

**Redevelopment Area #2
Amendment #1
City of Stoughton, WI**

Prepared For:



City of Stoughton
Redevelopment Authority
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DRAFT:
February 7, 2013

- Redevelopment Area #2 Plan Adopted: January 12, 2010 •
- Redevelopment Area #2 Plan Amendment #1 Adopted: _____, 2013 •

Acknowledgements

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Introduction & Process

Introduction

This is an amendment to the City of Stoughton's Redevelopment Area (RA) #2 Project Plan and boundary under §66.1333(6).

As authorized in Wisconsin Statutes 66.1333, Redevelopment Area #2 was created to eliminate blight in Downtown Stoughton by remediating contaminated properties and readying property for redevelopment, among other things. This amendment adds to the original scope of the RA #2 plan by expanding the boundary and adding a building improvement program to eliminate blight and foster revitalization.

The Stoughton Redevelopment Authority (RDA) and City of Stoughton intend to continue to promote orderly development by encouraging higher-intensity development on sites that are currently vacant or underutilized, as well as increase the availability of employment, housing, and services to City residents by assisting property owners in upgrading their buildings. These investments in RA #2 will broaden the tax base of the City and, in general, promote the public health, safety and welfare.

The RA #2 amendment area overlaps a large portion of the City's Tax Increment District (TID) #4 boundary. TID #4 was established in March of 1999 as a blight elimination district. Since 1999 the City secured grant funds for a façade improvement program, which has led to significant investments being made in many buildings along Main Street. The City also expended TID funds on the reconstruction of Main Street, which included upgraded utilities, new sidewalks, street lights, signage, benches, and other streetscape improvements. Capitalization of a revolving loan fund (RLF) was listed as an eligible project cost, but has not yet been incurred.

The RDA was established in 2007 to focus on redevelopment and the elimination of blight. The RDA established the original boundary of RA #2 on October 14, 2009. The RDA felt that property owners in the downtown could benefit from having access to additional funds to encourage further investment in the downtown. The City of Stoughton has decided the time is right to fund the RLF, and has designated the RDA to administer the RLF in the downtown area. Including the downtown in RA #2 is necessary for the RDA to administer the RLF.

The amended project plan for RA #2 in the City of Stoughton has been prepared in compliance with Wisconsin Statutes Chapter 66.1333(6). The RA #2 Amendment shall be attached to the original RA #2 Plan, and become part of the original plan adopted by resolution of the Stoughton City Council.

Approval Process

The Stoughton City Council approved proceeding with an amendment to RA #2 on January 8, 2013. The RDA met on January 9, 2013 to initially discuss which properties should be included in the amended boundary. On February 13, 2013, the RDA reviewed the draft RA #2 boundary and plan amendment. The RDA adopted the amended boundary, and recommended the City Council declare RA #2, as amended, to be a blighted area. The City Council declared the area to be blighted on February 26, 2013. On March 4, 2013 property owners within the RA #2 boundary, as amended, were notified via certified mail, return receipt requested, of a public hearing concerning the proposed RA #2 plan amendment. A public hearing notice was published in the Stoughton Courier Hub on March 21, and March 28, 2013. The RDA held a

public hearing on April 10, 2013. After the public hearing the RDA approved the RA #2 plan amendment and submitted it to the City Council for approval. The RDA certified the Plan to the City Council on May 8, 2013.

2 Plan of Redevelopment

The Stoughton Redevelopment Authority intends to use the powers granted to it under §66.1333 to eliminate blight within the Redevelopment Area #2 boundary. Funds generated by TID #4 will assist in revitalization and redevelopment within the RA #2 boundary. While the RDA continues to encourage infill development at the west edge of the district, the primary focus of the RDA within the amendment area will be to maintain and improve existing properties through administration of a revolving loan fund. The fund will assist businesses and property owners who wish to upgrade their buildings and expand their businesses by making capital improvements to existing structures. The fund will go beyond the City's previous efforts to improve building facades by making interior remodeling eligible for assistance. With the prevalence of older buildings in the downtown, it is important to continually reinvest in the structures to make sure they meet the necessary building codes and provide the modern amenities that residents and businesses require. The RA #2 plan, as amended, will help implement the City's Comprehensive Plan by encouraging mixed-use development in the downtown core.

The original plan for Redevelopment Area #2 was adopted on January 12, 2010, concurrently with a territory amendment to Tax Increment District #4. The RA #2 boundary encompassed 4 parcels along Main Street just to the west of the Yahara River. RA #2 was created primarily to address blighting conditions relating to an abandoned gas station. This amendment adds approximately 100 parcels to RA #2 by expanding the boundary east to cover most of downtown Stoughton. The downtown core is primarily made up of two-story buildings along Main Street, with supporting parking a half-block off of Main Street. Many buildings along Main Street have ground-floor retail with second-floor apartments. A major employer, Uniroyal, is included in the amendment area, and is just to the south of the downtown. Stoughton City Hall, the City's fire station, and the police department are just outside the amendment area, but other government services, such as the library, post office, and senior center are included within the boundary.

With the significant investment the City has made in transportation infrastructure, public utilities, community facilities, and streetscaping in and around the RA #2 boundary in the recent past through TID #4 and other funding sources, this Plan is intended to supplement the original RA #2 plan and TID #4 plan and its amendments. This Plan has also been created to support the goals and objectives contained in the City's Comprehensive Plan, including:

- Objective: Promote the historic downtown area and surrounding historic neighborhoods.
- Objective: Identify and protect unique historic and archeological areas within the City and planning area.
- Goal: Enhance and maintain the City's unique neighborhoods.
- Objective: Promote redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Objective: Encourage the preservation of historically and architecturally significant structures in Stoughton.
- Goal: Enhance and maintain the City's downtown area.
- Objective: Encourage rehabilitation, redevelopment, and infill development of older areas in the downtown in a manner which respect's (sic) Stoughton's character, is compatible with surrounding uses, and improves overall appearance.
- Objective: Use existing public facilities to serve new development whenever possible.

- Objective: Encourage pedestrian-oriented neighborhood designs that support a range of transportation choices as new developments are platted and existing neighborhoods are revitalized.

Because traffic/road conditions and utilities were upgraded as part of the USH 51/Main Street reconstruction in 2000, further upgrades are not needed as part of this Plan. As noted earlier in this section, downtown Stoughton is well-served by community facilities, so further upgrades of such facilities are not contemplated as part of this Plan. The City contracts for operation of a cab service for public transportation. This Plan does not include provision of any further public transportation options beyond the existing cab service.

The boundary of RA #2, as amended, is shown in Map 1 in Appendix A. The boundary generally runs from South Prairie Street on the west, along Main Street, to South Fifth Street on the east. Map #2 shows existing land use, Map #3 shows the condition of property within RA #2, and Map #4 shows future land use. The land uses shown on Maps #2 and #4 use designations from the City’s Comprehensive Plan. A large part of the RA #2 area is designated as “Central Mixed Use” on both the existing land use map and the future land use map. Central Mixed Use, which, according to the Comprehensive Plan, “reflects the City’s historic pattern of pedestrian-oriented indoor commercial, office, institutional, residential, and urban open space uses with streetscaping and low-key signage.”

The following chart summarizes the property conditions found within RA #2, as amended:

RA #2 Property Summary

	Original RA #2		
	Parcels	Acres	%
Blighted Property	63	14.8	78.1%*
Total Real Property	94	19.0	100%*
Right of Way/Tax-Exempt Property	14	14.4	43.1%**
Total Boundary Area	108***	33.4	100%**

* Of real property.

** Of total area.

*** 14 of the 108 parcels are owned by the City or tax-exempt organizations, and therefore do not count as “real property.”

It has been determined that 78.1% of the real property within the RA #2 boundary, as amended, meets the statutory definition of blighted property, which contributes to the area meeting the definition of “blighted area.” Please see the Blight Determination Letter in Appendix B for further information on the finding of blight.

With the exception of redevelopment of vacant property to the west of the Yahara River, anticipated at one or two stories, the RDA expects the development density, land coverage, and building intensity within the RA #2 boundary to remain generally the same. Some increase in the population and residential density of the area may occur if building owners take advantage of the planned revolving loan fund program to remodel upper-floor space into apartment units.

A parcel list of properties included in the RA #2 boundary is included in Appendix A. The list shows 2012 assessments for land and improvements. In 2012 Stoughton property was assessed at 96.76% of fair market value. The total equalized value of property in RA #2 is \$21,621,484. The RDA anticipates about \$800,000 in new development to occur on vacant properties; further

increases in property value will depend upon the number of properties interested in participating in the revolving loan fund program. A minimum of \$500,000 additional increase in property value is expected as a result new private investment in existing buildings.

3 Changes to Maps, Plans, Ordinances

No changes are proposed in the Comprehensive Plan, Official Map, or Building Codes. The City's Zoning Ordinance and other City Ordinances are required to implement this Plan. The City recently adopted a new zoning code; the new zoning code will be used to implement the RA #2 Plan. Development proposals may require changes in zoning designation consistent with the intent of this Plan. Maps #2 and #4 (in Appendix A) show existing and proposed land use, respectively.

4 Utilities & Infrastructure

Any new development and remodeling of existing buildings will be adequately served by existing public utilities and roads, both of which were upgraded in 2000 as part of the USH 51/Main Street project. Additional public utilities and road upgrades, beyond ongoing normal maintenance, are not anticipated as part of this Plan. The primary purpose of this Plan, as discussed in Section 2, is to create a revolving loan fund to assist property owners and businesses in improving their buildings. The precise number of RLF-funded projects will vary based upon property owner interest in the program.

