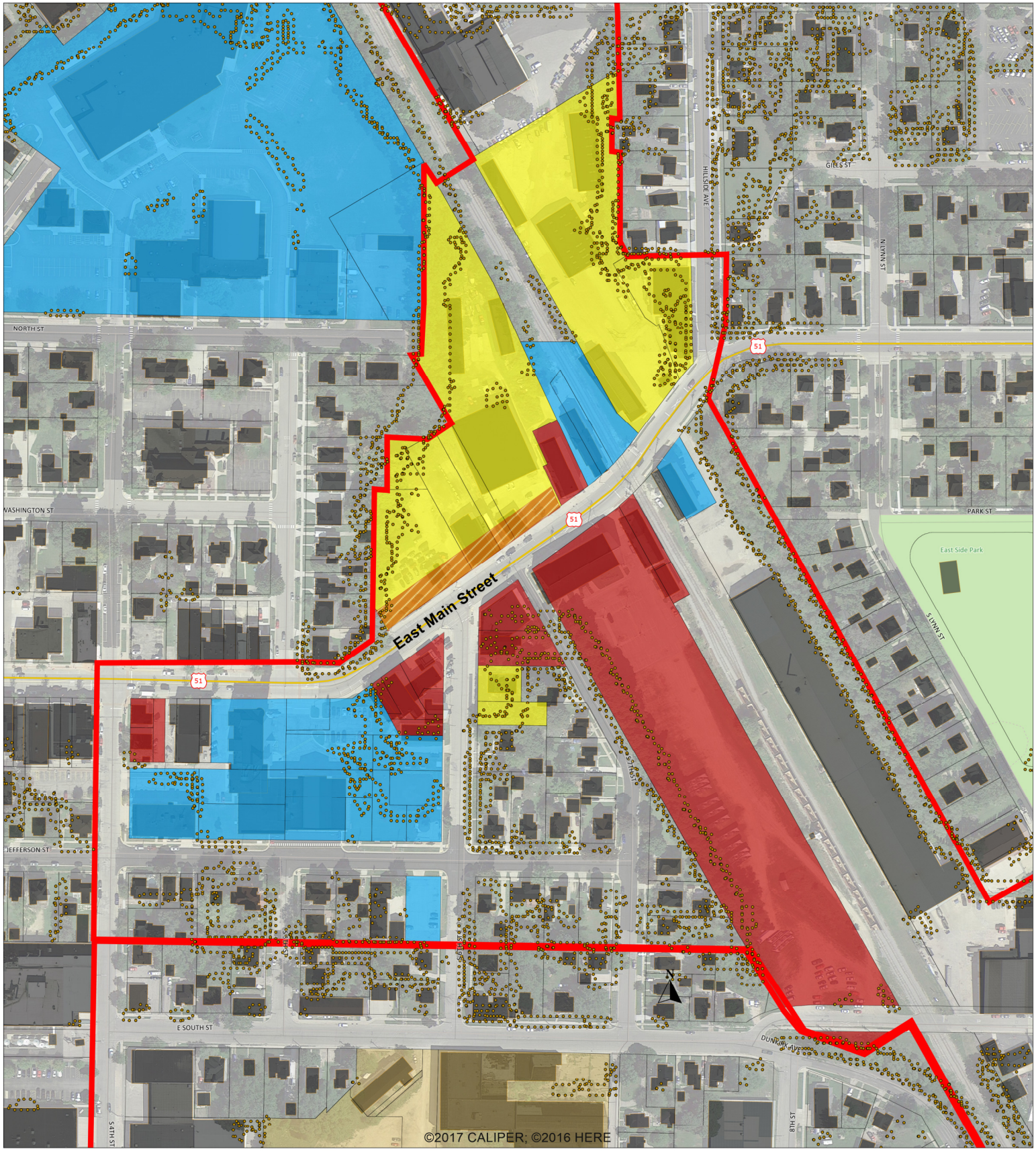
East Main St Parcels & Slopes

March 5, 2020

BuildingFootprint
Parcels
SlopesGT12Percent
TID 5/RA #1 Boundary

0 200 400 600
Feet

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



Opportunities Map
East Main Street Redevelopment Area
Stoughton, WI

March 5, 2020

Legend

- BuildingFootprint
- TID 5/RA #1 Boundary
- SlopesGT12Percent
- Housing/Mixed-Use Opportunities
- Commercial Uses
- Parcels
- Commercial Mixed-Use
- RDA-Owned Property
- Civic/Educational Uses

