1400, 0.265, SSE
60	STOUGHTON CTY	211 WATER ST	LUST	Lower	1472, 0.279, WSW
61	DAVES WATERS EDGE BA	324 S WATER ST	WI ERP, BROWNFIELDS, BRRTS	Lower	1572, 0.298, WSW
62	STOUGHTON IMPOUNDMEN	200 RIVERSIDE DR	BROWNFIELDS	Lower	1600, 0.303, SSW
63	SKAALEN SUNSET HOME	400 N MORRIS ST	RCRA-VSQG, SHWIMS, LUST, FINDS, ECHO, ASBESTOS	Higher	1703, 0.323, NE
64	STOUGHTON SEWAGE TRE	MANDT PARK	WI ERP	Lower	1754, 0.332, South
O65	PAGE STREET STATION	277 W MAIN ST	SHWIMS, LUST, RCRA NonGen / NLR, FINDS, ECHO	Lower	1873, 0.355, WSW
O66	DENNYS SERVICE	304 W MAIN ST	LUST, CRS, AUL, SPILLS, ASBESTOS	Lower	2079, 0.394, West
67	STOUGHTON AREA SCHOO	600 MANDT PARK DRIVE	LUST, TIER 2, WI WRRSER	Lower	2094, 0.397, South
O68	STOUGHTON NEWSPAPERS	301 W MAIN ST	LUST, CRS, AUL, ASBESTOS	Lower	2097, 0.397, WSW
69	SPEEDWAY/SUPERAMERIC	314 W MAIN ST	SHWIMS, LUST, CRS, AUL, BROWNFIELDS, ASBESTOS,...	Lower	2212, 0.419, West
70	BFS CORP	1321 E MAIN ST	SHWIMS	Higher	2377, 0.450, East
P71	STOUGHTON CTY (AMUND	AMUNDSON PKWY & SKOG	WI ERP, SWF/LF, SHWIMS, AUL	Lower	2458, 0.466, ENE
P72	STOUGHTON CTY (AMUND	AMUNDSON&SKOGDALEN	WDS	Lower	2458, 0.466, ENE
P73	STOUGHTON CTY	AMUNDSON&SKOGDALEN	WDS	Lower	2458, 0.466, ENE

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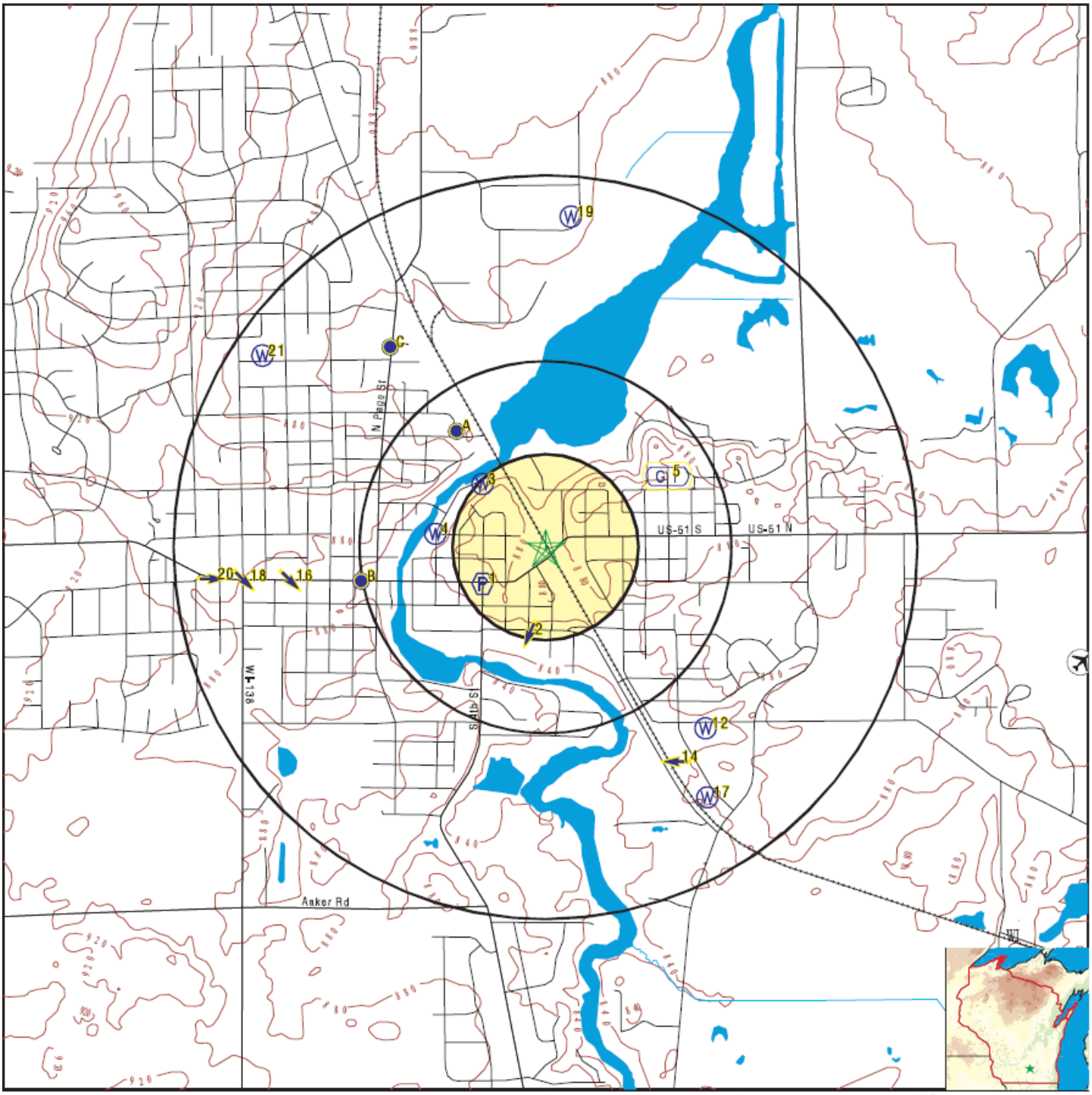


County Boundary
Major Roads
Contour Lines
Airports
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Closest Hydrogeological Data

FIGURE 9: MAP SHOWING MAJOR PUBLIC FACILITIES.

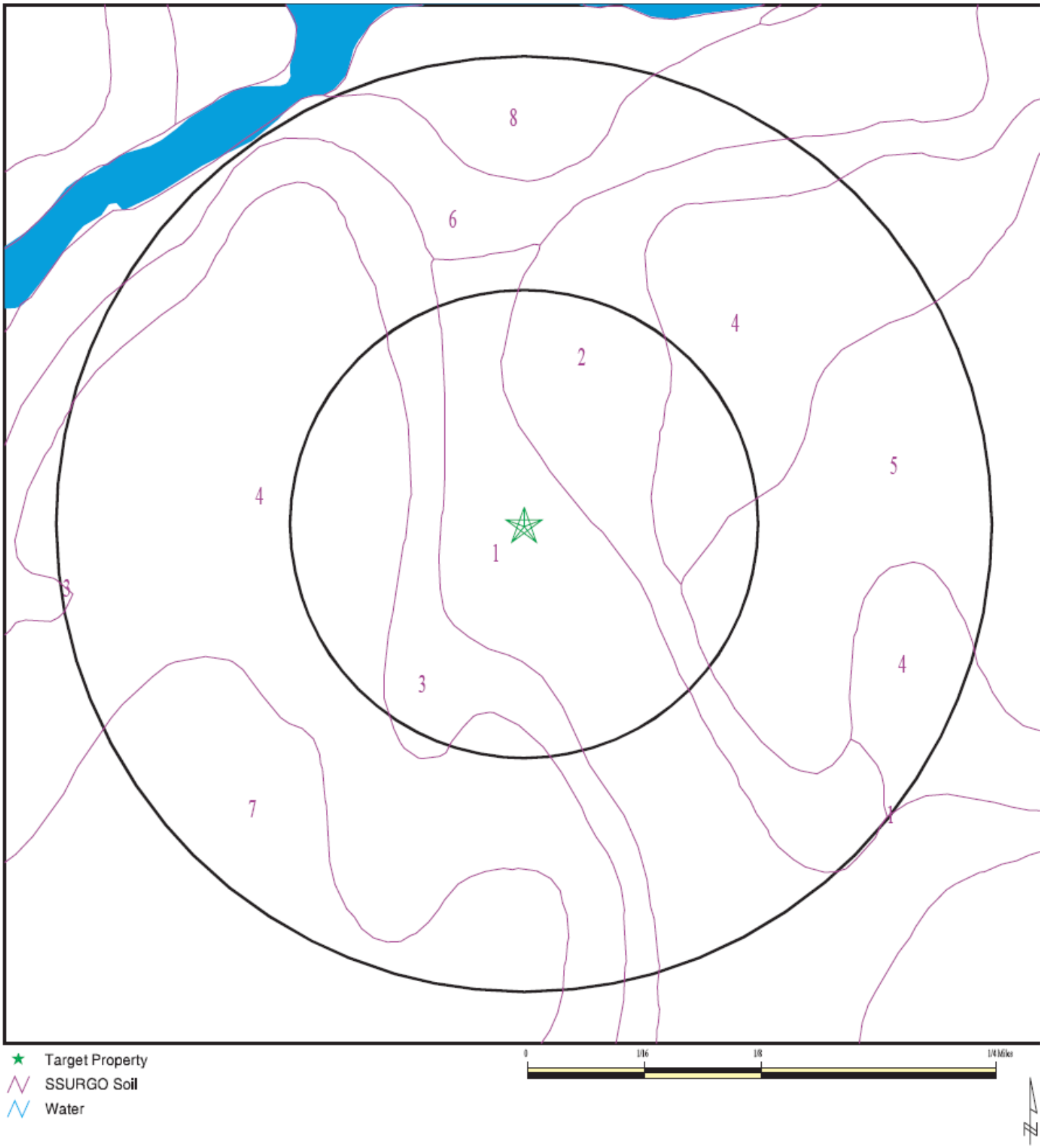


FIGURE 10: SOILS MAP

Map #	Soil Group	Description	Depth to Water Table
1	Troxel Silt Loam	Moderate infiltration rates. Deep and moderately deep, moderately well drained soils with moderately coarse textures.	>137 inches (11 feet)
2	Dresden Loam	Moderate infiltration rates. Deep and moderately deep, moderately well drained soils with moderately coarse textures.	>0 inches
3	Dresden Loam	Moderate infiltration rates. Deep and moderately deep, moderately well drained soils with moderately coarse textures.	>0 inches
4	Dresden Silt Loan	Moderate infiltration rates. Deep and moderately deep, moderately well drained soils with moderately coarse textures.	>0 inches
5	Batavia Silt Loam	Moderate infiltration rates. Deep and moderately deep, moderately well drained soils with moderately coarse textures.	>0 inches
6	Batavia Silt Loam	Moderate infiltration rates. Deep and moderately deep, moderately well drained soils with moderately coarse textures.	>0 inches
7	Kegonsa Silt Loam	Moderate infiltration rates. Deep and moderately deep, moderately well drained soils with moderately coarse textures.	>0 inches
8	Houghton Muck	Drained/undrained hydrology class of soils that cam be drained and are classified. Very poorly drained. High steel corrosion potential.	>0 inches

REDEVELOPMENT PLAN CREATION PROCESS

The Redevelopment Authority of the City of Stoughton (Stoughton RDA or RDA) in 2019 expressed interest in addressing the East Main Street section of Redevelopment Area #1. The RDA had recently commissioned a study of Stoughton's downtown, which included the East Main Street area around the railroad tracks as the east end of downtown.