5 Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in this Redevelopment Area amendment; however, if relocation were to become necessary in the future, the following is the method proposed by the Redevelopment Authority for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The RDA will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The RDA will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

A Parcel List & Maps

Appendix A: Parcel List and Maps

Parcel List

Map #1: Boundary

Map #2: Existing Land Use

Map #3: Property Condition

Map #4: Planned Land Use

City of Stoughton: Redevelopment Area #2 Parcel List

PIN #	Parcel #	Owner	Property Address	Mailing Address		2012 Land Val.	2012 Imp. Val.	Acres	Blighted?
1	51108206950	City Of Stoughton RDA	217 S Prairie St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.10	**
2	51108207066	City Of Stoughton RDA	314 W Main St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.40	Yes**
3	51108207280	Dennis Ylvisaker	304 W Main St	208 N Madison St	Stoughton WI 53589	\$ 87,700	\$ 159,300	0.31	Yes
4	51108206316	Dennis S Ylvisaker	208 S Page St	208 N Madison St	Stoughton WI 53589	\$ 17,400	\$ -	0.11	Yes
5	51108210043	Stoughton, City Of	248 W Main St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.73	*
6	51108205111	Bcde Building LLC	301 W Main St	301 W Main St	Stoughton WI 53589	\$ 43,000	\$ 209,900	0.21	
7	51108211131	Edwin & Janet Bryant Foundation	277 W Main St	Po Box 600	Stoughton WI 53589	\$ 78,900	\$ 166,500	0.27	
8	51108210927	Larry Nelson	261 W Main St	261 W Main St	Stoughton WI 53589	\$ 16,200	\$ 85,300	0.06	Yes
9	51108210810	Michael L Olson	251 W Main St	251 W Main St	Stoughton WI 53589	\$ 16,200	\$ 134,600	0.06	Yes
10	51108210712	Francis M Motz	245 W Main St	1053 Taylor Ln	Stoughton WI 53589	\$ 16,200	\$ 90,100	0.06	Yes
11	51108210614	Gloria J Stehley	233 W Main St	6126 Johnson St	Mcfarland WI 53558	\$ -	\$ -	0.03	Yes
12	51108210516	Gloria J Stehley	233 W Main St	6126 Johnson St	Mcfarland WI 53558	\$ 15,500	\$ 290,600	0.05	Yes
13	51108214218	Purple Ocean LLC	210 S Water St	180 W Main St	Stoughton WI 53589	\$ 33,600	\$ 226,400	0.16	Yes
14	51108214361	220 West Main Street LLC	220 W Main St	220 W Main St	Stoughton WI 53493	\$ 16,600	\$ 253,900	0.05	
15	51108214414	David L Mckichan	214 W Main St	1324 Vernon St	Stoughton WI 53589	\$ 18,600	\$ 171,600	0.06	Yes
16	51108214469	K & K Of Stoughton LLC	208 W Main St	2108 Wood View Dr	Stoughton WI 53589	\$ 15,300	\$ 180,400	0.05	Yes
17	51108214512	Slinde Enterprises Inc	204 W Main St	200 W Main St	Stoughton WI 53589	\$ 15,900	\$ 237,000	0.05	Yes
18	51108213915	C Mark Schroeder	217 W Main St	14 Sauthoff Rd	Madison WI 53704	\$ 63,100	\$ 551,900	0.21	Yes
19	51108214012	C Mark Schroeder	312 S Water St	14 Sauthoff Rd	Madison WI 53704	\$ 16,700	\$ 39,300	0.08	Yes
20	51108214085	Olehans Inc	318 S Water St	1067 Starr School Rd	Stoughton WI 53589	\$ 9,700	\$ 147,200	0.05	Yes
21	51108214129	David J Atkins	324 S Water St	917 Eisenhower Rd	Stoughton WI 53589	\$ 40,500	\$ 199,500	0.19	Yes
22	51108215422	Stoughton, City Of		381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.59	*
23	51108215520	James Oler	211 S Water St	4056 Lally Rd	Oregon WI 53575	\$ 44,000	\$ 196,700	0.22	Yes
24	51108215655	1905 Erickson LLC	221 S Water St	500 Midland Ct	Janesville WI 53547	\$ 17,700	\$ 326,500	0.06	Yes
25	51108215708	John Jaglowski	184 W Main St	1246 Washington Rd	Stoughton WI 53589	\$ 17,700	\$ 202,600	0.06	Yes
26	51108215753	Patrice A Roe	176 W Main St	420 Eagle Ln Sw	Rochester MN 55902	\$ 17,700	\$ 262,400	0.06	
27	51108215815	Christopher J Matti	168 W Main St	1063 Sundt Ln	Stoughton WI 53589	\$ 19,500	\$ 172,400	0.07	Yes
28	51108215860	West Main LLC	154 W Main St	Po Box 226	Stoughton WI 53589	\$ 39,000	\$ 380,000	0.14	
29	51108215977	Scene One Inc	124 W Main St	Po Box 214	Stoughton WI 53589	\$ 116,900	\$ 806,300	0.39	Yes
30	51108216618	Richard R Smith	193 W Main St	401 S Fifth St	Stoughton WI 53589	\$ 19,500	\$ 168,000	0.07	Yes
31	51108216565	Andrew R Rupnow	183 W Main St	4639 Treichel St	Madison WI 53718	\$ 19,500	\$ 206,000	0.07	Yes
32	51108216510	Todd Grams	173 W Main St	414 Atlas Ave	Madison WI 53714	\$ 19,500	\$ 53,800	0.07	Yes
33	51108216467	Radius Investments LLC	171 W Main St	171 W Main St Ste 2	Stoughton WI 53589	\$ 19,500	\$ 230,500	0.07	Yes
34	51108216412	Breuchel Family LLC	159 W Main St	315 County Hwy B	Stoughton WI 53589	\$ 19,500	\$ 105,500	0.07	
35	51108216369	Richard Grams	155 W Main St	414 Atlas Ave	Madison WI 53714	\$ 19,500	\$ 225,200	0.07	
36	51108218012	Kegonsa Plaza Development LLC	135 W Main St Unit 107	778 County Hwy MM	Oregon WI 53575	\$ 15,400	\$ 201,600	0.20	
36	51108218042	Kegonsa Plaza Development LLC	135 W Main St Unit 100	778 County Hwy MM	Oregon WI 53575	\$ 6,800	\$ 92,200	***	
36	51108218192	Kegonsa Plaza Development LLC	135 W Main St Unit 202	778 County Hwy MM	Oregon WI 53575	\$ 4,200	\$ 58,800	***	
36	51108218222	Kegonsa Plaza Development LLC	135 W Main St Unit 200	778 County Hwy MM	Oregon WI 53575	\$ 7,200	\$ 97,800	***	
36	51108218252	Kegonsa Plaza Development LLC	135 W Main St Unit 209	778 County Hwy MM	Oregon WI 53575	\$ 2,100	\$ 29,900	***	
36	51108218072	Kegonsa Plaza Development LLC	135 W Main St Unit 102	778 County Hwy MM	Oregon WI 53575	\$ 6,000	\$ 81,000	***	
36	51108218102	Kegonsa Plaza Development LLC	135 W Main St Unit 207	778 County Hwy MM	Oregon WI 53575	\$ 5,600	\$ 45,400	***	
36	51108218132	Kegonsa Plaza Development LLC	135 W Main St Unit 205	778 County Hwy MM	Oregon WI 53575	\$ 6,300	\$ 77,700	***	
36	51108218162	Kegonsa Plaza Development LLC	135 W Main St Unit 203	778 County Hwy MM	Oregon WI 53575	\$ 3,100	\$ 38,900	***	
37	51108216118	CHSS Investments LLC	101 W Main St	Po Box 512	Stoughton WI 53589	\$ 53,100	\$ 371,600	0.20	Yes