0 250 500 750
Feet

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

Sources: Dane County Interactive Map, City of Stoughton, GWB Professional Services

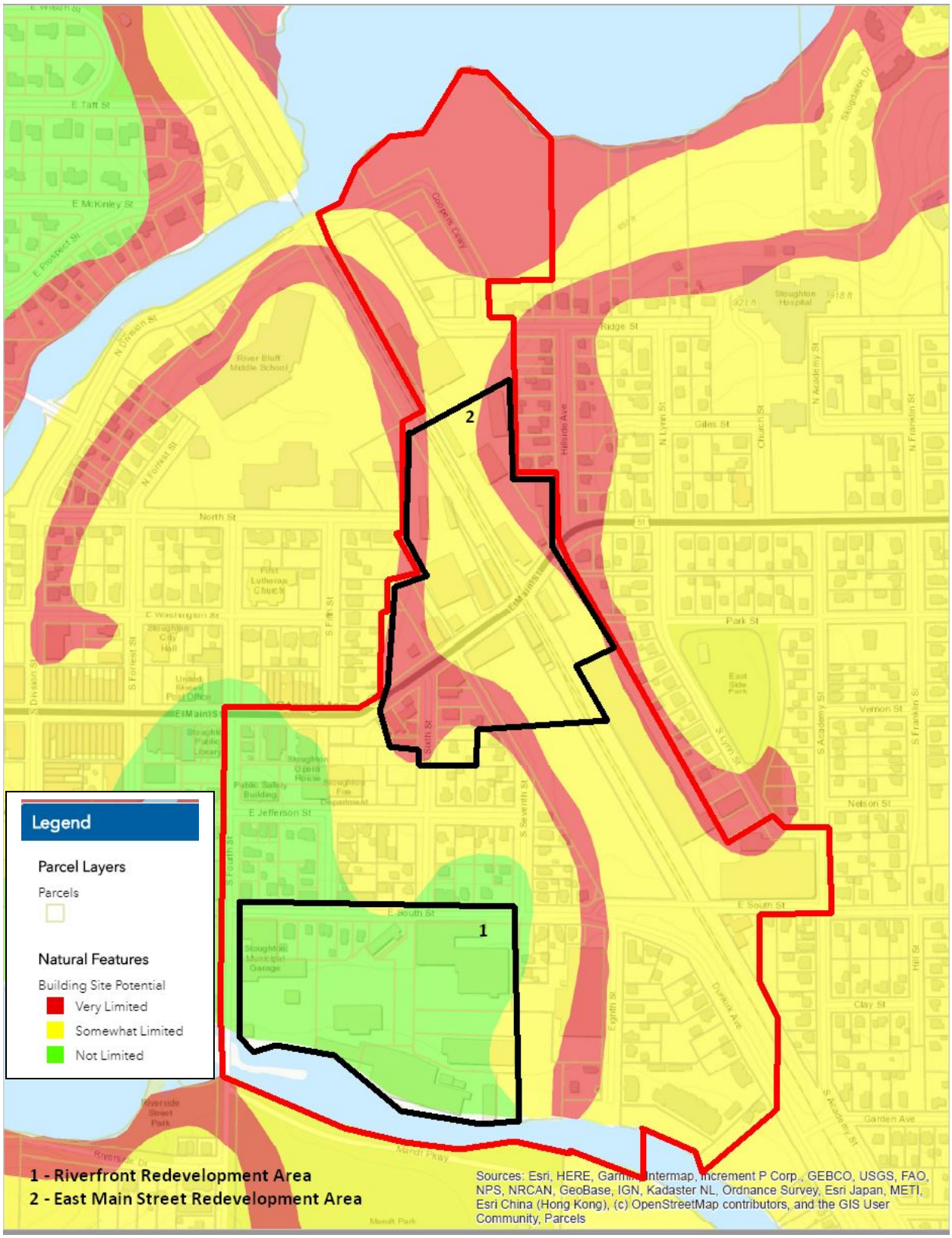


Figure 7: Building Potential Map

Figure 4: LIDAR imagery of the riverfront area.