This plan follows up on the downtown study by focusing attention on how the East Main Street Redevelopment Area can not only support the goals of the downtown study, but create additional opportunities to attract new families to the City, bolster property values in an underutilized portion of the downtown and strengthen businesses throughout the City, particularly downtown businesses.

Little attention has been paid to this area since Redevelopment Area #1 was created in 2007. The condition of property in this area was assessed in late 2007 and a finding that much of the property in this area met the statutory definitions of blight was made by the Stoughton City Council on January 22, 2008.

At its meeting on June 10, 2020 the RDA asked its planning consultant to prepare a plan of redevelopment to address the properties located within the East Main Street Redevelopment Area. At its July 8, 2020 meeting the RDA reviewed a summary analysis of historical and existing conditions in the area. The RDA discussed desired land uses for the area, public works improvements that may be needed and acceptable strategies for promoting the desired types of redevelopment activities.

An initial draft redevelopment plan based upon this discussion was prepared and reviewed at the August 12, 2020 RDA meeting.

Describe subsequent meetings.

At this meeting they also decided to set the public hearing date for the redevelopment plan for xxxx, 2020.

Notice of Public Hearing was published on xxxx, 2020 and xxxx, 2020 in the Stoughton Courier Hub and notices were mailed certified mail return receipt requested to property owners within the East Main Street Redevelopment Area on xxxx, 2020.

A public hearing was held on xxxx, 2020. Due to a Covid-19 pandemic, the public hearing was held at xxxxxx where the RDA convened, as well as on-line through the meeting platform xxxxxxx. xxxxxx members of the public participated in the public hearing. Describe public hearing outcomes. Minutes from the public hearing with transcripts of the verbal comments as well as copies of the submitted letters may be found in the Appendix.

Following the public hearing, the RDA adopted the Redevelopment Plan for the East Main Street Redevelopment Area and forwarded the plan to the City Council for adoption. The Stoughton City Council approved the Redevelopment Plan on xxxx, 2020.

The RDA expects to certify the Plan at its meeting on xxxxxxx, 2020.

Timetable and Process
Redevelopment Plan
East Main Street Redevelopment Area
City of Stoughton, WI

Action	Party Responsible	Date
1. **RDA Meeting:** • Review initial draft of Redevelopment Plan • **Review history of area, existing conditions, maps and proposed future land use and zoning maps.** • Discuss approaches the City may take toward promoting redevelopment of the area. • Consider potential public improvements that may be needed.	RDA/GWB	7/8/20
2. **Prepare initial draft redevelopment plan:** • Illustration of Redevelopment Potential map and tables • Standards of Population Density, Land Coverage and Building Intensity • Existing and Proposed Property Values • Zoning, existing and proposed • Building Codes, existing and proposed • Kind and Number of Site Improvements and Public Utilities • Relocation	GWB	7/9/20 to 8/5/20
3. **RDA Meeting** • Discuss plan of redevelopment • Review plan components to identify direction for City actions relative to East Main St. Redevelopment Area	RDA/GWB	08/12/20
4. **Prepare Next Iteration of Redevelopment Plan** Update and develop plan components to reflect RDA discussion.	GWB	8/13/20 to 9/2/20
5. **RDA Meeting** • Review draft redevelopment plan. Identify issues needing further discussion at next meeting or schedule public hearing date.	RDA/GWB	9/9/20
6. **Financing Structure and Issue Development** Refine and update cost estimates, acquisition, relocation, environmental issues.	GWB/City Staff/City Attorney	9/10/20 to 9/30/20
7. **RDA Meeting** Review redevelopment plan and approve issuing notices and letters for public hearing.	RDA/GWB	10/14/20
8. **Send redevelopment plan public hearing notice** to newspaper and to property owners by certified mail at least **20 days** before the hearing.	City Clerk	10/19/20

9. **Publish public hearing notice** for public hearing on redevelopment plan *(Class 2), last insertion at least 10 days before the hearing.*	Stoughton Courier Hub	10/22/20 and 10/29/20
10. **Post notice of public hearing** on property for which no return receipt received; *at least **10 days before the public hearing***.	City Clerk	11/1/20
11. **RDA Meeting –** • Public Hearing on Redevelopment Plan • Public Hearing on CDBG Grant Application • Consider resolution approving redevelopment plan • Consider resolution for CDBG Grant Application, if needed	RDA/GWB	11/11/20
12. **City Council Meeting** • Consider resolution approving redevelopment plan (2/3 vote)	Council	11/24/20
13. **RDA Meeting:** • Certify redevelopment plan to City Council	RDA	12/9/2020

PLAN OF REDEVELOPMENT

Summary of Potential Displacement Impacts

Estimated # Households in RA	
Assumed in Acquired Property	
Assumed Relocation Payments per Household *Rent differential for 4 years plus moving costs*	$
Budget for Relocation Costs	$

Illustration of Development Potential

Insert illustration of development potential map when considered.

South of Main St. - Commercial

Floors	
Height	ft
Front/Rear Set-back	ft
Side Set-back	ft
Building Envelope	sf
% of Lot Area	
Building Efficiency	
Space Available for Occupancy/Floor	sf
Average Size per Unit	sf
Floor 1	
Floor 2	
Floor 3	
Total Potential Units	
Estimated Potential Value	
Minimum Lot Area Required by Zoning	
Lot Area Available	
30% of Lot Area	
Max Units by R4 Zoning	
Average Value per Unit	
Estimated Value of Project	
Average Residents per Unit	
Estimated # Residents	
# Parking Stalls per Unit	
# of Stalls Required	
Lot Area Required for Parking	sf

Northeast Quadrant - Multi-family Apartments

Floors	
Height	ft
Front/Rear Set-back	ft
Side Set-back	ft
Building Envelope	
% of Lot Area	
Building Efficiency	
Space Available for Occupancy/Floor	sf
Average Size per Unit	sf
Floor 1	
Floor 2	
Floor 3	
Total Potential Units	

Estimated Potential Value	
Minimum Lot Area Required by Zoning	
Lot Area Available	
30% of Lot Area	
Max Units by R4 Zoning	
Average Value per Unit	
Estimated Value of Project	
Average Residents per Unit	
Estimated # Residents	
# Parking Stalls per Unit	
# of Stalls Required	
Lot Area Required for Parking	sf

Northwest Quadrant – Multi-family

Floors				
Height	ft	ft	ft	ft
Front/Rear Set-back	ft	ft	ft	ft
Side Set-back	ft	ft	ft	ft
Building Envelope				
% of Lot Area				
Building Efficiency				
Space Available for Occupancy/Floor	sf	sf	sf	sf
Average Size per Unit	sf	sf	sf	sf
Floor 1				
Floor 2				
Floor 3				
Total Potential Units				
Estimated Potential Value				
Minimum Lot Area Required by Zoning				
Lot Area Available				
30% of Lot Area				
Max Units by Zoning				
Average Value per Unit				
Estimated Value of Project				
Average Residents per Unit				
Estimated # Residents				
# Parking Stalls per Unit				
# of Stalls Required				
Lot Area Required for Parking	sf	sf	sf	sf

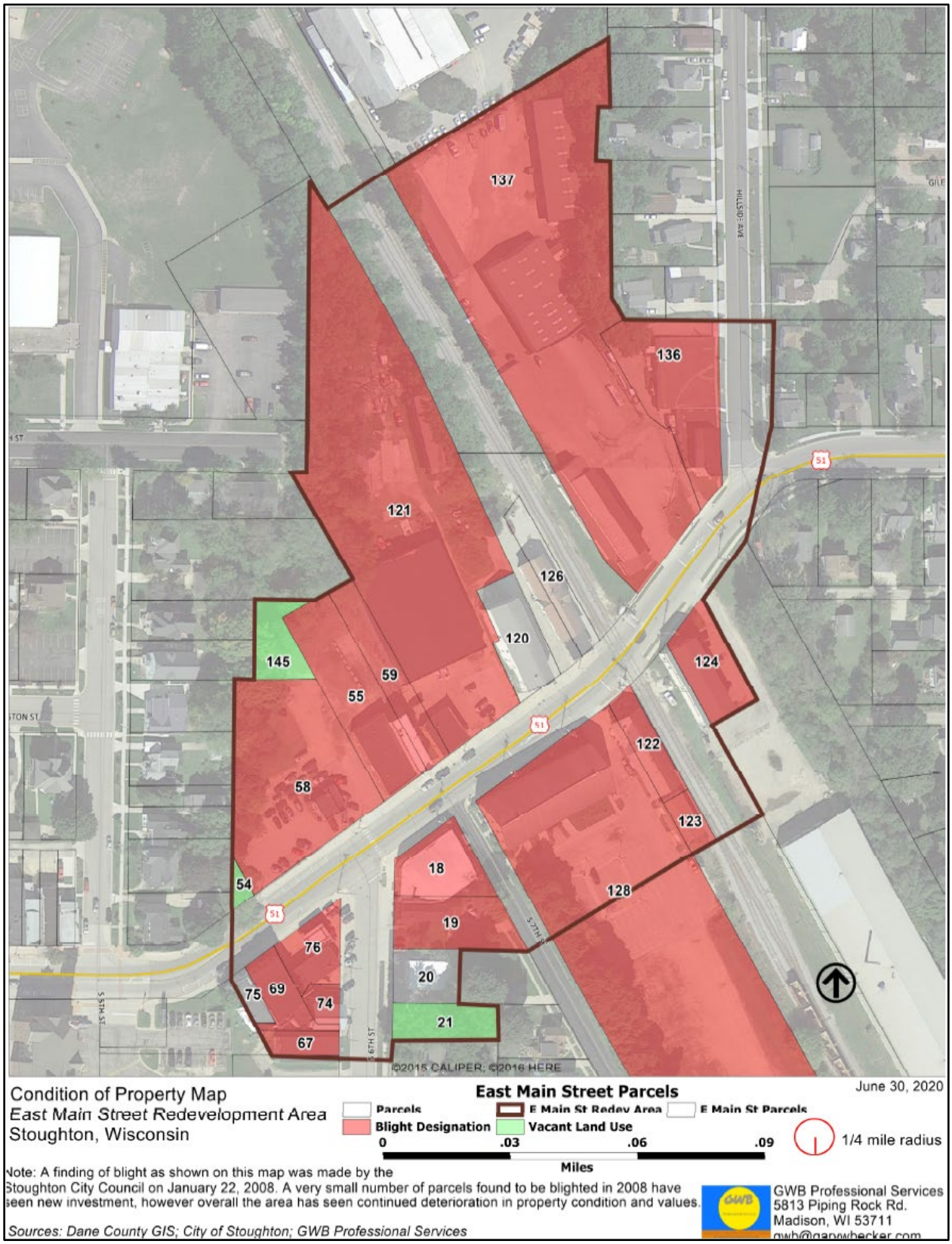
Summary of Potential Development

	NE Quad	NW Quad	South of Main	Total
# Dwelling Units	xx	xx	xx	xx
Average Size/Unit	xx	xx	xx	N/A
Estimated Value of Improvements	$xx	$xx	$xx	$xx
Estimated # of Residents	xx	xx	xx	xx
# Parking Stalls	xx	xx	xx	xx