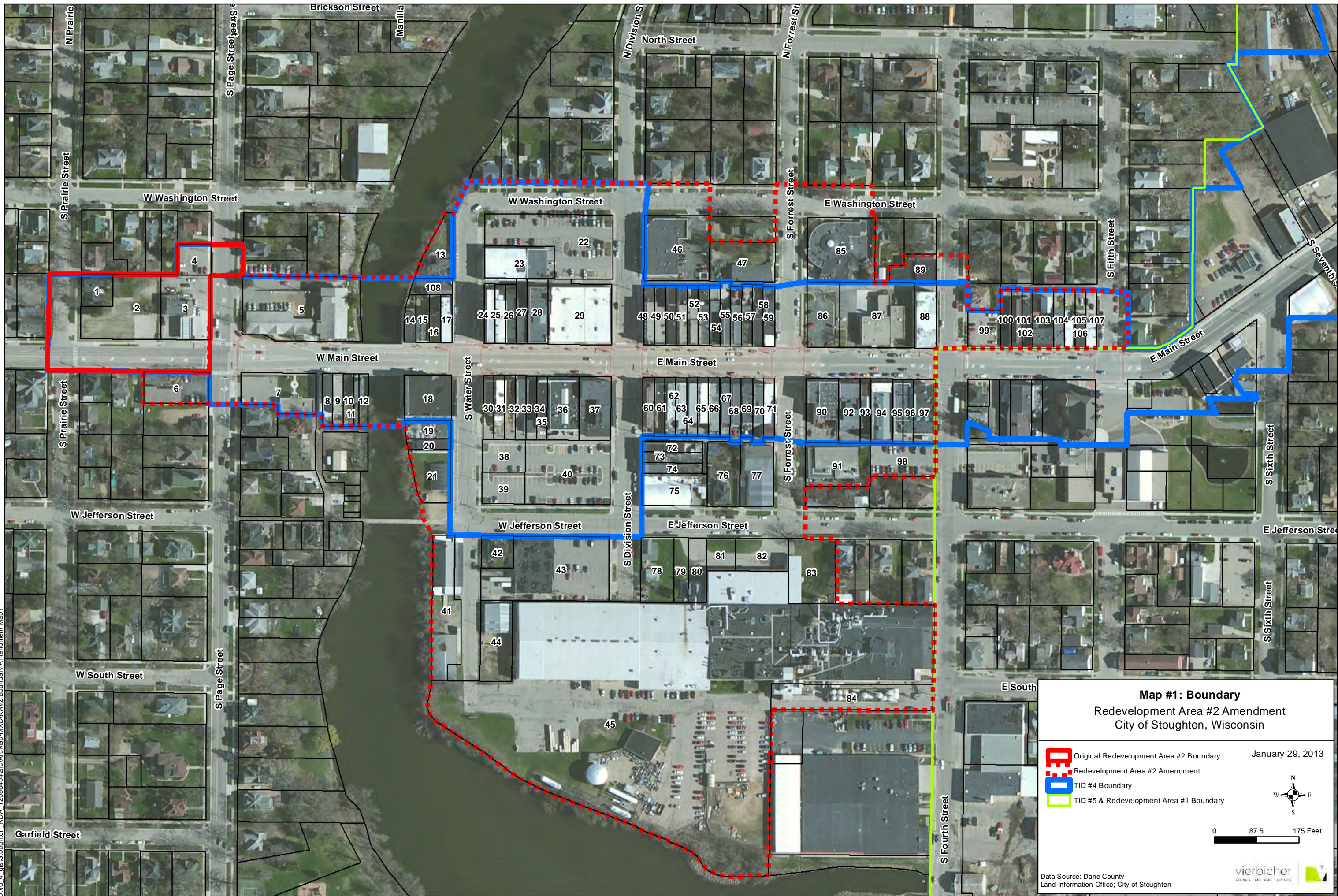
PIN #	Parcel #	Owner	Property Address	Mailing Address		2012 Land Val.	2012 Imp. Val.	Acres	Blighted?
38	51108216654	Stoughton, City Of		381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.14	*
39	51108216752	Stoughton, City Of		381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.13	*
40	51108216976	Stoughton, City Of	318 S Division St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.54	*
41	51108213817	Uniroyal Engineered Products LLC	201 W Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 39,100	\$ 213,100	0.35	Yes
42	51108217448	Juan A Olveda	149 W Jefferson St	1011 Sundt Ln	Stoughton WI 53589	\$ 17,400	\$ 72,400	0.10	
43	51108217117	St Vincent De Paul Society	111 W Jefferson St	1309 Williamson St	Madison WI 53703	\$ -	\$ -	0.71	*
44	51108217555	Uniroyal Engineered Products LLC	415 S Water St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 39,200	\$ 136,200	0.25	Yes
45	51108260016	Uniroyal Engineered Products LLC	501 S Water St	1800 2nd St Ste 970	Sarasota FL 34236	\$ -	\$ -	7.87	Yes
46	51108122762	Tlw LLC	201 S Division St	201 S Division St	Stoughton WI 53589	\$ 5,000	\$ 126,400	0.42	
46	51108122772	CHSS Investments LLC	205 S Division St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 114,100	***	
46	51108122852	CHSS Investments LLC	121 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 44,300	***	
46	51108122862	CHSS Investments LLC	123 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 44,300	***	
46	51108122872	CHSS Investments LLC	125 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 45,000	***	
46	51108122882	CHSS Investments LLC	127 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 44,300	***	
46	51108122842	CHSS Investments LLC	119 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 73,200	***	
46	51108122782	CHSS Investments LLC	209 S Division St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 93,700	***	
46	51108122792	Cornerstone Spa LLC	213 S Division St	213 S Division St	Stoughton WI 53589	\$ 5,000	\$ 140,400	***	
46	51108122802	CHSS Investments LLC	109 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 71,300	***	
46	51108122812	CHSS Investments LLC	113 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 58,800	***	
46	51108122892	CHSS Investments LLC	129 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 31,600	***	
46	51108122902	CHSS Investments LLC	131 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 44,300	***	
46	51108122822	CHSS Investments LLC	115 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 60,700	***	
46	51108122832	CHSS Investments LLC	117 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 52,700	***	
47	51108122602	Jerry A Wackett	214 S Forrest St	837 Taft	Oregon WI 53575	\$ 45,800	\$ 164,500	0.26	
48	51108122951	Shery Rental LLC	100 E Main St	2238 US Highway 51	Stoughton WI 53589	\$ 18,000	\$ 217,100	0.06	Yes
49	51108123003	Shery Rental LLC	108 E Main St	2238 US Highway 51	Stoughton WI 53589	\$ 18,000	\$ 213,900	0.06	
50	51108123058	Hellendrung Rev Living Tr	120 E Main St	212 Bentley Pl	Edgerton WI 53534	\$ 17,200	\$ 233,100	0.06	Yes
51	51108123110	Greetings And Gifts LLC	130 E Main St	130 E Main St	Stoughton WI 53589	\$ 18,800	\$ 216,500	0.06	Yes
52	51108123165	Shery Rental LLC	134 E Main St	2238 US Highway 51	Stoughton WI 53589	\$ 18,000	\$ 199,000	0.06	Yes
53	51108123218	Squirrelly Murrelly Properties LLC	144 E Main St	1903 E Frances St	Appleton WI 54911	\$ 18,000	\$ 167,000	0.07	Yes
54	51108123272	Bmw Ventures LLC	154 E Main St	516 S Page St	Stoughton WI 53589	\$ 18,000	\$ 220,800	0.06	Yes
55	51108123325	Dale W Otradovec	160 E Main St	5722 Tudor Dr	Madison WI 53711	\$ 19,500	\$ 243,300	0.07	Yes
56	51108123370	Dan Stokstad	164 E Main St	168 E Main St	Stoughton WI 53589	\$ 18,000	\$ 187,500	0.07	
57	51108123487	Dan M Stokstad	172 E Main St	140 Forton	Stoughton WI 53589	\$ 18,600	\$ 83,500	0.06	Yes
58	51108123530	Ore Inc	180 E Main St	5990 US Highway 51	Mcfarland WI 53558	\$ 18,600	\$ 221,700	0.06	Yes
59	51108123585	Mjm Enterprises LLC	226 S Forrest St	226 S Forrest St	Stoughton WI 53589	\$ 19,500	\$ 282,700	0.07	
60	51108121747	Gary J Brenz	111 E Main St	111 E Main St	Stoughton WI 53589	\$ 18,000	\$ 180,900	0.07	Yes
61	51108121694	Christon Family Tr	109 E Main St	Po Box 191	Stoughton WI 53589	\$ 18,000	\$ 122,100	0.06	Yes
62	51108121649	Jack Bicksler	121 E Main St	1200 Overlook Dr	Stoughton WI 53589	\$ 18,000	\$ 198,400	0.06	Yes
63	51108121532	Bac LLC	129 E Main St	1240 Water St	Prairie Du Sac WI 53578	\$ 18,000	\$ 300,200	0.07	Yes
64	51108121489	Bryan G Moll	139 E Main St	139 E Main St	Stoughton WI 53589	\$ 18,000	\$ 235,700	0.06	
65	51108121434	Vern Strutzel	143 E Main St	1813 Skyline Dr	Stoughton WI 53589	\$ 18,000	\$ 178,300	0.06	Yes
66	51108121327	Timothy H Manhart	151 E Main St	1823 N Van Buren St	Stoughton WI 53589	\$ 18,000	\$ 216,400	0.07	Yes
67	51108121274	Next Generation Enterprises LLC	157 E Main St	161 E Main St	Stoughton WI 53589	\$ 17,200	\$ 206,100	0.06	
68	51108121229	Next Generation Enterprises LLC	167 E Main St	161 E Main St	Stoughton WI 53589	\$ 19,500	\$ 176,900	0.07	
69	51108121167	Robert W Young	175 E Main St	175 E Main St	Stoughton WI 53589	\$ 18,000	\$ 145,300	0.07	Yes
70	51108121112	Mbw Properties LLC	187 E Main St	516 S Page St	Stoughton WI 53589	\$ 19,500	\$ 235,200	0.07	

PIN #	Parcel #	Owner	Property Address	Mailing Address		2012 Land Val.	2012 Imp. Val.	Acres	Blighted?
71	51108121014	Cindy Hoesly	195 E Main St	4378 Jordan Dr	Mcfarland WI 53558	\$ 18,000	\$ 234,800	0.06	Yes
72	51108121854	James R Halbach	317 S Division St	Po Box	Janesville WI 53547	\$ 18,000	\$ 212,000	0.06	Yes
73	51108121907	Nel-Car Corporation	319 S Division St	Po Box 89	Stoughton WI 53589	\$ 19,500	\$ 225,100	0.06	Yes
74	51108121952	John R Soceka	323 S Division St	5750 Meadowood Dr	Madison WI 53711	\$ 18,000	\$ 160,000	0.06	Yes
75	51108122059	Robert A Peterson	327 S Division St	327 S Division St	Stoughton WI 53589	\$ 39,100	\$ 176,900	0.21	Yes
76	51108122175	Marjorie Martin	118 E Jefferson St	118 E Jefferson St	Stoughton WI 53589	\$ 27,900	\$ 115,100	0.21	
77	51108122282	Steven S Metzler	318 S Forrest St	3006 Shadyside Dr	Stoughton WI 53589	\$ 39,100	\$ 167,600	0.21	
78	51108120944	Dennis Strandlie	101 E Jefferson St	101 E Jefferson St	Stoughton WI 53589	\$ 34,800	\$ 100,100	0.21	
79	51108120837	Uniroyal Engineered Products LLC	111 E Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 15,400	\$ -	0.09	Yes
80	51108120739	Uniroyal Engineered Products LLC	111 E Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 21,300	\$ -	0.12	Yes
81	51108120622	Uniroyal Engineered Products LLC	119 E Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 16,900	\$ -	0.09	Yes
82	51108120515	Uniroyal Engineered Products LLC	127 E Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 19,200	\$ -	0.17	Yes
83	51108128446	Uniroyal Engineered Products LLC	201 E Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 33,100	\$ -	0.29	Yes
84	51108142519	Stoughton, City Of		381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.41	*
85	51108126037	Mcfarland State Bank	207 S Forrest St	5990 US Highway 51	Mcfarland WI 53558	\$ 81,200	\$ 922,000	0.43	
86	51108126251	Mcfarland State Bank	216 E Main St	5990 US Highway 51	Mcfarland WI 53558	\$ 46,800	\$ -	0.21	
87	51108126368	US Government	246 E Main St	246 E Main St	Stoughton WI 53589	\$ -	\$ -	0.48	*
88	51108126582	Main Street Apartments LLC	288 E Main St	Po Box 5	Lake Mills WI 53551	\$ 39,000	\$ 534,100	0.14	Yes
89	51108125814	Jerry W King	208 S Fourth St	1030 N Page St	Stoughton WI 53589	\$ 21,600	\$ 188,300	0.11	Yes
90	51108127349	Bo-Pa Properties Inc	211 E Main St	48 White Oaks Ln	Madison WI 53711	\$ 58,500	\$ 171,233	0.20	Yes
91	51108127456	Assistant Secretary WI Telephone Co	321 S Forrest St	722 N Broadway	Milwaukee WI 53202	\$ -	\$ -	0.27	*
92	51108127232	C4 Rental LLC	229 E Main St	225 E Main St	Stoughton WI 53589	\$ 36,000	\$ 176,000	0.14	Yes
93	51108127134	Fosdal Bakery LLC	243 E Main St	243 E Main St	Stoughton WI 53589	\$ 18,000	\$ 134,700	0.07	Yes
94	51108127027	Stoughton Village Players Inc	255 E Main St	777 US Highway 51	Stoughton WI 53589	\$ 39,000	\$ 81,700	0.14	
95	51108126920	Stoughton, City Of	265 E Main St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.07	*
96	51108126813	Stoughton, City Of	273 E Main St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.07	*
97	51108126715	Stoughton, City Of	304 S Fourth St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.14	*
98	51108127778	Stoughton, City Of	316 S Fourth St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.21	*
99	51108132253	Stoughton, City Of	308 E Main St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.12	*
100	51108132388	Jean M Welch	324 E Main St	2757 Alice Cir	Stoughton WI 53589	\$ 17,700	\$ -	0.06	
101	51108132495	Jean M Welch	334 E Main St	2757 Alice Cir	Stoughton WI 53589	\$ 17,700	\$ 198,600	0.06	
102	51108132600	I Kandy Holdings LLC	340 E Main St	406 Chamberlain St	Edgerton WI 53534	\$ -	\$ -	0.06	Yes
103	51108133716	Dennis M Sheehan	354 E Main St	1416 Sundt Ln	Stoughton WI 53589	\$ 35,400	\$ 194,300	0.12	Yes
104	51108133832	469 Properties LLC	364 E Main St	417 S Monroe St	Stoughton WI 53589	\$ 17,700	\$ 126,500	0.06	Yes
105	51108133949	Ruth Ann Murphy	374 E Main St	374 E Main St	Stoughton WI 53589	\$ 17,700	\$ 144,200	0.06	
106	51108134055	Marjorie P Martin	384 E Main St	118 E Jefferson St	Stoughton WI 53589	\$ 17,700	\$ 159,200	0.06	
107	51108134162	Michael E Gilbert	388 E Main St	1025 E Main St	Stoughton WI 53589	\$ 17,700	\$ 174,000	0.06	
108	51108214316	Robert Beyer	220 S Water St	536 Lexington Dr	Oregon WI 53575	\$ 11,900	\$ 148,100	0.06	
						\$ 2,459,300	\$ 18,483,633	23.60	

* Denotes municipal/tax exempt property, which does not count towards the real property acreage total.