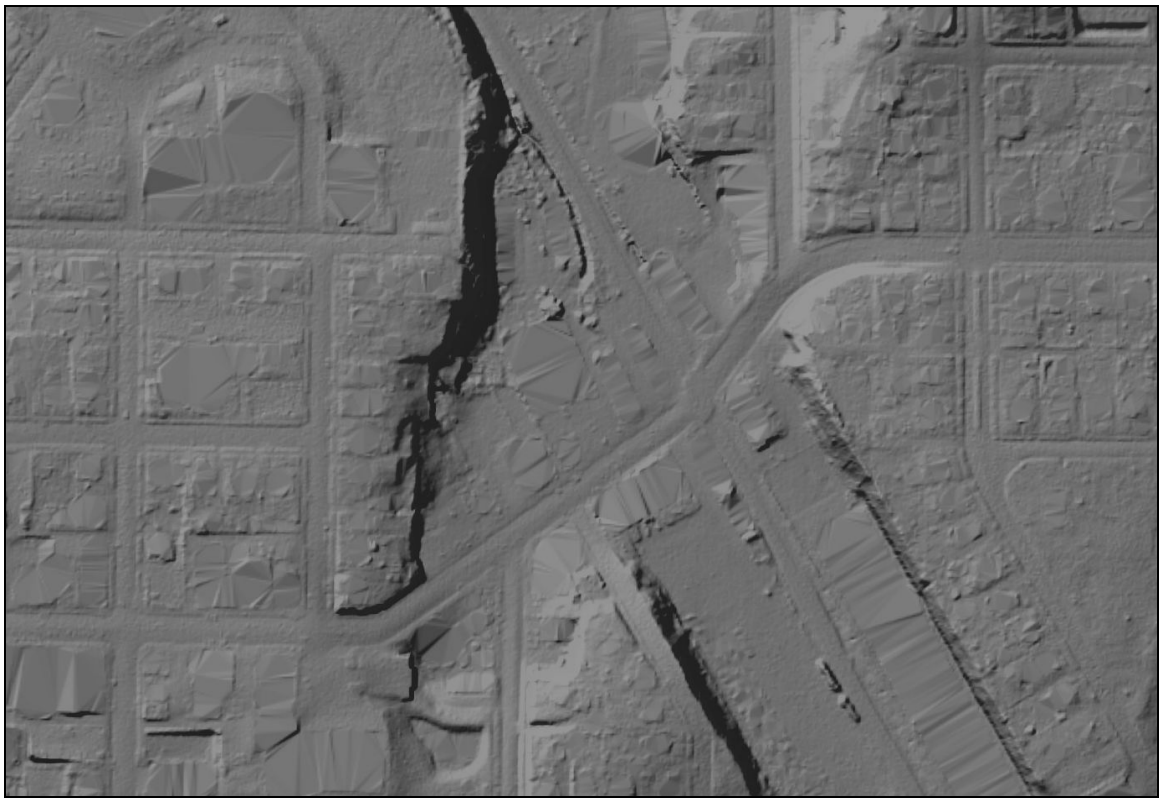


Figure 5: LIDAR imagery of the East Main St. area.