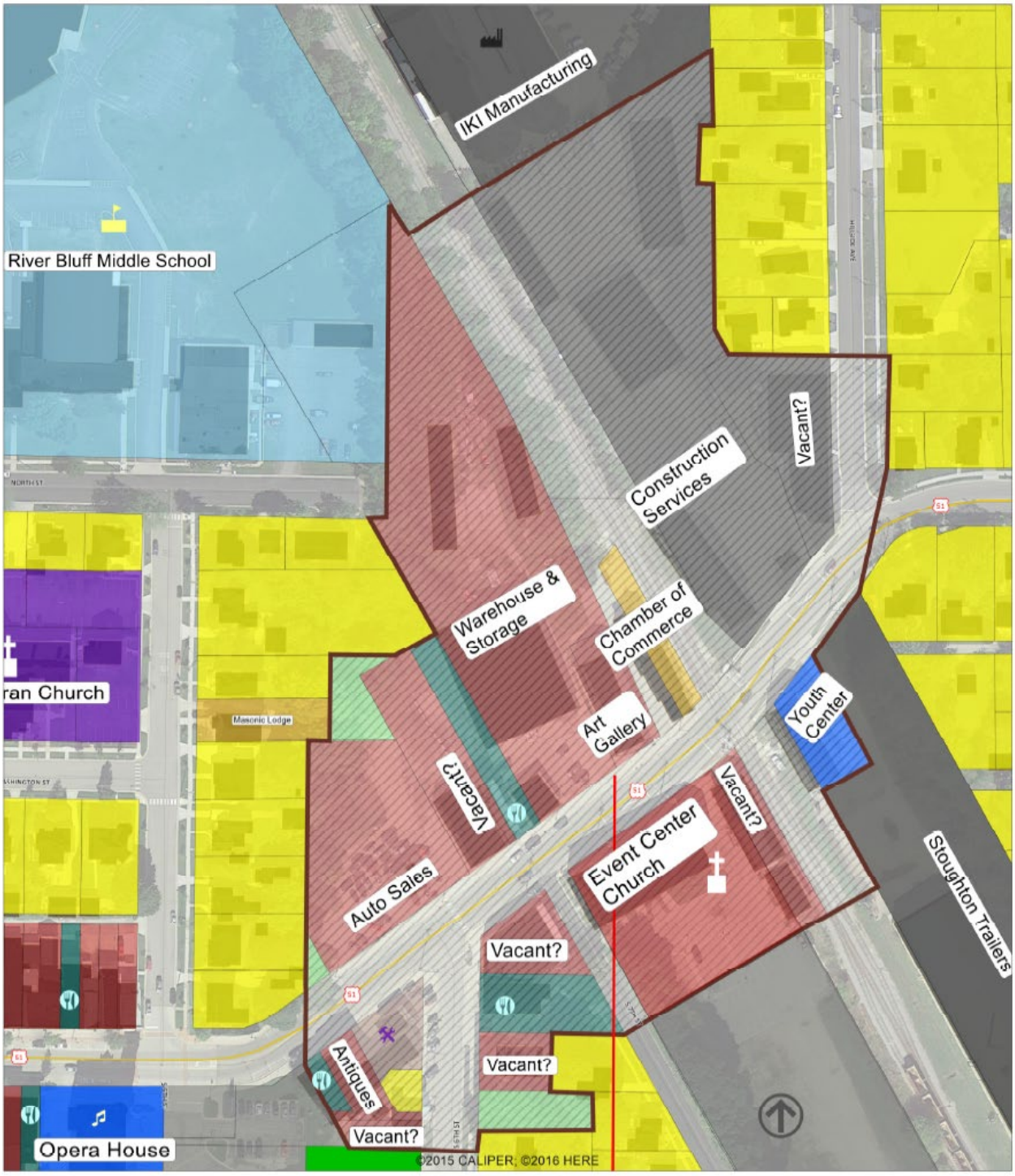
Standards of Population Density, Land Coverage and Building Intensity

Standard	Current Conditions	Post-Redevelopment
Population Density	Xx persons per acre	xx persons per acre
Land Coverage • Roads • Alleys • Terraces • Sidewalks • Driveways • Residential Buildings • Yards, Vacant, Unused	 0.504 acres 0.115 acres 0.141 acres 0.118 acres 0.117 acres 0.5 acres 1.4 acres	 0.504 (no change expected) 0.115 (no change expected) 0.145 (add 154 s.f.) 0.118 (no change expected) 0.155 (net increase of 1,670 sf) 0.66 (net increase of 7,000 sf) 1.19 (net decrease of 9,148 sf)
Building Intensity	xx%	xx%

Condition of Property Map



Current Land Uses Map



Existing Land Uses : East Main Street Redevelopment Area

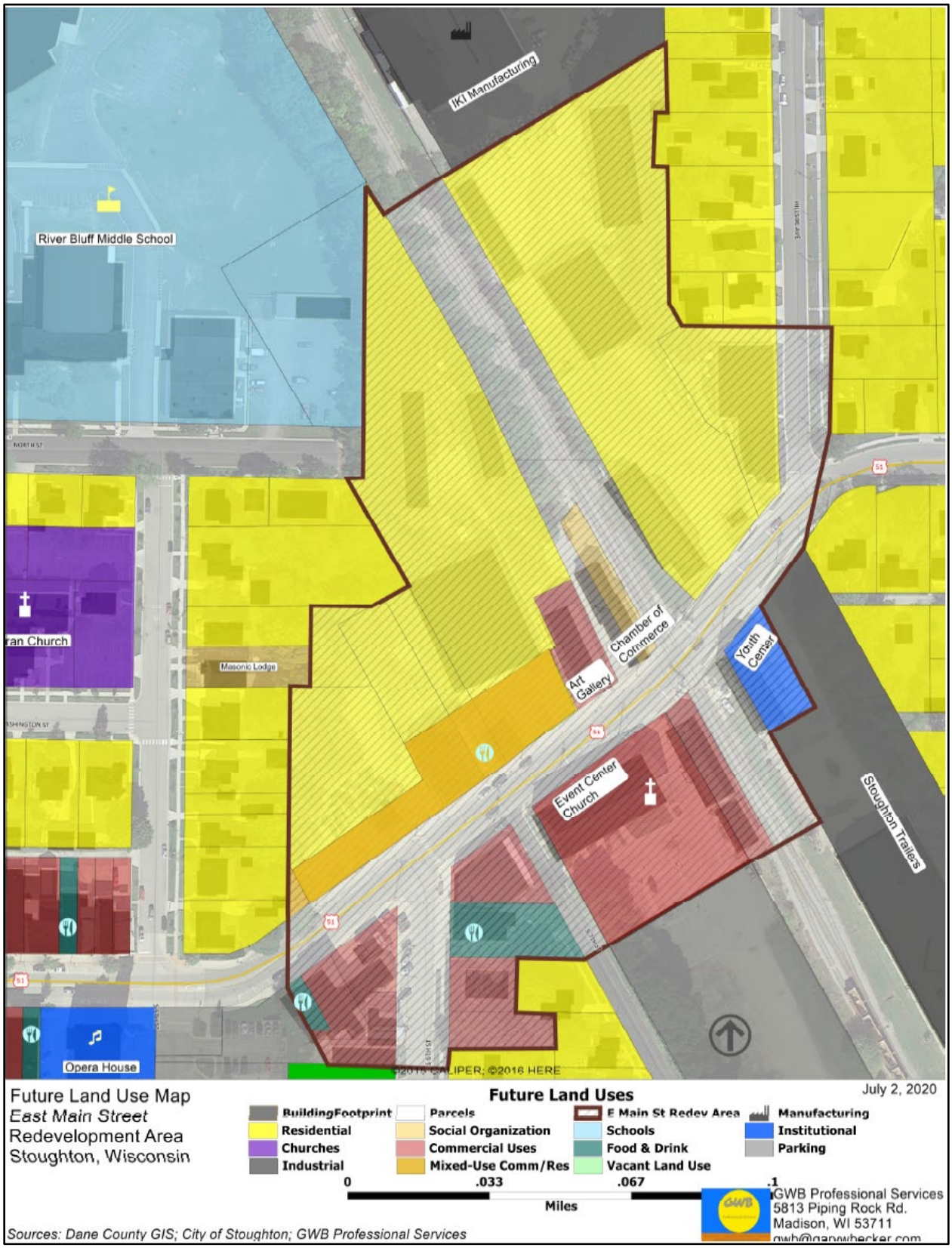
BuildingFootprint	Parcels	E Main St Redev Area	Manufacturing
Residential	Utility Services	Social Organization	Auto Service
Schools	Institutional	Health Services	Churches
Commercial Uses	Food & Drink	Parking	Industrial