** Though these properties are currently owned by the RDA, they were not when RA #2 was originally created, so are therefore included in real property calculations.

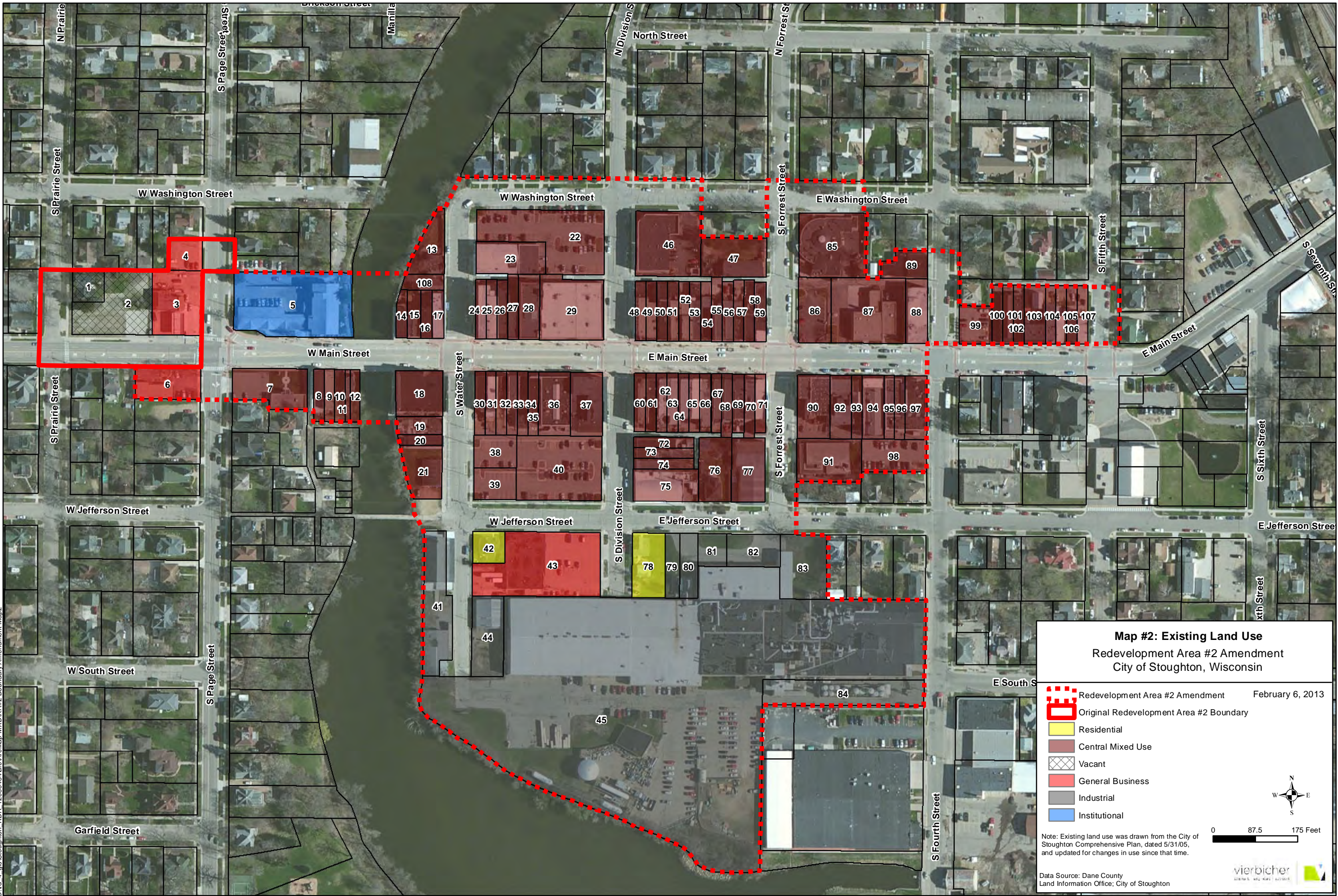
*** Condo development; acreage included in the first listing of the parcel.



Map #1: Boundary
Redevelopment Area #2 Amendment
City of Stoughton, Wisconsin

Original Redevelopment Area #2 Boundary January 29, 2013
Redevelopment Area #2 Amendment
TID #4 Boundary
TID #5 & Redevelopment Area #1 Boundary

Data Source: Dane County
Land Information Office; City of Stoughton

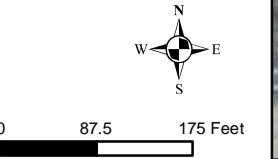


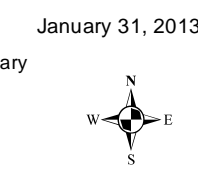
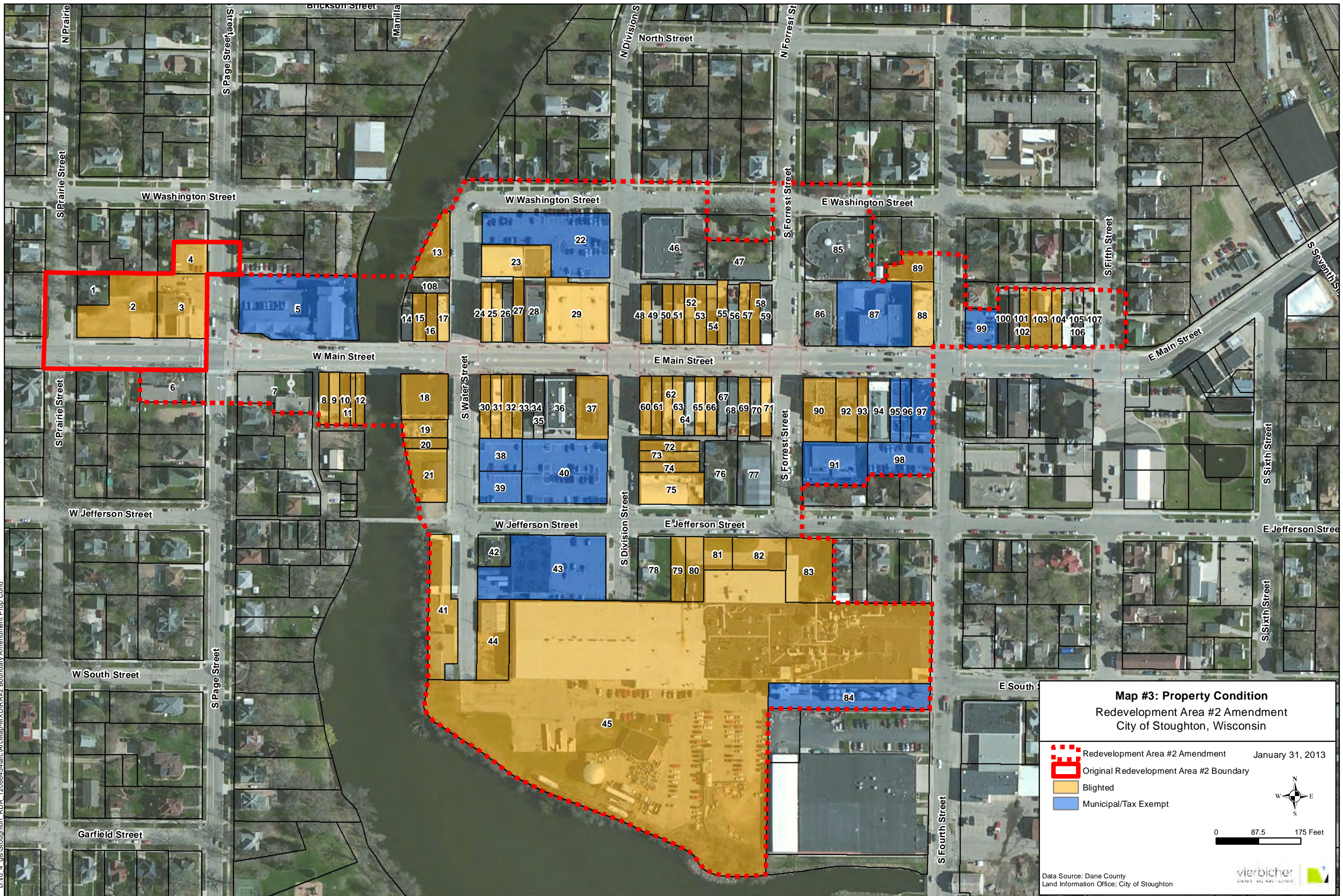
Map #2: Existing Land Use Redevelopment Area #2 Amendment City of Stoughton, Wisconsin