East Main St. Parcels With Potential for Residential Development

Parcel #	PIN	Owner	Size (ac)	Land Value	Improve Value	Blight	Total Value	Land Value per Acre	Improvement Value per Acre
51108112239	20	LYNN M HULL	0.125	$24,400	$68,800		$93,200	$195,200	$550,400
51108112444	21	LYNN M HULL	0.133	$26,100	$0		$26,100	$196,241	$0
51108137132	55	BERNARD C AMUNDSON & EDWARD W AMUI	0.394	$61,600	$54,900	Y	$116,500	$156,345	$139,340
51108136900	58	DAVID MELTON	0.582	$91,000	$7,000	Y	$98,000	$156,357	$12,027
51108137230	59	DANNY K AABERG	0.199	$31,200	$179,300	Y	$210,500	$156,784	$901,005
51108138917	77	STOUGHTON, CITY OF	0.2	$0	$0		$0	$0	$0
51108181101	121	VIKING WAREHOUSE AND STORAGE LLC	2.17	$75,600	$168,300	Y	$243,900	$34,839	$77,558
51105470752	136	SHANNON E MCKICHAN & DAVID L MCKICHAI	0.48	$41,800	$133,200	Y	$175,000	$87,083	$277,500
51105470602	137	POC LLC	2.555	$199,900	$150,100	Y	$350,000	$78,239	$58,748
51108135830	145	DAVID MELTON	0.087	$7,600	$12,100		$19,700	$87,356	$139,080
		Total	**6.925**	**$559,200**	**$773,700**		**$1,332,900**		
		Average	**0.69**	**$55,920**	**$77,370**		**$133,290**	**$114,844**	**$215,566**

New Residential Potential

Assumed Residential Density	25	dwelling units per acre
Total Acres with Residential	6.925	
# Residential Units	173	
Average Value per Unit	$175,000	
Potential Residential Value	$30,296,875	
Average Value per Acre	$4,375,000	
Potential # Persons	381	
Annual Dining Spend per HH	$3,175	
New Dining Revenue	$549,672	
Total New Income in Downtown	$12,534,077	