0 .033 .067 .1
Miles

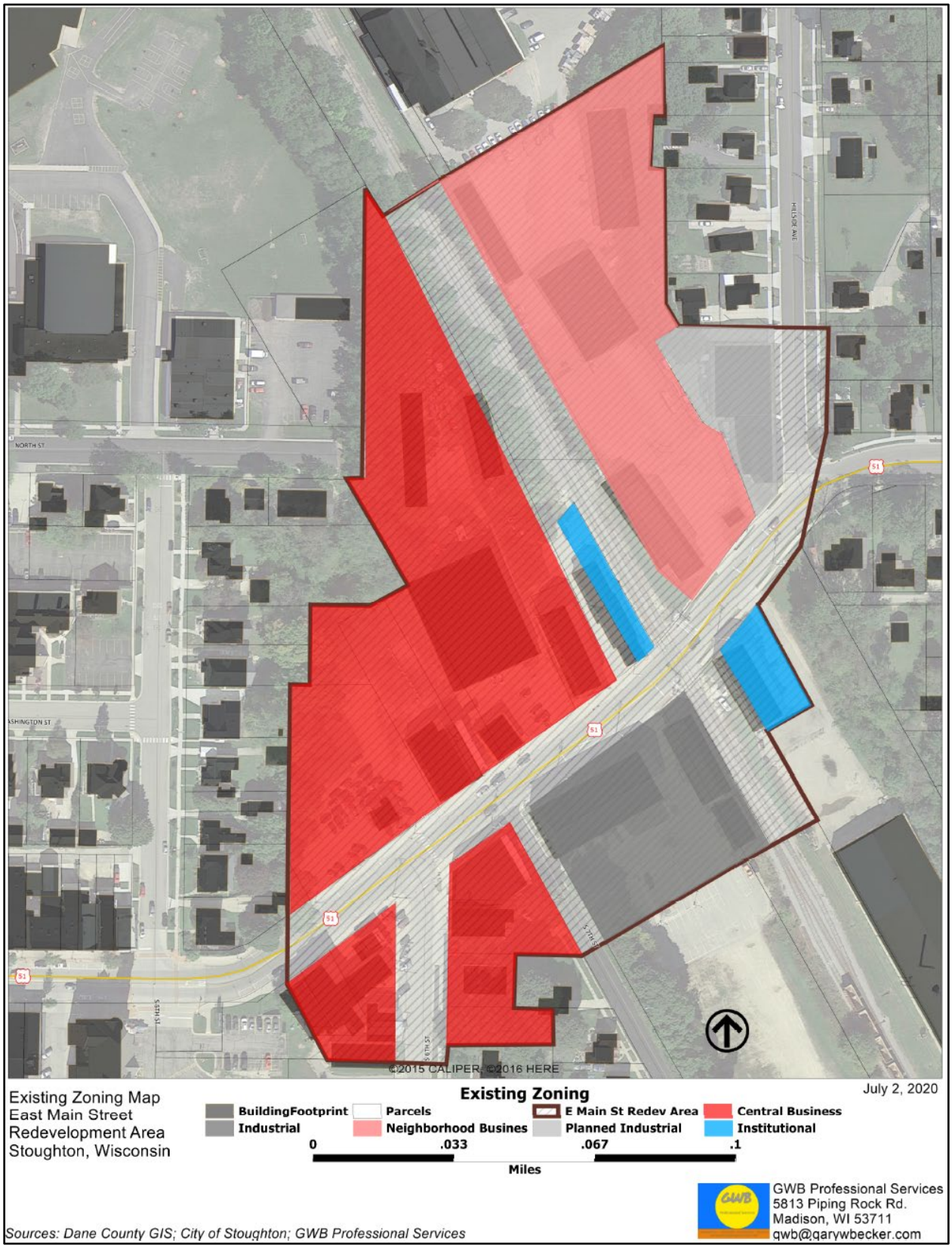
June 30, 2020
1/4 mile radius

GWB Professional Services
5813 Piping Rock Rd.
Madison, WI 53711
gwb@garywbecker.com

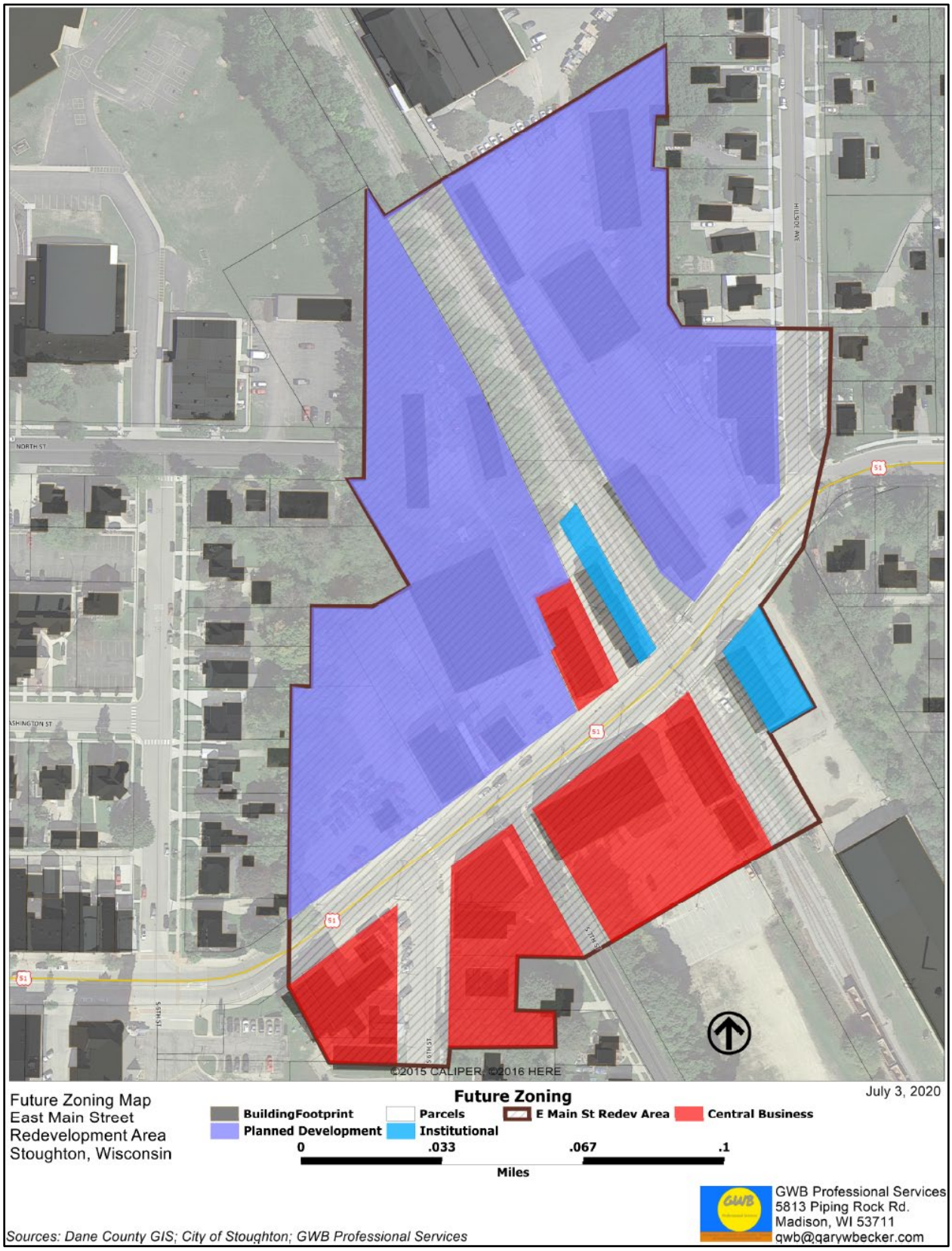
Future Land Uses Map



Current Zoning Map



Future Zoning Map



PROPOSED SITE IMPROVEMENTS AND PUBLIC WORKS

Kind, Number and Location

Insert map of proposed improvements when this has been considered.

Proposed Project Costs

Table #2: Main Street Redevelopment Area Planned Project Costs

Proposed Improvements	Total Cost	Others' Share	City Share
A. Streets & Sidewalk Pedestrian Bridge Pedestrian/Bike access improvements	$	$0	$
B. Sanitary Sewer – 4" @ xx' 6' @ xx'	$	$0	$
C. Storm Sewer –" @ xx'	$	$0	$
D. Water Service	$	$0	$
E. Electrical Service	$	$0	$
F. Property Assembly Costs	$	0	$
G. Relocation	$	$0	$
H. Assessment, Demolition, Remediation	$	$0	$
I. Loans or Cash Grants for Investment/Rehab	$	$0	$
J. Professional Services	$	$0	$
K. Administration Costs	$	$0	$
Subtotal	**$**	**$0**	**$**

Financing

Preliminary Sources and Uses of Funds Chart

Proposed Improvements	Source #1	Source #2	Total
A. Sidewalk, Trees & Terrace		$	**$**
B. Sanitary Sewer		$	**$**
C. Storm Sewer		$	**$**
D. Water Service		$	**$**
F. Electrical Service		$	**$**
D. Property Assembly Costs	$		**$**
E. Relocation		$	**$**
F. Demolition, Assessment, Remediation	$	$	**$**
G. Rehab Grants		$	**$**
H. Professional Services	$	$	**$**
I. Administration Costs	$	$	**$**
Total	**$**	**$**	**$**

PROPOSED CHANGES IN ZONING ORDINANCES, MASTER PLAN, BUILDING CODES, MAP AND CITY ORDINANCES

The City's zoning ordinance and other City ordinances are required to implement this redevelopment plan. This plan is feasible if implemented as a planned development group. Current zoning is shown on the Current Zoning Map. Redevelopment proposals will have to go through the appropriate procedure to receive the proper zoning. No changes are proposed in the Comprehensive (Master) Plan, Official Map, or Building Codes as part of this Plan.