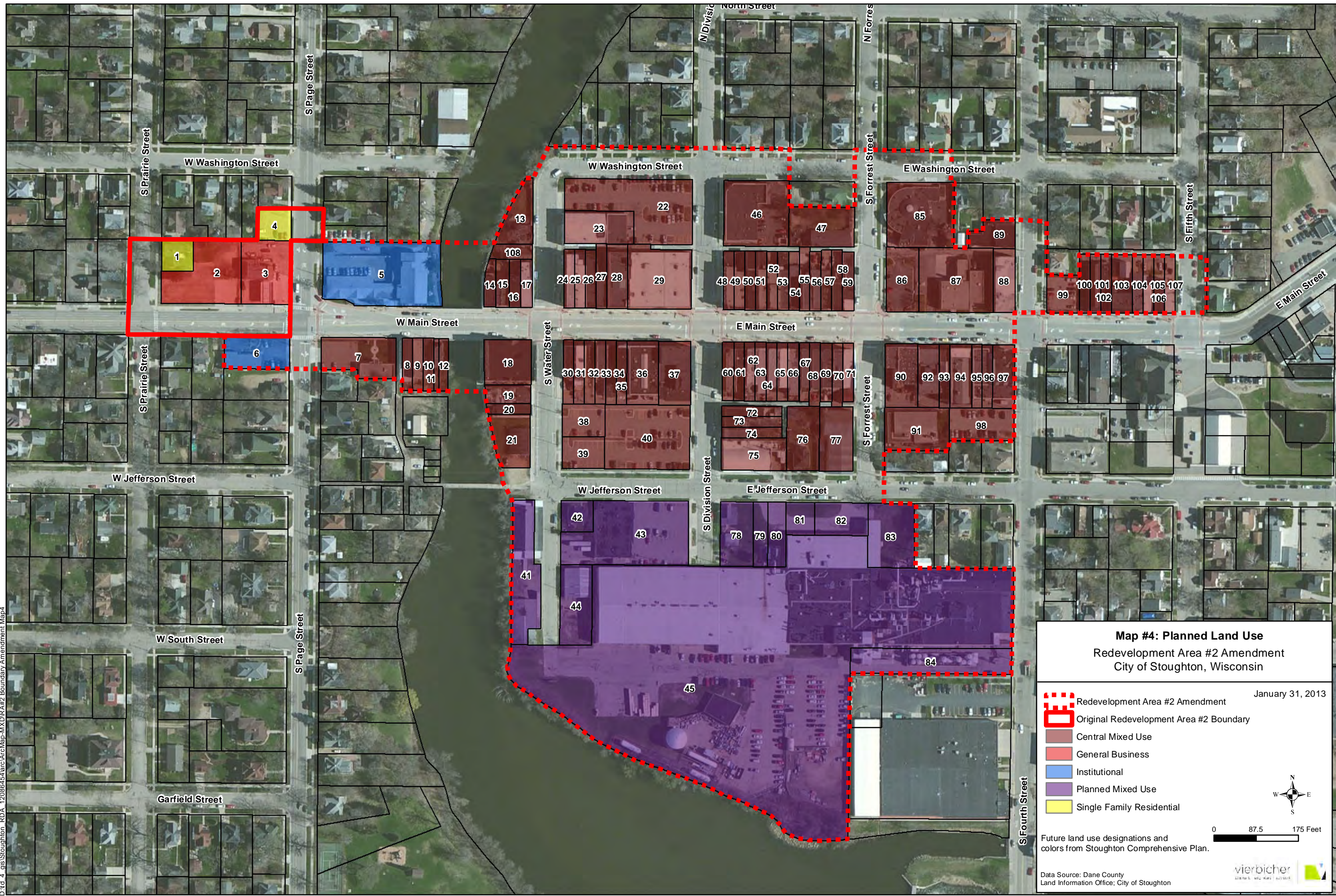
-  Redevelopment Area #2 Amendment February 6, 2013
-  Original Redevelopment Area #2 Boundary
-  Residential
-  Central Mixed Use
-  Vacant
-  General Business
-  Industrial
-  Institutional

Note: Existing land use was drawn from the City of Stoughton Comprehensive Plan, dated 5/31/05, and updated for changes in use since that time.

Data Source: Dane County
Land Information Office; City of Stoughton















Map #4: Planned Land Use
 Redevelopment Area #2 Amendment
 City of Stoughton, Wisconsin


January 31, 2013

-  Redevelopment Area #2 Amendment
-  Original Redevelopment Area #2 Boundary
-  Central Mixed Use
-  General Business
-  Institutional
-  Planned Mixed Use
-  Single Family Residential

Future land use designations and colors from Stoughton Comprehensive Plan.


 0 87.5 175 Feet

Data Source: Dane County
 Land Information Office; City of Stoughton



B Blight Determination Letter

Appendix B: Blight Determination Letter



DRAFT: February 7, 2013

Donna Olson, Mayor
City of Stoughton
381 E. Main St.
Stoughton, WI 53589

Re: Blight Determination for Redevelopment Area #2 (RA #2) Amendment

Dear Mayor Olson:

Vierbicher Associates, Inc., acting on behalf of the Redevelopment Authority (RDA) for the City of Stoughton, is assisting with the preparation of a redevelopment project plan amendment for RA #2. The process requires the City Council to make a determination that the area covered by the amendment is blighted.

One of the tasks assigned to Vierbicher Associates is to evaluate conditions in the identified section of Stoughton and determine whether conditions exist to make a finding that the proposed district is a blighted area. Our preliminary findings and thoughts were discussed with City staff and the Stoughton RDA. In addition to visiting the sites in question, supporting documents were reviewed, including:

- Maps and aerial photos
- Property descriptions and parcel boundaries
- Assessor information
- Photos of site improvements
- DNR BRRS database on environmental contamination

The RA #2 amendment area overlaps a large portion of the City's Tax Increment District (TID) #4 boundary. TID #4 was established in March of 1999 as a blight elimination district. Since 1999 the City secured grant funds for a façade improvement program, which has led to significant investments being made in many buildings along Main Street. The City also expended TID funds on the reconstruction of Main Street, which included upgraded utilities, new sidewalks, street lights, signage, benches, and other streetscape improvements. The RDA was established in 2007 to focus on redevelopment and the elimination of blight. The RDA established the original boundary of RA #2 on October 14, 2009. The RDA felt that property owners in the downtown could benefit from having access to additional funds to encourage further investment in the downtown. Including the downtown in RA #2 was one way of accomplishing this. On February 13, 2013 the RDA discussed blighting conditions within the RA #2 boundary amendment area. The RDA concurred with the findings described in this determination letter.

This letter summarizes our findings of conditions within the redevelopment area boundary, as amended, as they relate to the statutory definition of "blighted area" and "blighted property" for the purpose of implementing Redevelopment Authority projects.

Definition of Blighted Area and Property

Wisconsin's Blight Elimination and Slum Clearance Act defines a Blighted Area as follows:

Wisconsin Statutes, Section 66.1333(2m)(b):

"Blighted Area" means any of the following:

- 1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*
- 2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.*
- 3. An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

Additionally, "Blighted Property" is defined under Wisconsin Statutes, Section 66.1333(2m)(bm) as:

...any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

In all cases, the local legislative body determines whether conditions on the property are detrimental or a menace to public health, safety, morals, and welfare, or impair or arrest the sound growth of the community. In making a determination that blighted conditions exist, the City Council should also consider that the primary purpose of a Redevelopment Authority is the elimination and prevention of blighting conditions.

Description of Area

The original plan for Redevelopment Area #2 was adopted on January 12, 2010, concurrently with a territory amendment to Tax Increment District #4. The RA #2 boundary encompassed 4 parcels along Main Street just to the west of the Yahara River. RA #2 was created primarily to address blighting conditions relating to an abandoned gas station. This amendment adds approximately 100 parcels to RA #2 by expanding the boundary east to cover most of downtown Stoughton. The downtown core is primarily made up of two-story buildings along Main Street, with supporting parking a half-block off of Main Street. Many buildings along Main Street have ground-floor retail with second-floor apartments. A major employer, Uniroyal, is included in the amendment area, and is just to the south of the downtown. Stoughton City Hall is just outside the amendment area, but other government services, such as the library, post office, and senior center are included within the boundary.

Finding of Blight

The following chart summarizes the condition of property in the redevelopment area:

RA #2 Property Summary

	Original RA #2		
	Parcels	Acres	%
Blighted Property	63	14.8	78.1%*
Total Real Property	94	19.0	100%*
Right of Way/Tax-Exempt Property	14	14.4	43.1%**
Total Boundary Area	108***	33.4	100%**

* Of real property.

** Of total area.

*** 14 of the 108 parcels are owned by the City or tax-exempt organizations, and therefore do not count as "real property."

It has been determined that 78.1% of the real property within the RA #2 boundary, as amended, meets the statutory definition of blighted property, which contributes to the area meeting the definition of "blighted area."

While the front facades of many parcels along Main Street are in good shape, the commercial properties in the area suffer from lack of upkeep and investment, especially along the rear of the properties. Characteristic contributors to the blighted condition of many properties are peeling paint and exposed wood (especially around windows), bricked or partially boarded up windows, and bricks that are crumbling and/or lack tuck pointing.

General site conditions that are present throughout the district include:

- Deteriorating facades visible from public parking lots, alleys, and streets. While facades along Main Street are generally in better condition than rear facades, blighting conditions are evident from public alleys and parking lots to the north and south of buildings that line Main Street.
- Underutilization of property, including some building vacancies and continued vacant parcels at the west end of the district.
- Inadequate outdoor storage and/or screening. Accumulated junk on several properties was visible from alleys.
- Parcels 2, 3, 22, 45, and 94 have DNR records of environmental contamination, which can present challenges to reinvestment in properties.

A lack of property maintenance and building upkeep can contribute to a continuing downward spiral of disinvestment, where building owners who had maintained their properties begin to defer maintenance as they see the properties around them deteriorate. Leaving maintenance issues and blighting influences unaddressed leads to a depressed downtown, fewer visitors and less retail activity, and fewer residents in the downtown and surrounding areas to help support commercial activity. A map of properties which have been determined to meet the statutory definition of blight is included as Exhibit A to this letter. Site photos of properties in the RA#2 amendment area that meet the definition of blight are included as Exhibit B to this letter.

Sufficient documentation exists to support the preceding finding of blight for 78.1% of the real property within Redevelopment Project Area #2.

Conclusion

It is my opinion that conditions exist in the subject area to justify a finding of blight in accordance with standards described in the Blight Elimination and Slum Clearance Act ss. 66.1333(2m)(b), and such conditions are a sufficient basis for the City of Stoughton to designate the area a "blighted area" for the purpose of carrying out a plan of redevelopment and blight elimination/prevention, primarily by encouraging new private investment to maintain and improve existing property.

In order to eliminate blighting influences on the area, encourage private investment, and promote the orderly development of the City, the City Council and Redevelopment Authority are justified in exercising their powers under the Slum Clearance Act ss. 66.1333.