PARCELNO	PIN	OWNERS	SIZE_ACRES	LAND_VALUE	IMPROV_VALUE BLIGHT	TOTAL_VALUE	LAND_VALUE_PER_ACRE	IMPROV_VALUE_PER_ACRE
051108103942	1	STOUGHTON TRAILERS INC	5.388	$231,800	$922,200 Y	$1,154,000	$43,022	$171,158
051108180979	119	WI DOT	0.500	$0	$0	$0	$0	$0
051108111016	12	DAVID A GOEDEN	0.190	$33,100	$123,200	$156,300	$174,211	$648,421
051108181012	120	Current Owner	0.188	$29,400	$170,900	$200,300	$156,383	$909,043
051108181101	121	VIKING WAREHOUSE AND STORAGE LLC	2.170	$75,600	$168,300 Y	$243,900	$34,839	$77,558
051108181601	122	CLARENCE A HAASE	0.112	$9,800	$26,900 Y	$36,700	$87,500	$240,179
051108181709	123	CLARENCE A HAASE	0.056	$4,900	$36,400 Y	$41,300	$87,500	$650,000
051108181902	124	STOUGHTON TRAILERS INC	0.194	$16,900	$166,100 Y	$183,000	$87,113	$856,186
051108195409	125	CLARK LIVING TR, JERRY L	0.489	$6,400	$117,200 Y	$123,600	$13,088	$239,673
051108180997	126	STOUGHTON, CITY OF	0.100	$0	$0	$0	$0	$0
051108182502	127	WI DOT	4.090	$0	$0	$0	$0	$0
051108183207	128	Current Owner	0.849	$74,000	$301,800 Y	$375,800	$87,161	$355,477
051108111123	13	Current Owner	0.180	$31,400	$191,200	$222,600	$174,444	$1,062,222
051108199352	131	CITY OF STOUGHTON REDEVELOPMENT AUTHORITY	0.549	$0	$0 Y	$0	$0	$0
051108199452	133	MOVIN' OUT STOUGHTON LLC	1.952	$381,800	$589,100 Y	$970,900	$195,594	$301,793
051108199503	134	CHARLES M REE & ANDREA L REE	0.450	$50,600	$69,300	$119,900	$112,444	$154,000
051105470752	136	SHANNON E MCKICHAN & DAVID L MCKICHAN	0.480	$41,800	$133,200 Y	$175,000	$87,083	$277,500
051105470602	137	POC LLC	2.555	$199,900	$150,100 Y	$350,000	$78,239	$58,748
051105470009	138	I-K-I MANUFACTURING CO INC	3.710	$91,600	$152,300	$243,900	$24,690	$41,051
051105468905	139	I-K-I MANUFACTURING CO INC	0.200	$17,400	$0	$17,400	$87,000	$0
051108111230	14	STEVE DICKSON & JULIE DICKSON	0.240	$40,500	$72,100	$112,600	$168,750	$300,417
051105467906	140	I-K-I MANUFACTURING CO INC	0.300	$800	$0	$800	$2,667	$0
051105468209	141	I-K-I MANUFACTURING CO INC	0.750	$7,100	$0	$7,100	$9,467	$0
051105467602	142	I-K-I MANUFACTURING CO INC	5.990	$40,100	$0	$40,100	$6,694	$0
051105468003	143	I-K-I MANUFACTURING CO INC	0.200	$3,500	$0	$3,500	$17,500	$0
051105494501	144	I-K-I MANUFACTURING CO INC	0.266	$10,500	$0	$10,500	$39,474	$0
051108135830	145	DAVID MELTON	0.087	$7,600	$12,100	$19,700	$87,356	$139,080
051108112015	18	LYNN M HULL	0.141	$27,700	$109,600 Y	$137,300	$196,454	$777,305
051108112122	19	LYNN M HULL	0.202	$39,400	$79,200 Y	$118,600	$195,050	$392,079
051108110017	2	Current Owner	0.200	$34,800	$105,000	$139,800	$174,000	$525,000
051108112239	20	LYNN M HULL	0.125	$24,400	$68,800	$93,200	$195,200	$550,400
051108112444	21	LYNN M HULL	0.133	$26,100	$0	$26,100	$196,241	$0
051108112775	22	MARK WILLIAM LIMPERT & NICOLE LIMPERT	0.200	$34,800	$156,300	$191,100	$174,000	$781,500
051108112882	23	JAMES W ALLEN	0.130	$22,700	$167,900	$190,600	$174,615	$1,291,538
051108113096	24	ELISSA GLEBS	0.140	$24,400	$113,200	$137,600	$174,286	$808,571
051108112337	27	BRYAN RICHGELS	0.140	$24,400	$125,400	$149,800	$174,286	$895,714
051108112551	28	SUSAN M MAPES	0.270	$42,000	$112,500	$154,500	$155,556	$416,667
051108112668	29	CHRISTOPHER J PROUGH	0.200	$34,800	$105,100	$139,900	$174,000	$525,500
051108110124	3	HOWARD G BRANTMEYER & VICKI G BRANTMEYER	0.200	$34,800	$156,400	$191,200	$174,000	$782,000
