OUTLINE FOR ACQUISITION UNDER WIS. STAT. 66.1333 and 32.05
Prepared by Attorney Matthew P. Dregne, Stafford Rosenbaum LLP

	Action	Est. No. of Days to Complete Each Action
66.1333 Steps - Redevelopment Plan Process		
1	RDA prepares draft redevelopment plan and boundary map.	-
2	RDA publishes and mails notice of public hearing on redevelopment plan	20
3	RDA conducts public hearing, designates project area boundaries, and approves redevelopment plan.	-
4	City council adopts a blighted area resolution and approves the redevelopment plan, both by a two-thirds vote.	-
5	RDA certifies the redevelopment plan to the city council	-
6	City council directs that no new construction be permitted unless authorized by the council.	-
32.05 Steps - Property Acquisition Process		
7	- Request appraisal report - Obtain title report - Obtain and file resolution - Obtain approval of any relocation plans (if necessary)	-
8	Deliver to owner condemnor's full narrative appraisal report, pamphlets, owner names, and maps	0
9	Wait for preparation of owner appraisal report	60
10	Consider any owner appraisal report	10
11	Negotiate with owner	7
12	Serve jurisdictional offer	2
13	Record lis pendens	0
14	Wait for owner to accept or reject jurisdictional offer.	20
15	Make award and complete acquisition	20
The estimated total number of days from preparation of redevelopment plan to possession is:		-

Note: This is not a complete list of the actions that must be taken to acquire the property.

CITY OF STOUGHTON

Redevelopment Authority
Dan Kittleson, Chair

Date: January 5, 2010

To: Jim Griffin, Mayor
Planning Commission Chairperson

From: Laurie Sullivan
Director of Finance & Economic Development

Subject: Recommendation to Council to approve actions by the RDA to begin acquisition of property at 314 West Main Street – Former Marathon Station

The RDA proposes to acquire the property located at 314 West Main Street under WIS. STAT. 66.1333 and 32.05. (Eminent Domain).

The City of Stoughton Redevelopment Authority has certified to the Common Council Redevelopment Plan #2 and a project plan amendment to TID #4. The purpose of the plan is to redevelop the property located at 314 West Main Street, Stoughton. The Common Council, by resolution, has issued a finding of blight for this property.

Attached please find the Redevelopment Area #2 plan and the project plan amendment to TID #4. A public hearing was held on December 10, 2009, the RDA adopted the plan at the same meeting.

Pursuant to WIS. STAT. sec. 62.23(5) the Planning Commission will need to recommend the acquisition of the property to the City Council in order for the RDA to proceed.

381 E. Main Street, Stoughton, WI 53589 608.873.6677 fax 608.873.5519

REDEVELOPMENT AUTHORITY OF THE CITY OF STOUGHTON
RESOLUTION NO. _____

RELOCATION ORDER AND DETERMINATION OF NECESSITY
FOR THE REDEVELOPMENT OF 314 WEST MAIN STREET

The Redevelopment Authority of the City of Stoughton, Dane County, Wisconsin, resolves as follows:

1. This resolution is a relocation order in accordance with sec. 32.05(1) of the Wisconsin Statutes for the within described blight elimination and redevelopment project, and it is also a determination of necessity for that project in accordance with sec. 32.07(2) of the Statutes.

2. The Redevelopment Authority of the City of Stoughton ("RDA") has designated the boundaries of a redevelopment area ("Redevelopment Project Area No. 2"), approved a Redevelopment Plan for the Redevelopment Area, and certified the redevelopment plan to the City of Stoughton City Council (City Council), all in accordance with Wis. Stat. § 66.1333. A map of Redevelopment Project Area No. 2 is attached and labeled as "Map 1: Boundary and Parcel Identification."

3. The City Council adopted a resolution on November 10, 2009, declaring Redevelopment Project Area No. 2 a blighted area, and has approved the Redevelopment Plan for the Redevelopment Area, in accordance with Wis. Stat. § 66.1333.

4. The property located at 314 West Main Street in the City of Stoughton, Dane County, Wisconsin (the "Property"), is located in Redevelopment Project Area No. 2. The Property is labeled as parcel "2" on the attached Map 1.

5. It is necessary and a public purpose to redevelop the Property.

6. It is necessary and a public purpose for the RDA to acquire fee title to the Property for redevelopment purposes.

7. The RDA will acquire the Property.

8. The City Attorney is authorized and directed to pursue acquisition of the Property by condemnation in accordance with Chapter 32 of the Wisconsin Statutes, using the procedures set forth in Wis. Stat. § 32.05, from the record owner thereof, who presently is ABP Properties LLC.