Sincerely,

Gary Becker, CEcD

Attachments: Exhibit A: Map – District Boundary and Property Conditions
Exhibit B: Property Condition Photos
Exhibit C: Spreadsheet of Parcel Ownership, Value, and Property Condition

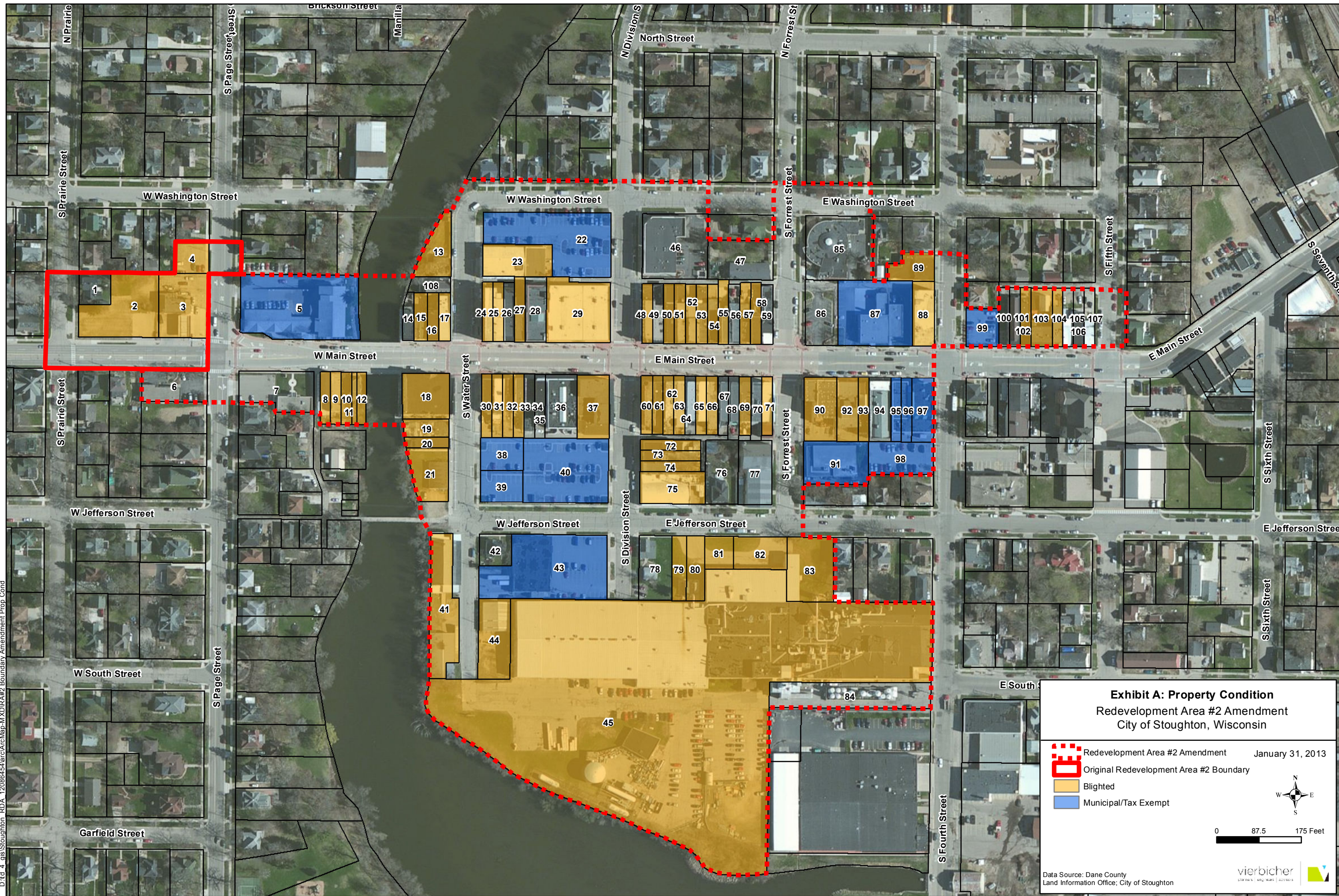







Exhibit A: Property Condition
Redevelopment Area #2 Amendment
City of Stoughton, Wisconsin

 Redevelopment Area #2 Amendment January 31, 2013
 Original Redevelopment Area #2 Boundary
 Blighted
 Municipal/Tax Exempt


0 87.5 175 Feet

Data Source: Dane County
Land Information Office, City of Stoughton




Exhibit B: Stoughton Redevelopment District #2 Amendment Site Photos



Parcel #8: Foundation in poor condition.



Parcel #9: Cracked window.



Parcel #10: Peeling paint.



Parcels #11-12: Façade mildew/dirt.



Parcel #13: Exposed insulation; exposed wood.



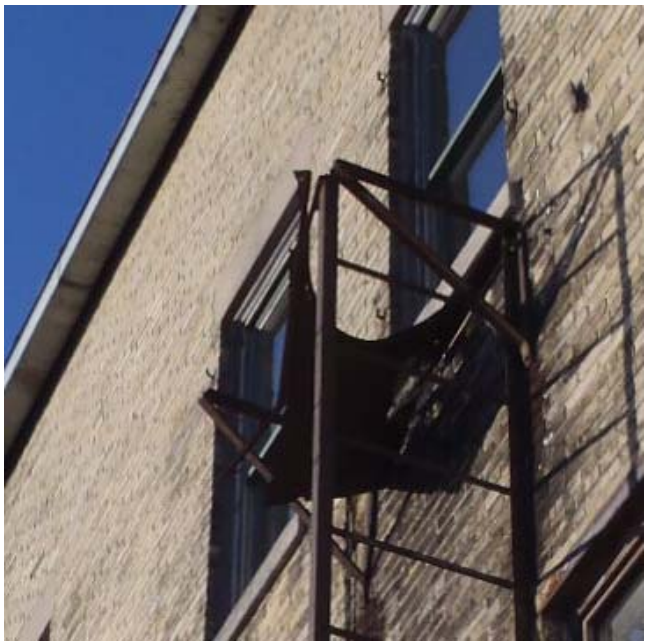
Parcel #15: Rusting nails on façade.



Parcel #16: Crumbling façade.



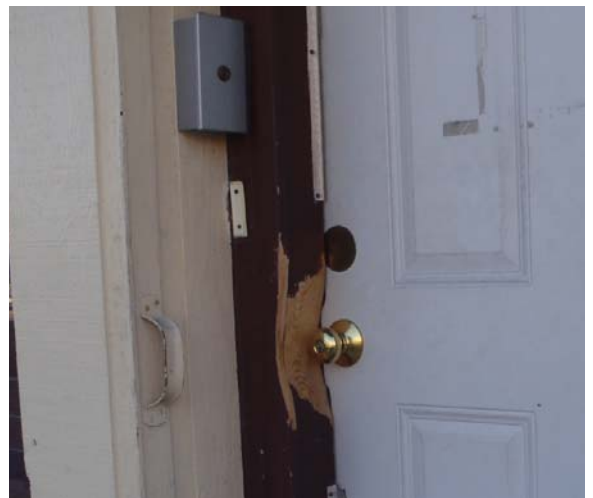
Parcel #17: Metal awning in poor condition.



Parcel #18: Broken fire escape.



Parcel #19: Taped on address, fiberboard façade, peeling paint, exposed wood.



Parcel #20: Exposed wood; door handle carved out of beam.



Parcel #21: Dilapidated plywood sign.



Parcel #23: Holes in EIFS façade.



Parcel #24: Boarded up rear window.



Parcel #25: Pallets & junk in rear; rusty basement door.



Parcel #27: Exposed wood, peeling paint.



Parcel #29: Peeling paint; fiberboard façade.



Parcel #30: Peeling paint; rear porch in poor condition.



Parcel #31: Boarded up, peeling sign cabinet.



Parcel #32: Exposed wood; doorframe in poor condition.



Parcel #33: Exposed foam at top of windows.



Parcel #37: Interior ground floor in poor condition.



Parcel #48: Crumbling façade at base of building.



Parcel #41: Rusted barrel, graffiti.



Parcel #44: Unscreened outdoor storage of items.



Parcel #45: Peeling paint.

Parcels #83: Unscreened ventilation/
HVAC equipment; rusted smoke-
stacks (right).



Parcels #79-82: Rusted façade; little/no buffer
between driveway and street along portions of
parcels (left).



Parcel #50: Rear door in poor condition; façade cracks; tuckpointing needed.



Parcel #51: Exposed wood trim; rusted door bottom.



Parcel #52: Exposed cinderblock façade; partially boarded windows.



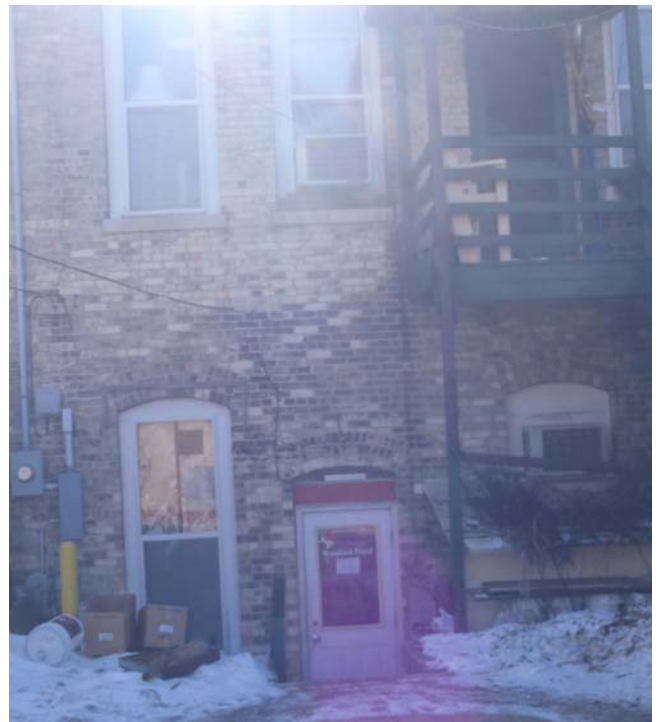
Parcel #53: Rusted corrugated metal façade.



Parcel #54: Exposed wood, peeling paint.



Parcel #55: Dirty/mildew stucco façade.



Parcel #56: Accumulated junk/boxes.



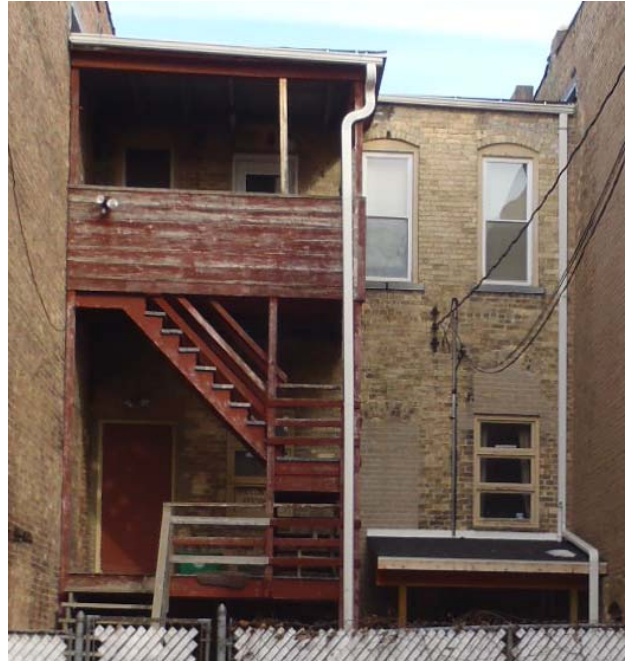
Parcel #57: Peeling paint, exposed wood, rusted hardware on shed.



Parcel #58: Partially boarded up window.