APPENDIX

Blight Determination Resolution, City of Stoughton

Blight Study 2007

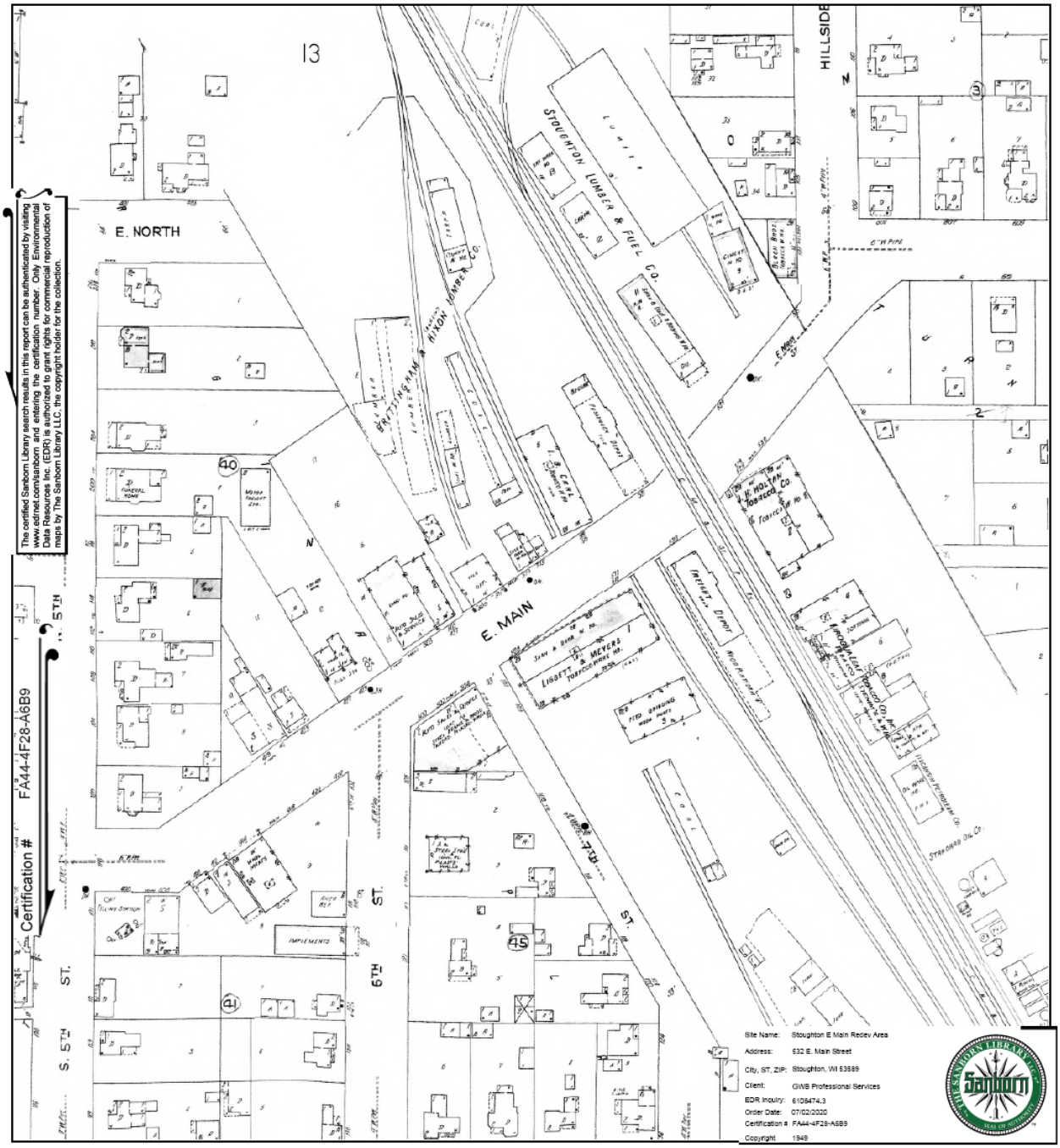
Cost Estimates

Historical Development

Sanborn Maps

EDR

Certified Sanborn® Map 1949



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EDR

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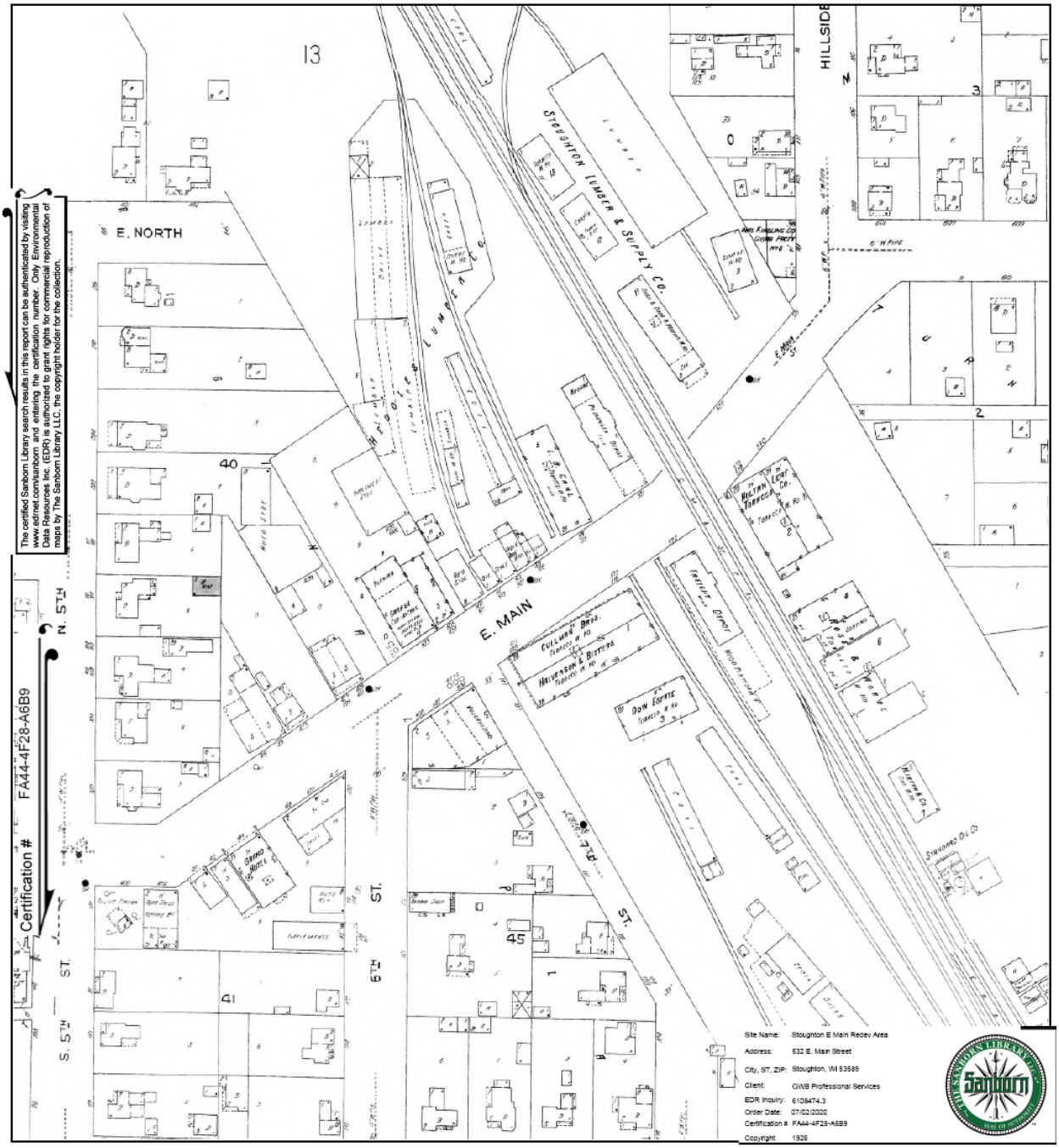
1926



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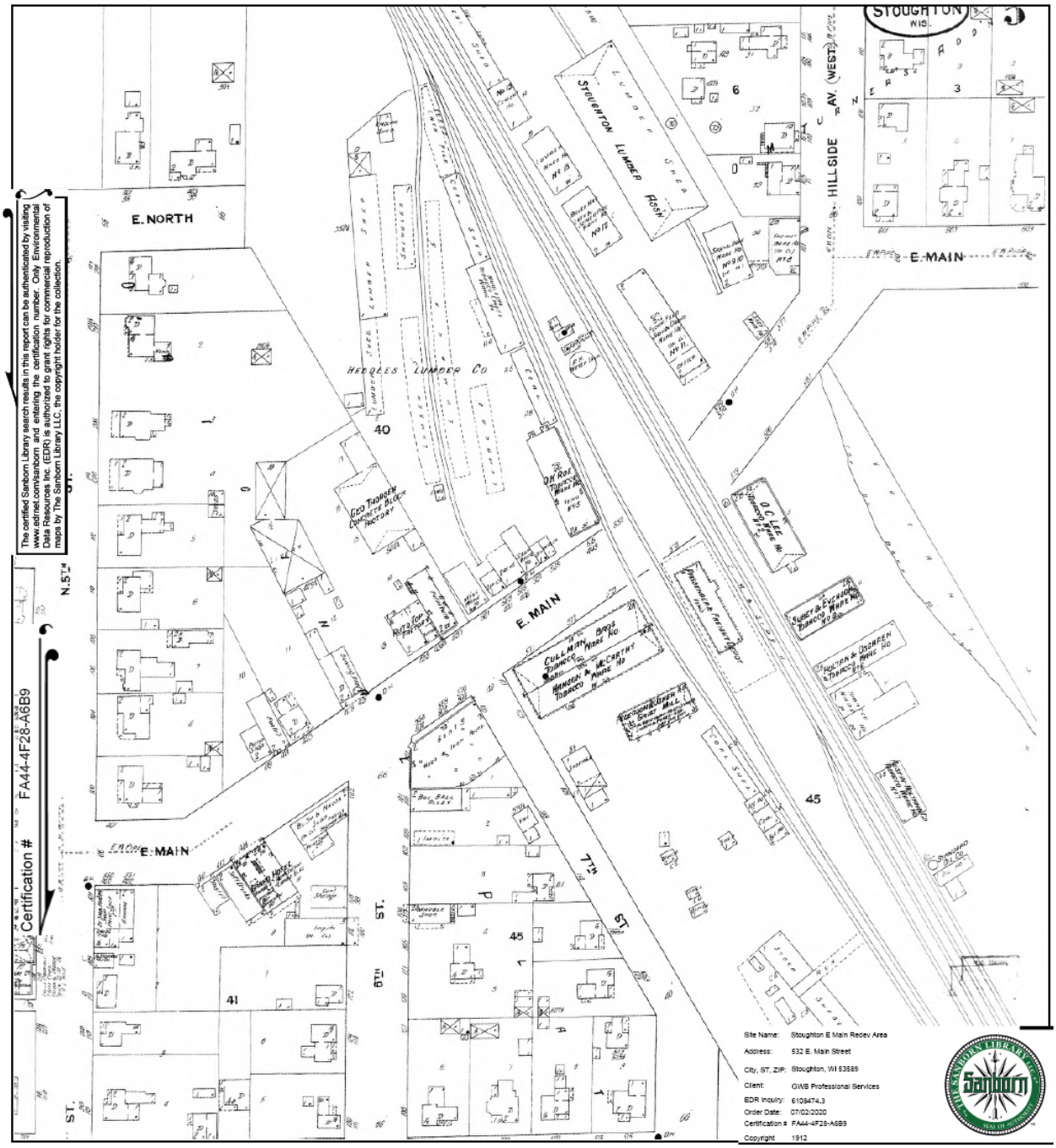

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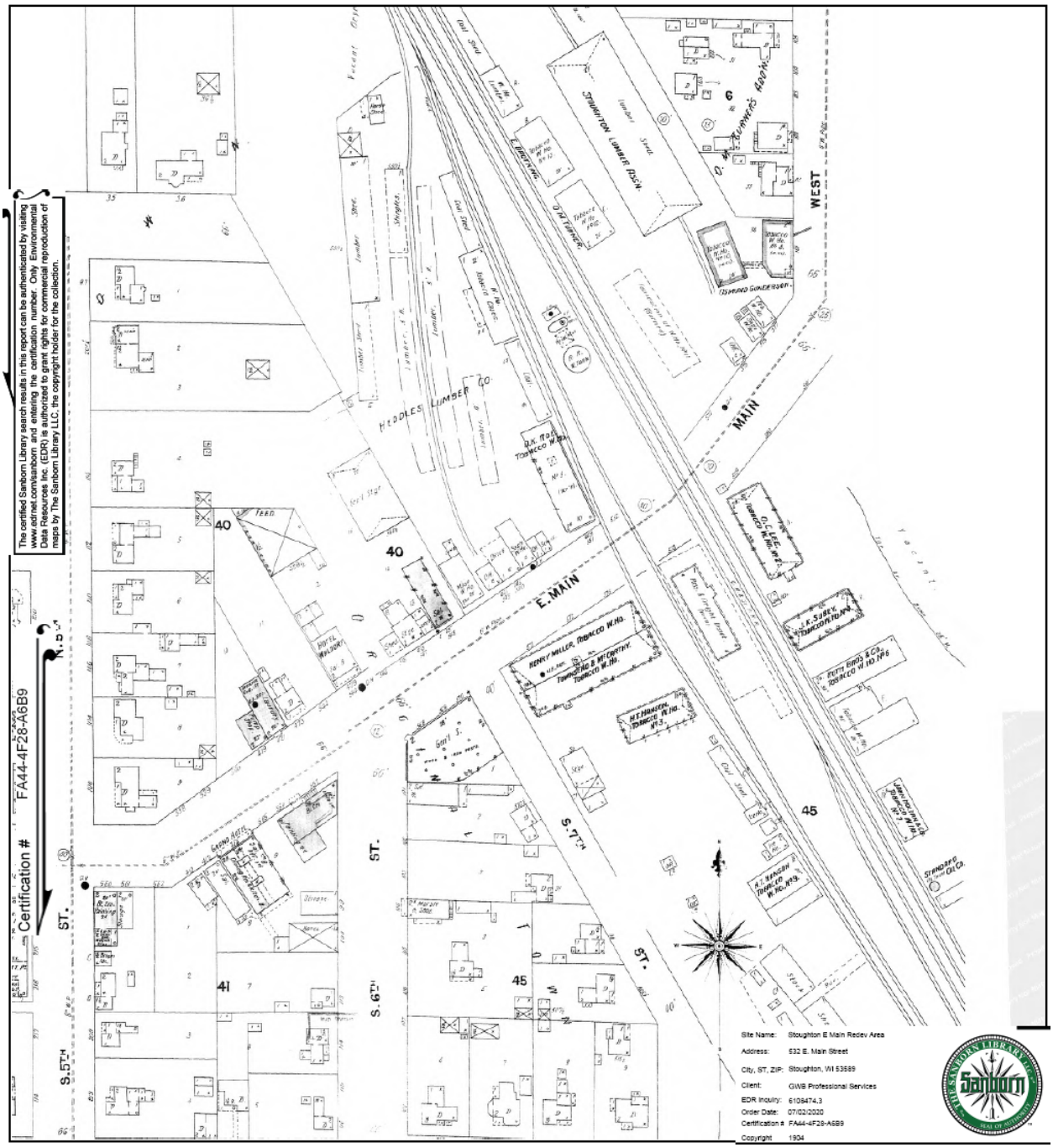