9. The City Clerk is directed to file a copy of this relocation order within 20 days with the Dane County Clerk.

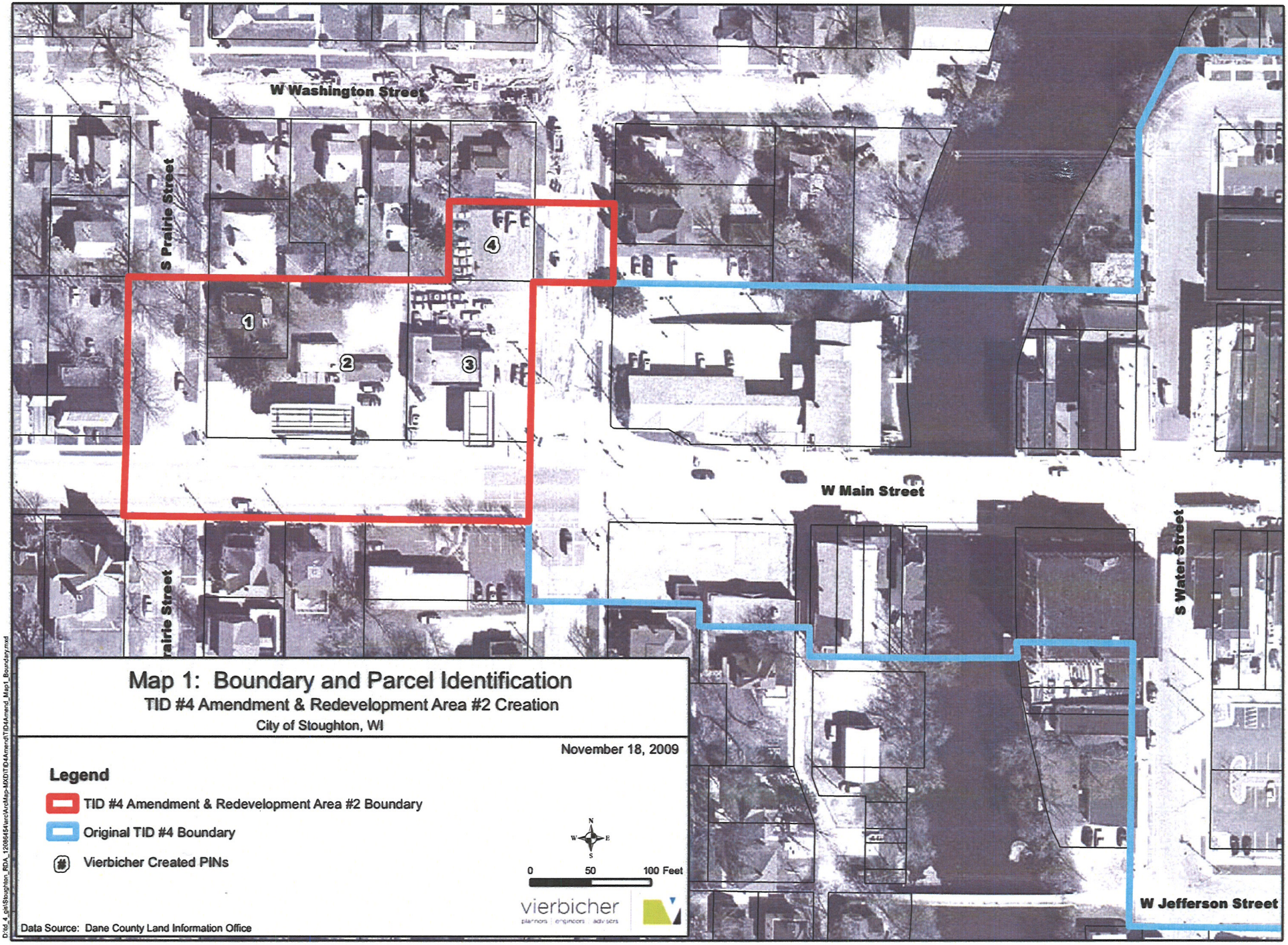
The above resolution was duly adopted at a meeting of the Redevelopment Authority of the City of Stoughton on the _____ day of _____, 2010.

APPROVED:

By _____
Dan Kittleson, Chair

ATTEST:

_____
_____, Secretary



Map 1: Boundary and Parcel Identification

TID #4 Amendment & Redevelopment Area #2 Creation

City of Stoughton, WI

November 18, 2009