Parcel #60: Peeling paint, crumbling cinderblock, broken glass bricks.



Parcel #61: Peeling paint & exposed wood; bricked up windows.



Parcel #62: Metal panel façade with insulation-filled hole (top).

Parcel #63: Bricked up windows; exposed concrete façade patch (right).





Parcel #65: Window frames and bricks below windows in poor condition.



Parcel #66: Bricked/boarded up windows; peeling paint, exposed wood; tuckpoint needed.



Parcel #69: Accumulated junk.



Parcel #71: Peeling paint; exposed wood.



Parcel #72: Peeling paint around doorframe.



Parcel #73: Exterior wiring; shingles in poor condition; blocked window; loose wood siding.



Parcel #74: Tape/plastic over window.



Parcel #75: Crumbling foundation.



Parcel #88: Boarded up windows.



Parcel #89: Rusted doorframe.



Parcel #90: Peeling paint, boarded up vent, rusty gutters.



Parcel #92: Exposed wood; boarded up windows.



Parcel #93: Exposed wood; peeling plywood.



Parcel #102: Peeling paint; exposed wood.



Parcel #103: Peeling sheet metal siding; exposed wood/ fiberboard carport (top).



Parcel #104: Bricked up door, peeling paint (right).

Exhibit C: City of Stoughton: Redevelopment Area #2 Parcel List

PIN #	Parcel #	Owner	Property Address	Mailing Address		Land Val.	Imp. Val.	Acres	Blighted?
1	51108206950	City Of Stoughton RDA	217 S Prairie St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.10	**
2	51108207066	City Of Stoughton RDA	314 W Main St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.40	Yes**
3	51108207280	Dennis Ylvisaker	304 W Main St	208 N Madison St	Stoughton WI 53589	\$ 87,700	\$ 159,300	0.31	Yes
4	51108206316	Dennis S Ylvisaker	208 S Page St	208 N Madison St	Stoughton WI 53589	\$ 17,400	\$ -	0.11	Yes
5	51108210043	Stoughton, City Of	248 W Main St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.73	*
6	51108205111	Bcde Building LLC	301 W Main St	301 W Main St	Stoughton WI 53589	\$ 43,000	\$ 209,900	0.21	
7	51108211131	Edwin & Janet Bryant Foundation	277 W Main St	Po Box 600	Stoughton WI 53589	\$ 78,900	\$ 166,500	0.27	
8	51108210927	Larry Nelson	261 W Main St	261 W Main St	Stoughton WI 53589	\$ 16,200	\$ 85,300	0.06	Yes
9	51108210810	Michael L Olson	251 W Main St	251 W Main St	Stoughton WI 53589	\$ 16,200	\$ 134,600	0.06	Yes
10	51108210712	Francis M Motz	245 W Main St	1053 Taylor Ln	Stoughton WI 53589	\$ 16,200	\$ 90,100	0.06	Yes
11	51108210614	Gloria J Stehley	233 W Main St	6126 Johnson St	Mcfarland WI 53558	\$ -	\$ -	0.03	Yes
12	51108210516	Gloria J Stehley	233 W Main St	6126 Johnson St	Mcfarland WI 53558	\$ 15,500	\$ 290,600	0.05	Yes
13	51108214218	Purple Ocean LLC	210 S Water St	180 W Main St	Stoughton WI 53589	\$ 33,600	\$ 226,400	0.16	Yes
14	51108214361	220 West Main Street LLC	220 W Main St	220 W Main St	Stoughton WI 53493	\$ 16,600	\$ 253,900	0.05	
15	51108214414	David L Mckichan	214 W Main St	1324 Vernon St	Stoughton WI 53589	\$ 18,600	\$ 171,600	0.06	Yes
16	51108214469	K & K Of Stoughton LLC	208 W Main St	2108 Wood View Dr	Stoughton WI 53589	\$ 15,300	\$ 180,400	0.05	Yes
17	51108214512	Slinde Enterprises Inc	204 W Main St	200 W Main St	Stoughton WI 53589	\$ 15,900	\$ 237,000	0.05	Yes
18	51108213915	C Mark Schroeder	217 W Main St	14 Sauthoff Rd	Madison WI 53704	\$ 63,100	\$ 551,900	0.21	Yes
19	51108214012	C Mark Schroeder	312 S Water St	14 Sauthoff Rd	Madison WI 53704	\$ 16,700	\$ 39,300	0.08	Yes
20	51108214085	Olehans Inc	318 S Water St	1067 Starr School Rd	Stoughton WI 53589	\$ 9,700	\$ 147,200	0.05	Yes
21	51108214129	David J Atkins	324 S Water St	917 Eisenhower Rd	Stoughton WI 53589	\$ 40,500	\$ 199,500	0.19	Yes
22	51108215422	Stoughton, City Of		381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.59	*
23	51108215520	James Oler	211 S Water St	4056 Lally Rd	Oregon WI 53575	\$ 44,000	\$ 196,700	0.22	Yes
24	51108215655	1905 Erickson LLC	221 S Water St	500 Midland Ct	Janesville WI 53547	\$ 17,700	\$ 326,500	0.06	Yes
25	51108215708	John Jaglowski	184 W Main St	1246 Washington Rd	Stoughton WI 53589	\$ 17,700	\$ 202,600	0.06	Yes
26	51108215753	Patrice A Roe	176 W Main St	420 Eagle Ln Sw	Rochester MN 55902	\$ 17,700	\$ 262,400	0.06	
27	51108215815	Christopher J Matti	168 W Main St	1063 Sundt Ln	Stoughton WI 53589	\$ 19,500	\$ 172,400	0.07	Yes
28	51108215860	West Main LLC	154 W Main St	Po Box 226	Stoughton WI 53589	\$ 39,000	\$ 380,000	0.14	
29	51108215977	Scene One Inc	124 W Main St	Po Box 214	Stoughton WI 53589	\$ 116,900	\$ 806,300	0.39	Yes
30	51108216618	Richard R Smith	193 W Main St	401 S Fifth St	Stoughton WI 53589	\$ 19,500	\$ 168,000	0.07	Yes
31	51108216565	Andrew R Rupnow	183 W Main St	4639 Treichel St	Madison WI 53718	\$ 19,500	\$ 206,000	0.07	Yes
32	51108216510	Todd Grams	173 W Main St	414 Atlas Ave	Madison WI 53714	\$ 19,500	\$ 53,800	0.07	Yes
33	51108216467	Radius Investments LLC	171 W Main St	171 W Main St Ste 2	Stoughton WI 53589	\$ 19,500	\$ 230,500	0.07	Yes
34	51108216412	Breuchel Family LLC	159 W Main St	315 County Hwy B	Stoughton WI 53589	\$ 19,500	\$ 105,500	0.07	
35	51108216369	Richard Grams	155 W Main St	414 Atlas Ave	Madison WI 53714	\$ 19,500	\$ 225,200	0.07	
36	51108218012	Kegonsa Plaza Development LLC	135 W Main St Unit 107	778 County Hwy MM	Oregon WI 53575	\$ 15,400	\$ 201,600	0.20	
36	51108218042	Kegonsa Plaza Development LLC	135 W Main St Unit 100	778 County Hwy MM	Oregon WI 53575	\$ 6,800	\$ 92,200	***	
36	51108218192	Kegonsa Plaza Development LLC	135 W Main St Unit 202	778 County Hwy MM	Oregon WI 53575	\$ 4,200	\$ 58,800	***	
36	51108218222	Kegonsa Plaza Development LLC	135 W Main St Unit 200	778 County Hwy MM	Oregon WI 53575	\$ 7,200	\$ 97,800	***	
36	51108218252	Kegonsa Plaza Development LLC	135 W Main St Unit 209	778 County Hwy MM	Oregon WI 53575	\$ 2,100	\$ 29,900	***	
36	51108218072	Kegonsa Plaza Development LLC	135 W Main St Unit 102	778 County Hwy MM	Oregon WI 53575	\$ 6,000	\$ 81,000	***	
36	51108218102	Kegonsa Plaza Development LLC	135 W Main St Unit 207	778 County Hwy MM	Oregon WI 53575	\$ 5,600	\$ 45,400	***	
36	51108218132	Kegonsa Plaza Development LLC	135 W Main St Unit 205	778 County Hwy MM	Oregon WI 53575	\$ 6,300	\$ 77,700	***	
36	51108218162	Kegonsa Plaza Development LLC	135 W Main St Unit 203	778 County Hwy MM	Oregon WI 53575	\$ 3,100	\$ 38,900	***	