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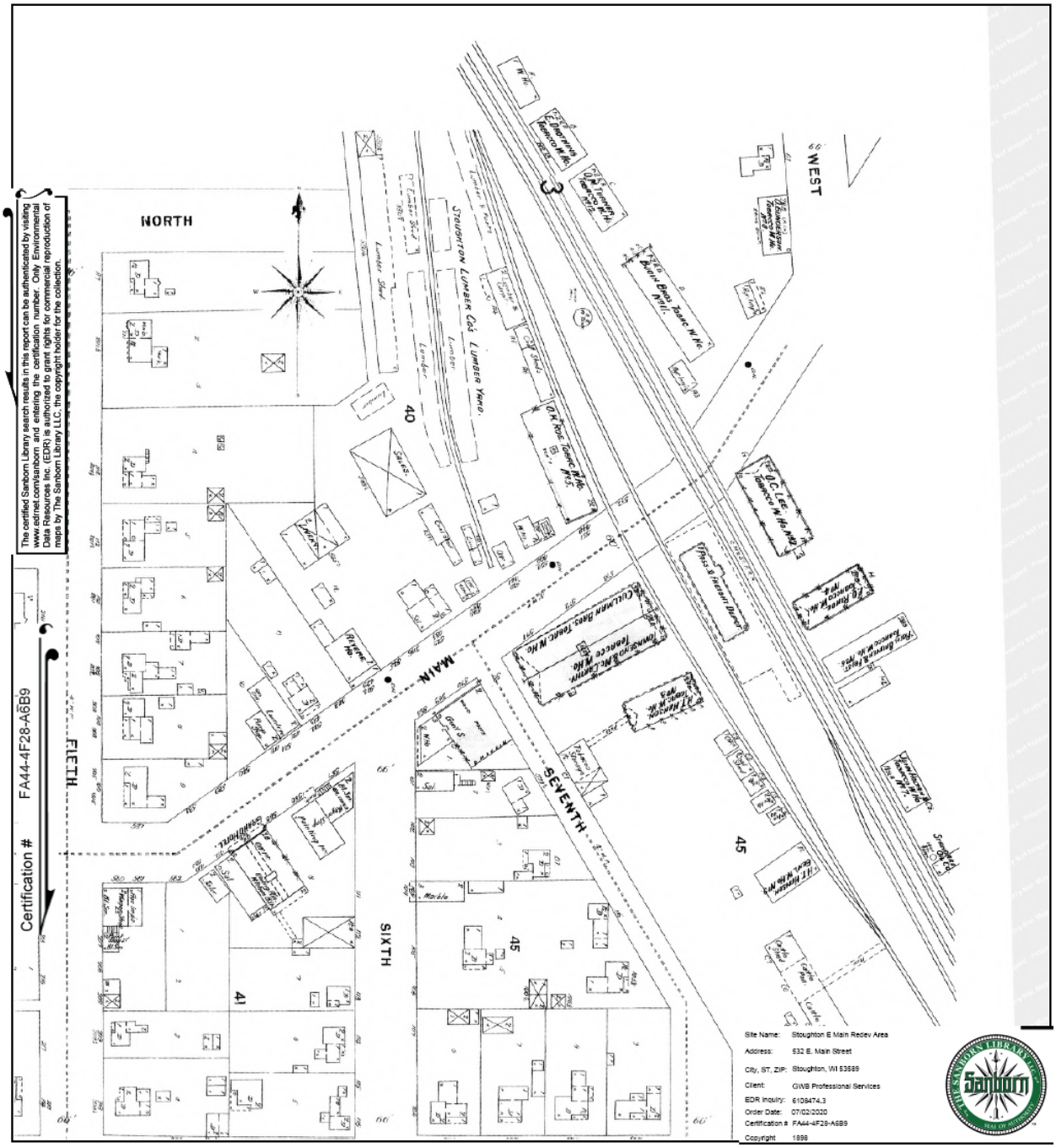

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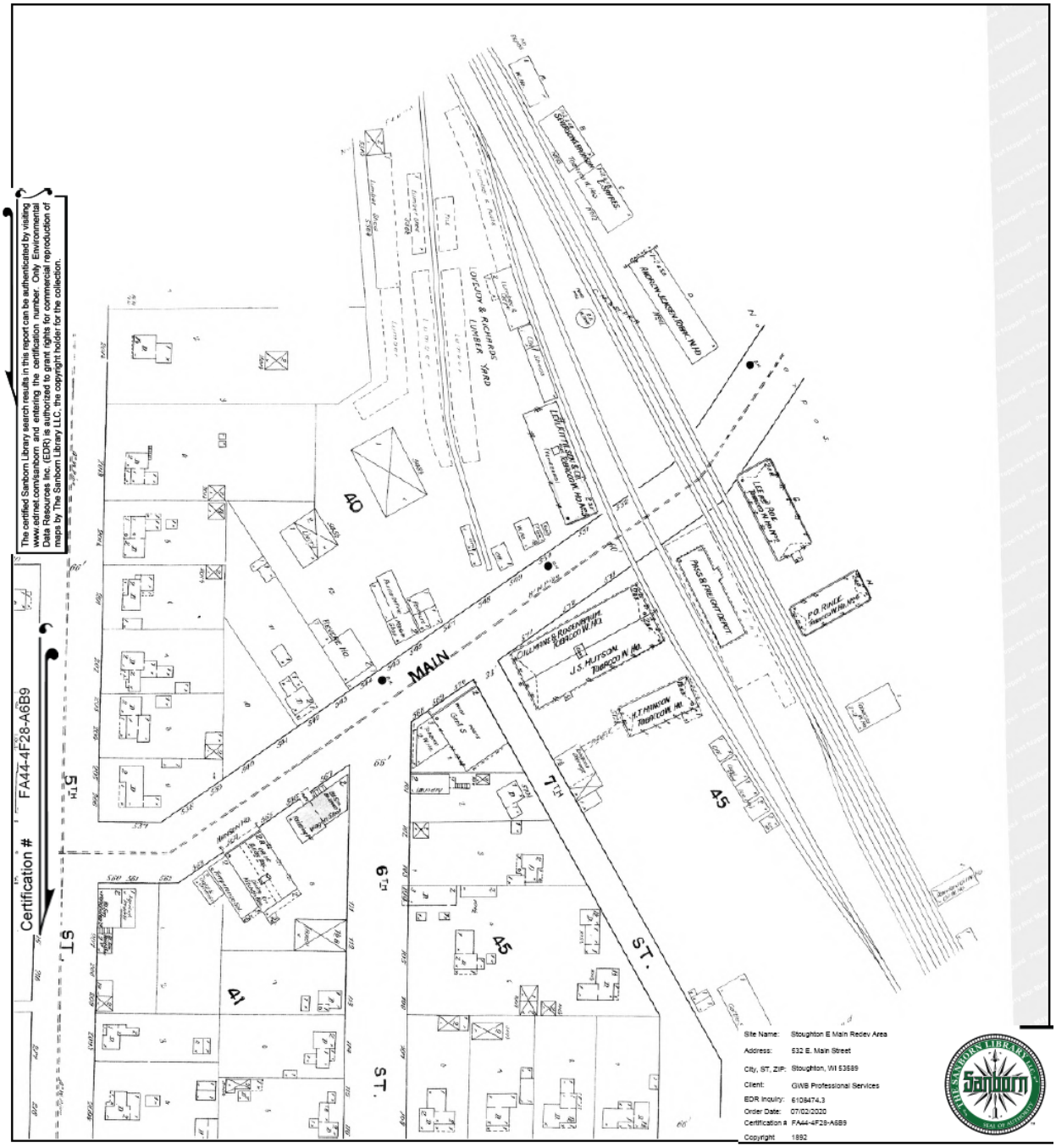