051108113194	30	STEVE DICKSON & JULIE DICKSON	0.120	$20,900	$122,400	$143,300	$174,167	$1,020,000
051108113309	31	Current Owner	0.180	$31,400	$114,000	$145,400	$174,444	$633,333
051108113416	32	SARAH J DOMBROWSKI	0.130	$22,700	$63,700	$86,400	$174,615	$490,000
051108129338	33	Current Owner	0.060	$10,500	$90,400	$100,900	$175,000	$1,506,667
051108129543	34	RONALD A CHRISTIANSON & DEBRA K CHRISTIANSON	0.090	$15,700	$146,300	$162,000	$174,444	$1,625,556
051108129016	36	JOSEPH J CABIBBO & RUBY A CABIBBO	0.400	$48,100	$245,500	$293,600	$120,250	$613,750
051108129230	37	MVB PROPERTIES LLC	0.050	$8,700	$105,400	$114,100	$174,000	$2,108,000
051108129436	38	AARON D THOMSON	0.200	$34,800	$102,400	$137,200	$174,000	$512,000
051108110231	4	BROCK THOMAS BARBER	0.200	$34,800	$93,300	$128,100	$174,000	$466,500
051108130317	41	STOUGHTON, CITY OF	0.400	$0	$0	$0	$0	$0
051108130791	45	DACK PRINT LLC	0.061	$17,700	$0	$17,700	$290,164	$0
051108130906	46	DACK PRINT LLC	0.061	$17,700	$0	$17,700	$290,164	$0
051108131012	47	DACK PRINT LLC	0.057	$16,500	$59,300	$75,800	$289,474	$1,040,351
051108130568	48	KENDALL L GULSETH & PATRICIA M GULSETH	0.061	$17,700	$148,900	$166,600	$290,164	$2,440,984
051108130675	49	DACK PRINT LLC	0.121	$35,400	$180,300	$215,700	$292,562	$1,490,083
051108110348	5	JENNA HOMBURG	0.200	$34,800	$127,900	$162,700	$174,000	$639,500
051108131110	50	KEVIN POMEROY	0.060	$10,500	$81,900	$92,400	$175,000	$1,365,000
051108131236	51	STOUGHTON, CITY OF	0.400	$0	$0	$0	$0	$0
051108131450	52	STOUGHTON, CITY OF	0.200	$0	$0	$0	$0	$0
051108131558	53	STOUGHTON, CITY OF	0.300	$0	$0	$0	$0	$0
051108136802	54	CHRIS GENTILLI	0.060	$300	$0 Y	$300	$5,000	$0
051108137132	55	BERNARD C AMUNDSON & EDWARD W AMUNDSON	0.394	$61,600	$54,900 Y	$116,500	$156,345	$139,340
051108137730	56	STOUGHTON, CITY OF	0.160	$0	$0	$0	$0	$0
051108137945	57	STOUGHTON, CITY OF	0.090	$0	$0	$0	$0	$0
051108136900	58	DAVID MELTON	0.582	$91,000	$7,000 Y	$98,000	$156,357	$12,027
051108137230	59	DANNY K AABERG	0.199	$31,200	$179,300 Y	$210,500	$156,784	$901,005
051108137418	60	STOUGHTON, CITY OF	0.069	$0	$0	$0	$0	$0
051108137623	61	STOUGHTON, CITY OF	0.200	$0	$0	$0	$0	$0
051108137847	62	STOUGHTON, CITY OF	0.150	$0	$0	$0	$0	$0
051108138051	63	STOUGHTON, CITY OF	0.150	$0	$0	$0	$0	$0
051108138159	64	STOUGHTON, CITY OF	0.100	$0	$0	$0	$0	$0
051108138266	65	STOUGHTON, CITY OF	0.150	$0	$0	$0	$0	$0
051108138373	66	STOUGHTON, CITY OF	0.200	$0	$0	$0	$0	$0
051108138480	67	JERRY W KING & MAXINE J KING	0.084	$16,300	$49,000 Y	$65,300	$194,048	$583,333
051108138588	68	STOUGHTON, CITY OF	0.191	$0	$0	$0	$0	$0
051108138695	69	ELSING REV LIVING TR	0.093	$27,300	$95,300 Y	$122,600	$293,548	$1,024,731
051108139023	70	DANNY K AABERG	0.200	$34,800	$224,600	$259,400	$174,000	$1,123,000
051108139130	71	EHREN D SCHULZ & AMY J SCHULZ	0.200	$34,800	$106,700	$141,500	$174,000	$533,500
051108139185	72	RICHARD R SMITH & SUSAN M SMITH	0.100	$17,400	$106,600	$124,000	$174,000	$1,066,000
051108138533	74	DANNY NABERG	0.040	$5,200	$57,200 Y	$62,400	$130,000	$1,430,000
051108138631	75	Current Owner	0.037	$10,800	$158,000	$168,800	$291,892	$4,270,270
051108138793	76	MELTON SERVICE LLC	0.189	$44,200	$83,700 Y	$127,900	$233,862	$442,857
051108138917	77	STOUGHTON, CITY OF	0.200	$0	$0	$0	$0	$0
051108139247	78	AUGUSTA REALTY INC	0.100	$17,400	$184,800	$202,200	$174,000	$1,848,000