PIN #	Parcel #	Owner	Property Address	Mailing Address		Land Val.	Imp. Val.	Acres	Blighted?
37	51108216118	CHSS Investments LLC	101 W Main St	Po Box 512	Stoughton WI 53589	\$ 53,100	\$ 371,600	0.20	Yes
38	51108216654	Stoughton, City Of		381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.14	*
39	51108216752	Stoughton, City Of		381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.13	*
40	51108216976	Stoughton, City Of	318 S Division St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.54	*
41	51108213817	Uniroyal Engineered Products LLC	201 W Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 39,100	\$ 213,100	0.35	Yes
42	51108217448	Juan A Olveda	149 W Jefferson St	1011 Sundt Ln	Stoughton WI 53589	\$ 17,400	\$ 72,400	0.10	
43	51108217117	St Vincent De Paul Society	111 W Jefferson St	1309 Williamson St	Madison WI 53703	\$ -	\$ -	0.71	*
44	51108217555	Uniroyal Engineered Products LLC	415 S Water St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 39,200	\$ 136,200	0.25	Yes
45	51108260016	Uniroyal Engineered Products LLC	501 S Water St	1800 2nd St Ste 970	Sarasota FL 34236	\$ -	\$ -	7.87	Yes
46	51108122762	Tlw LLC	201 S Division St	201 S Division St	Stoughton WI 53589	\$ 5,000	\$ 126,400	0.42	
46	51108122772	CHSS Investments LLC	205 S Division St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 114,100	***	
46	51108122852	CHSS Investments LLC	121 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 44,300	***	
46	51108122862	CHSS Investments LLC	123 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 44,300	***	
46	51108122872	CHSS Investments LLC	125 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 45,000	***	
46	51108122882	CHSS Investments LLC	127 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 44,300	***	
46	51108122842	CHSS Investments LLC	119 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 73,200	***	
46	51108122782	CHSS Investments LLC	209 S Division St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 93,700	***	
46	51108122792	Cornerstone Spa LLC	213 S Division St	213 S Division St	Stoughton WI 53589	\$ 5,000	\$ 140,400	***	
46	51108122802	CHSS Investments LLC	109 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 71,300	***	
46	51108122812	CHSS Investments LLC	113 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 58,800	***	
46	51108122892	CHSS Investments LLC	129 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 31,600	***	
46	51108122902	CHSS Investments LLC	131 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 44,300	***	
46	51108122822	CHSS Investments LLC	115 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 60,700	***	
46	51108122832	CHSS Investments LLC	117 E Washington St	Po Box 512	Stoughton WI 53589	\$ 5,000	\$ 52,700	***	
47	51108122602	Jerry A Wackett	214 S Forrest St	837 Taft	Oregon WI 53575	\$ 45,800	\$ 164,500	0.26	
48	51108122951	Sherry Rental LLC	100 E Main St	2238 US Highway 51	Stoughton WI 53589	\$ 18,000	\$ 217,100	0.06	Yes
49	51108123003	Sherry Rental LLC	108 E Main St	2238 US Highway 51	Stoughton WI 53589	\$ 18,000	\$ 213,900	0.06	
50	51108123058	Hellendrung Rev Living Tr	120 E Main St	212 Bentley Pl	Edgerton WI 53534	\$ 17,200	\$ 233,100	0.06	Yes
51	51108123110	Greetings And Gifts LLC	130 E Main St	130 E Main St	Stoughton WI 53589	\$ 18,800	\$ 216,500	0.06	Yes
52	51108123165	Sherry Rental LLC	134 E Main St	2238 US Highway 51	Stoughton WI 53589	\$ 18,000	\$ 199,000	0.06	Yes
53	51108123218	Squirrelly Murrelly Properties LLC	144 E Main St	1903 E Frances St	Appleton WI 54911	\$ 18,000	\$ 167,000	0.07	Yes
54	51108123272	Bmw Ventures LLC	154 E Main St	516 S Page St	Stoughton WI 53589	\$ 18,000	\$ 220,800	0.06	Yes
55	51108123325	Dale W Otradovec	160 E Main St	5722 Tudor Dr	Madison WI 53711	\$ 19,500	\$ 243,300	0.07	Yes
56	51108123370	Dan Stokstad	164 E Main St	168 E Main St	Stoughton WI 53589	\$ 18,000	\$ 187,500	0.07	
57	51108123487	Dan M Stokstad	172 E Main St	140 Forton	Stoughton WI 53589	\$ 18,600	\$ 83,500	0.06	Yes
58	51108123530	Ore Inc	180 E Main St	5990 US Highway 51	Mcfarland WI 53558	\$ 18,600	\$ 221,700	0.06	Yes
59	51108123585	Mjm Enterprises LLC	226 S Forrest St	226 S Forrest St	Stoughton WI 53589	\$ 19,500	\$ 282,700	0.07	
60	51108121747	Gary J Brenz	111 E Main St	111 E Main St	Stoughton WI 53589	\$ 18,000	\$ 180,900	0.07	Yes
61	51108121694	Chritton Family Tr	109 E Main St	Po Box 191	Stoughton WI 53589	\$ 18,000	\$ 122,100	0.06	Yes
62	51108121649	Jack Bicksler	121 E Main St	1200 Overlook Dr	Stoughton WI 53589	\$ 18,000	\$ 198,400	0.06	Yes
63	51108121532	Bac LLC	129 E Main St	1240 Water St	Prairie Du Sac WI 53578	\$ 18,000	\$ 300,200	0.07	Yes
64	51108121489	Bryan G Moll	139 E Main St	139 E Main St	Stoughton WI 53589	\$ 18,000	\$ 235,700	0.06	
65	51108121434	Vern Strutzel	143 E Main St	1813 Skyline Dr	Stoughton WI 53589	\$ 18,000	\$ 178,300	0.06	Yes
66	51108121327	Timothy H Manhart	151 E Main St	1823 N Van Buren St	Stoughton WI 53589	\$ 18,000	\$ 216,400	0.07	Yes
67	51108121274	Next Generation Enterprises LLC	157 E Main St	161 E Main St	Stoughton WI 53589	\$ 17,200	\$ 206,100	0.06	
68	51108121229	Next Generation Enterprises LLC	167 E Main St	161 E Main St	Stoughton WI 53589	\$ 19,500	\$ 176,900	0.07	

PIN #	Parcel #	Owner	Property Address	Mailing Address		Land Val.	Imp. Val.	Acres	Blighted?
69	51108121167	Robert W Young	175 E Main St	175 E Main St	Stoughton WI 53589	\$ 18,000	\$ 145,300	0.07	Yes
70	51108121112	Mbw Properties LLC	187 E Main St	516 S Page St	Stoughton WI 53589	\$ 19,500	\$ 235,200	0.07	
71	51108121014	Cindy Hoesly	195 E Main St	4378 Jordan Dr	Mcfarland WI 53558	\$ 18,000	\$ 234,800	0.06	Yes
72	51108121854	James R Halbach	317 S Division St	Po Box	Janesville WI 53547	\$ 18,000	\$ 212,000	0.06	Yes
73	51108121907	Nel-Car Corporation	319 S Division St	Po Box 89	Stoughton WI 53589	\$ 19,500	\$ 225,100	0.06	Yes
74	51108121952	John R Soceka	323 S Division St	5750 Meadowood Dr	Madison WI 53711	\$ 18,000	\$ 160,000	0.06	Yes
75	51108122059	Robert A Peterson	327 S Division St	327 S Division St	Stoughton WI 53589	\$ 39,100	\$ 176,900	0.21	Yes
76	51108122175	Marjorie Martin	118 E Jefferson St	118 E Jefferson St	Stoughton WI 53589	\$ 27,900	\$ 115,100	0.21	
77	51108122282	Steven S Metzler	318 S Forrest St	3006 Shadyside Dr	Stoughton WI 53589	\$ 39,100	\$ 167,600	0.21	
78	51108120944	Dennis Strandlie	101 E Jefferson St	101 E Jefferson St	Stoughton WI 53589	\$ 34,800	\$ 100,100	0.21	
79	51108120837	Uniroyal Engineered Products LLC	111 E Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 15,400	\$ -	0.09	Yes
80	51108120739	Uniroyal Engineered Products LLC	111 E Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 21,300	\$ -	0.12	Yes
81	51108120622	Uniroyal Engineered Products LLC	119 E Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 16,900	\$ -	0.09	Yes
82	51108120515	Uniroyal Engineered Products LLC	127 E Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 19,200	\$ -	0.17	Yes
83	51108128446	Uniroyal Engineered Products LLC	201 E Jefferson St	1800 2nd St Ste 970	Sarasota FL 34236	\$ 33,100	\$ -	0.29	Yes
84	51108124519	Stoughton, City Of		381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.41	*
85	51108126037	Mcfarland State Bank	207 S Forrest St	5990 US Highway 51	Mcfarland WI 53558	\$ 81,200	\$ 922,000	0.43	
86	51108126251	Mcfarland State Bank	216 E Main St	5990 US Highway 51	Mcfarland WI 53558	\$ 46,800	\$ -	0.21	
87	51108126368	US Government	246 E Main St	246 E Main St	Stoughton WI 53589	\$ -	\$ -	0.48	*
88	51108126582	Main Street Apartments LLC	288 E Main St	Po Box 5	Lake Mills WI 53551	\$ 39,000	\$ 534,100	0.14	Yes
89	51108125814	Jerry W King	208 S Fourth St	1030 N Page St	Stoughton WI 53589	\$ 21,600	\$ 188,300	0.11	Yes
90	51108127349	Bo-Pa Properties Inc	211 E Main St	48 White Oaks Ln	Madison WI 53711	\$ 58,500	\$ 171,233	0.20	Yes
91	51108127456	Assistant Secretary WI Telephone Co	321 S Forrest St	722 N Broadway	Milwaukee WI 53202	\$ -	\$ -	0.27	*
92	51108127232	C4 Rental LLC	229 E Main St	225 E Main St	Stoughton WI 53589	\$ 36,000	\$ 176,000	0.14	Yes
93	51108127134	Fosdal Bakery LLC	243 E Main St	243 E Main St	Stoughton WI 53589	\$ 18,000	\$ 134,700	0.07	Yes
94	51108127027	Stoughton Village Players Inc	255 E Main St	777 US Highway 51	Stoughton WI 53589	\$ 39,000	\$ 81,700	0.14	
95	51108126920	Stoughton, City Of	265 E Main St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.07	*
96	51108126813	Stoughton, City Of	273 E Main St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.07	*
97	51108126715	Stoughton, City Of	304 S Fourth St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.14	*
98	51108127778	Stoughton, City Of	316 S Fourth St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.21	*
99	51108132253	Stoughton, City Of	308 E Main St	381 E Main St	Stoughton WI 53589	\$ -	\$ -	0.12	*
100	51108132388	Jean M Welch	324 E Main St	2757 Alice Cir	Stoughton WI 53589	\$ 17,700	\$ -	0.06	
101	51108132495	Jean M Welch	334 E Main St	2757 Alice Cir	Stoughton WI 53589	\$ 17,700	\$ 198,600	0.06	
102	51108132600	I Kandy Holdings LLC	340 E Main St	406 Chamberlain St	Edgerton WI 53534	\$ -	\$ -	0.06	Yes
103	51108133716	Dennis M Sheehan	354 E Main St	1416 Sundt Ln	Stoughton WI 53589	\$ 35,400	\$ 194,300	0.12	Yes
104	51108133832	469 Properties LLC	364 E Main St	417 S Monroe St	Stoughton WI 53589	\$ 17,700	\$ 126,500	0.06	Yes
105	51108133949	Ruth Ann Murphy	374 E Main St	374 E Main St	Stoughton WI 53589	\$ 17,700	\$ 144,200	0.06	
106	51108134055	Marjorie P Martin	384 E Main St	118 E Jefferson St	Stoughton WI 53589	\$ 17,700	\$ 159,200	0.06	
107	51108134162	Michael E Gilbert	388 E Main St	1025 E Main St	Stoughton WI 53589	\$ 17,700	\$ 174,000	0.06	
108	51108214316	Robert Beyer	220 S Water St	536 Lexington Dr	Oregon WI 53575	\$ 11,900	\$ 148,100	0.06	

\$ 2,459,300 \$ 18,483,633 23.60

* Denotes municipal/tax exempt property, which does not count towards the real property acreage total.

** Though these properties are currently owned by the RDA, they were not when RA #2 was originally created, so are therefore included in real property calculations.

*** Condo development; acreage included in the first listing of the parcel.

C

Resolutions, Notices, Minutes

Appendix C: Resolutions, Notices, Minutes

Attachment #1: Timetable

Attachment #2: Public Hearing Minutes & RDA Approval of TID Amendment

Attachment #3: RDA Resolution on RA #2 Boundary

Attachment #4: City Council Resolution Amending RA #2 Plan

Attachment #5: Proof of Publication

Attachment #6: City Council Resolution Declaring RA #2 a Blighted Area

Attachment #7: Notice to Property Owners