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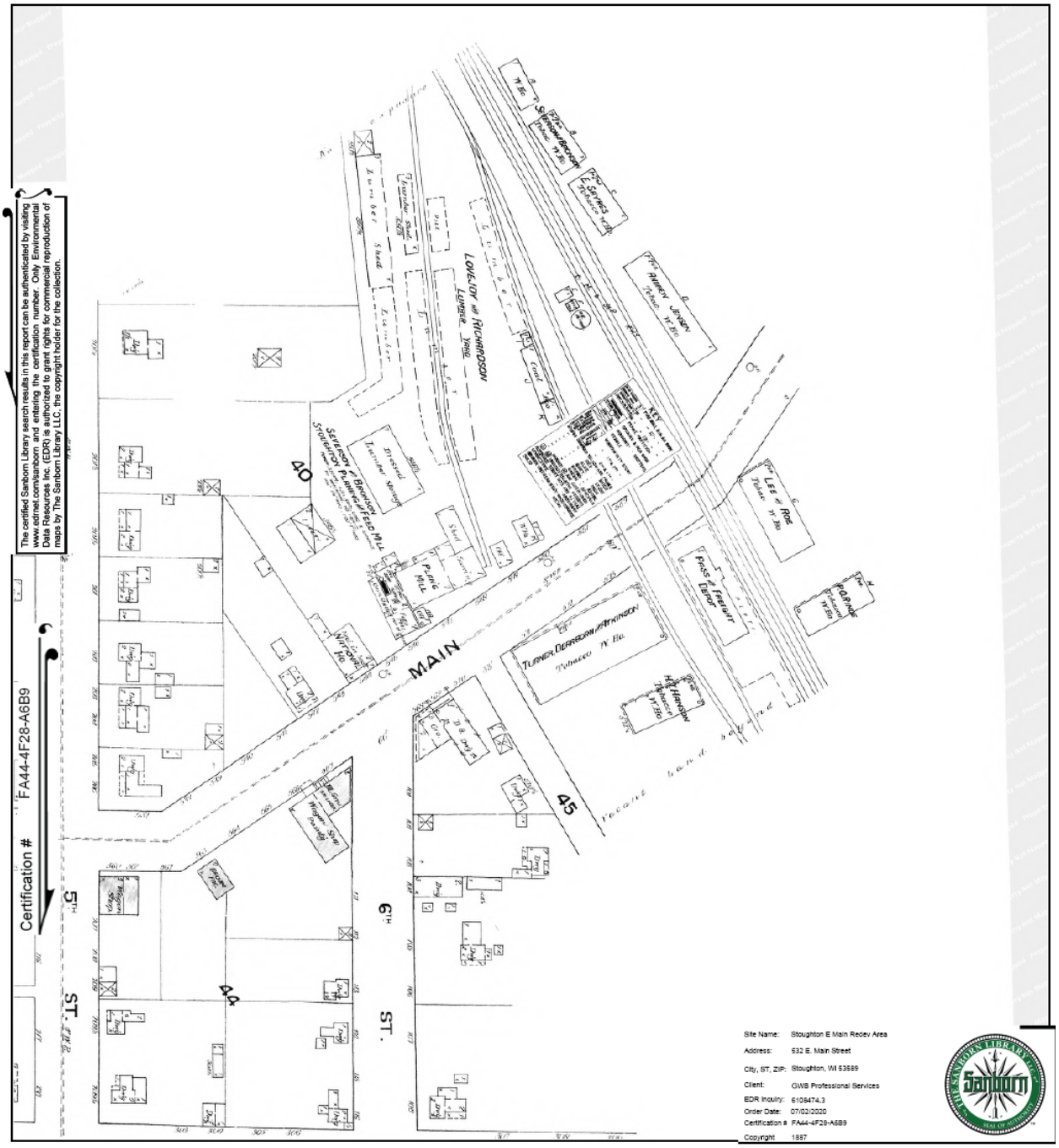

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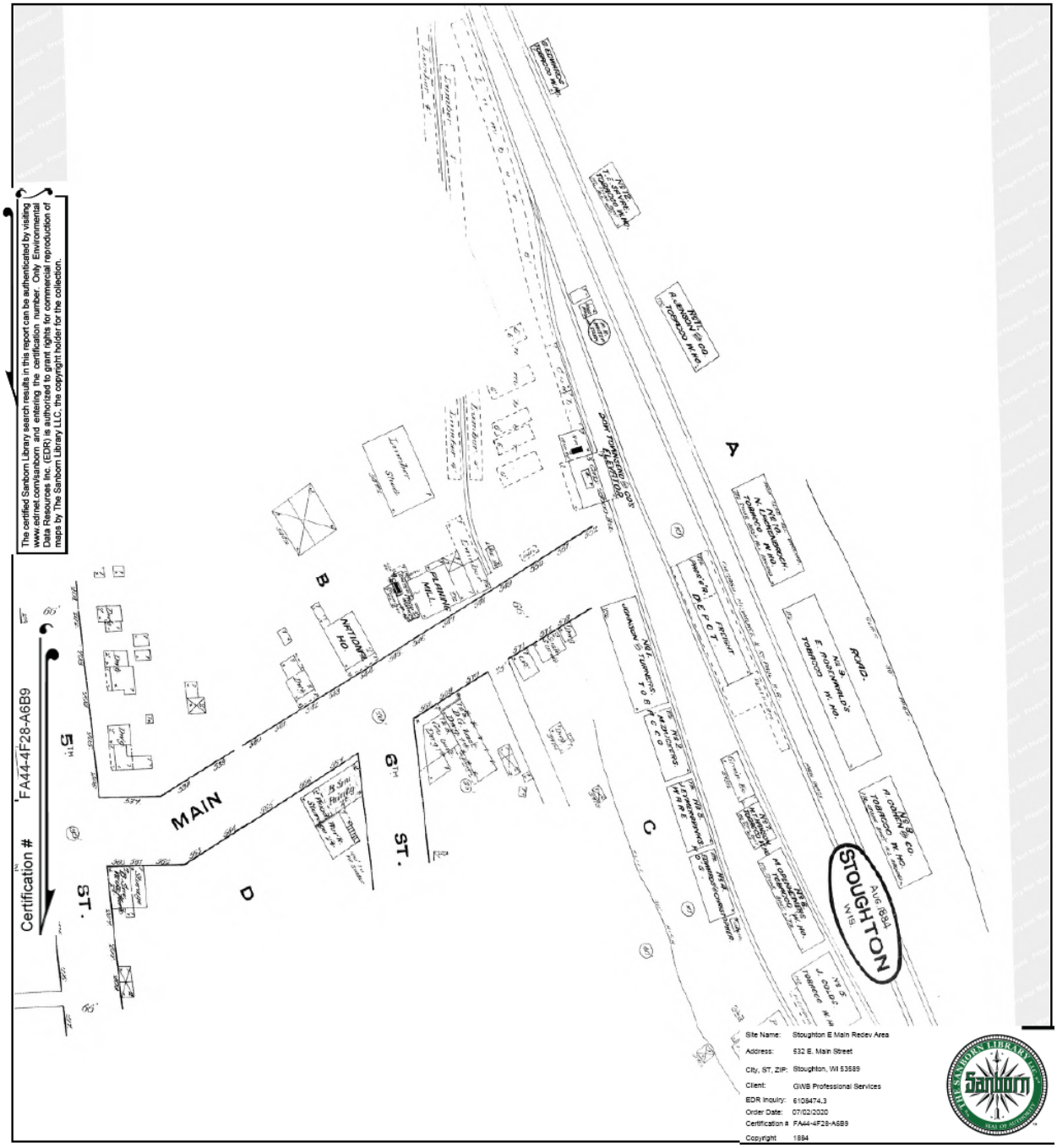

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Aerial Photos

FIGURE 11: AERIAL PHOTO 2017

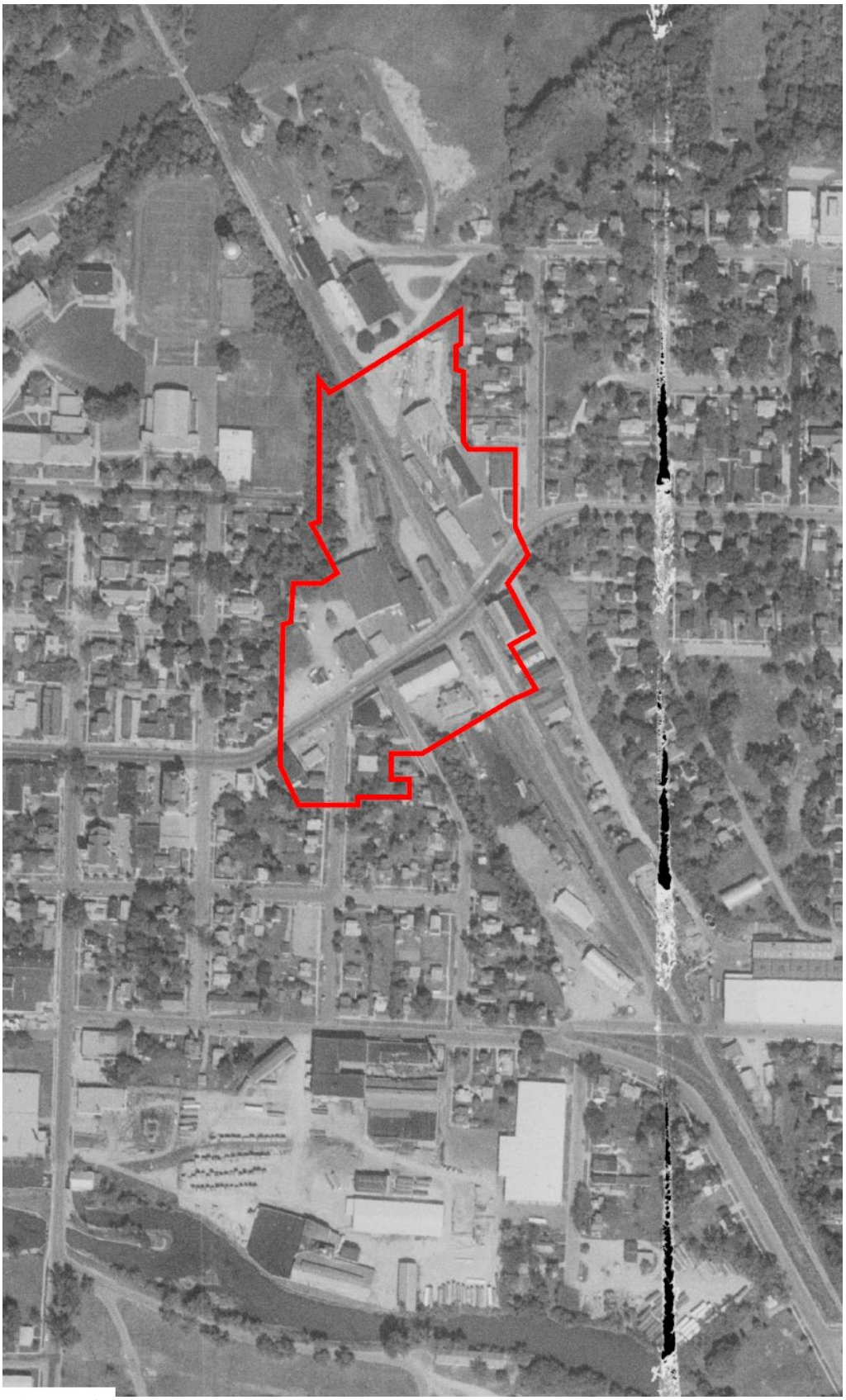

FIGURE 12: AERIAL PHOTO 1976

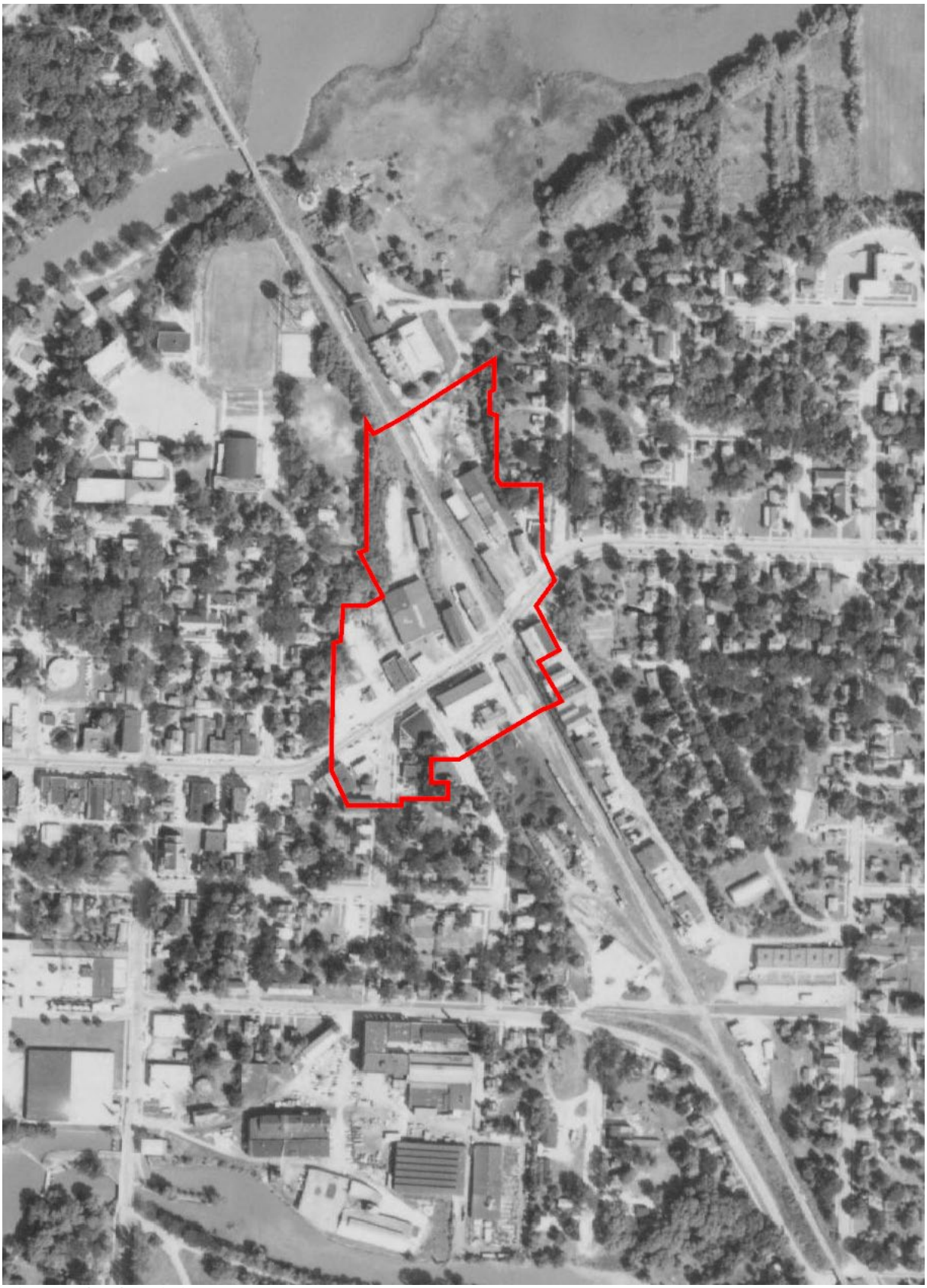

FIGURE 13: AERIAL PHOTO 1962

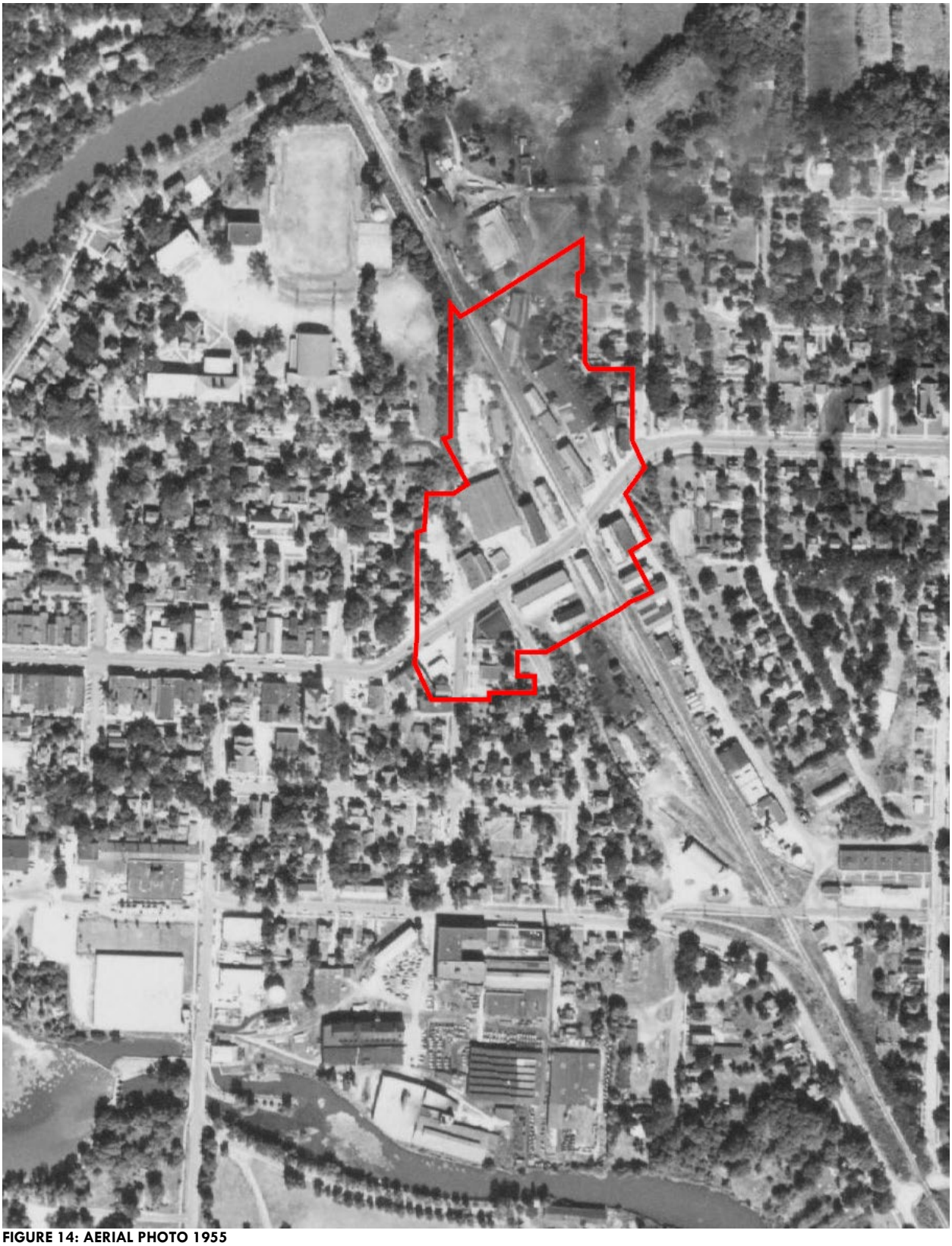

FIGURE 14: AERIAL PHOTO 1955

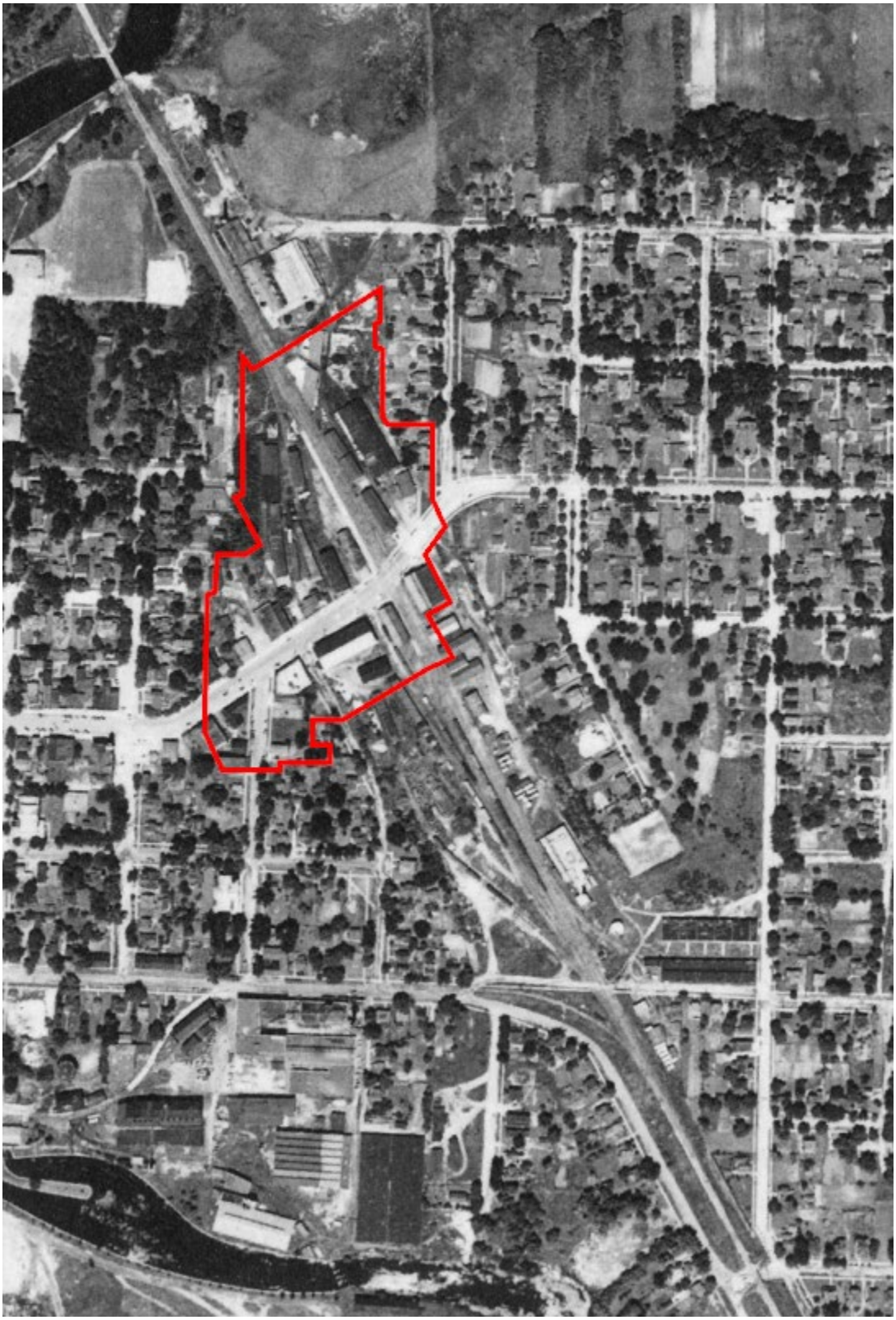

FIGURE 15: AERIAL PHOTO 1937

Public Hearing

Property Owners Public Hearing Notice

The following public hearing notice letter was sent to all property owners within the East Main Street Redevelopment Area.

Notice of RDA Redevelopment Plan Public Hearing

RDA Minutes of Redevelopment Plan Public Hearing

Resolutions

RDA Resolution Approving Redevelopment plan

City Council Resolution Approving Redevelopment Plan