

**City of Stoughton Application for Conditional Use Review and Approval
(Requirements per Section 78-905)**

Applicant Name: Konner Kearney

Applicant Address: 161 Horizon Drive, Suite 101A Verona, WI 53593

Applicant Phone and Email: 608-848-9050 / ktk@forwarddevgroup.com

Property Owner Name (if different than applicant): Kettle Park West LLC

Property Owner Phone: 608-848-9050

Subject Property Address: Lot 27 - 2605 Cromwell Ct / Lot 15 - 2500 Jackson S

This form is designed to be used by the Applicant as a guide to submitting a complete application for a conditional use review *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application. (See conditional use review and approval procedures attached)

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 7/17/23

Application fee of \$520 received by Zoning Administrator Date: 7/17/23

II Application Submittal Packet Requirements

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review at least 30 days prior to a Planning Commission meeting, followed by one revised draft final application packet based upon staff review and comments. The final application materials are required to be submitted at least 2 weeks prior to the Planning Commission meeting.

Initial Packet

(1 electronic 11 x 17 copy of plans to Zoning Administrator) Date: 7/17/23

Final Packet

(1 electronic 11 x 17 copy of plans
and if necessary one large scalable copy of plans to Zoning Administrator) Date: 7/17/23

(a) A map of the proposed conditional use:

- Showing all lands under conditional use consideration.
- All lot dimensions of the subject property provided.
- Graphic scale and north arrow provided.

(b) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

(c) A site plan (conforming to the requirements of Section 78-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a large development (per Sections 78-205(11)). A proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 78-908.

(d) Written justification for the proposed conditional use indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-905(5)(c)1.-6, as follows.

- 3. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

Please see the attached memo.

- 4. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

Please see the attached memo.

- 5. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(5)(c)1-5.), after taking into consideration any proposed options to minimize such impacts?

Please see the attached memo.

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet) Date: _____

Notified Neighboring Township Clerks (within 1,000 feet) Date: _____

Class 2 legal notice sent to official newspaper by City Clerk Date: _____

Class 2 legal notice published on _____ and _____ Date: _____

Conditional Use recorded with the County Register of Deeds Office after approval



July 14, 2022

Rodney Scheel
Director of Planning & Development
Department of Planning & Development
207 South Forrest Street
Stoughton, WI 53589

Dear Rodney,

In response to extensive feedback and direction from City Council, Plan Commission, and City Staff, Forward Development Group, LLC ("FDG") has elected to abandon the previous application for the contemplated General Development Plan ("GDP") for Lot 15 and Lot 27 within the Kettle Park West neighborhood. Unlike the previous GDP application, this application requests no modifications from conventional MR-24 zoning standards and FDG intends to pursue development of the contemplated parcels in accordance with by-right zoning standards.

This new direction, among other things, requires the applicant to maintain a minimum landscape surface ratio ("LSR") of 50% the total project site, whereas the previous GDP application had requested an exemption to allow a minimum LSR of 30%. It became evident to FDG that maintaining this requirement was a critical factor for the City in order to provide suitable balance between green space and impervious area and FDG is committed to comply with this zoning standard. Furthermore, any exemptions contemplated in the previous GDP related to setbacks have also been eliminated and standard zoning practices shall be maintained.

The result of conventional zoning standards is a direct impact to the density of the proposed development. Taking the previous GDP's exemptions for LSR and setbacks into consideration, a maximum density of 117 units was contemplated. By-right development incorporating conventional zoning standards results in a likely density yield of approximately 90-96 total units, an approximate 18 – 23% reduction. Although not required for a rezoning application, FDG understands the importance of sharing prospective future development plans, which are included for reference as part of this memorandum.

That being said, FDG is submitting the following CSM and MR-24 Amendment of the Official Zoning Map for Lot 15 and Lot 27 within the Kettle Park West neighborhood.

The project site would require a two-lot certified survey map ("CSM") to form a single parcel for the project as shown on the CSM Context Map, **Exhibit B**. Lot 2 would be the newly created 4.883-acre parcel and KPW Hospitality (the Tru Hotel) would become Lot 1, a 2.343-acre parcel. **Exhibit C** depicts the Preliminary CSM and Rezone Legal Descriptions for Lot 1 and Lot 2.

The following memorandum is organized to mirror the format of the questions and sections listed in the Application for Amendment of the Official Zoning Map.

Application for Amendment of the Official Zoning Map

The following material provides justification of the proposed zoning map amendment.

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 78-005.

Below are the various manners in which the proposed MR-24 Amendment of the Official Zoning Map further the implementation of the City of Stoughton Comprehensive Plan as stated in Section 78-005. Additional information is also provided to illustrate how the proposed zoning is “designed to control and lessen congestion in the streets”, and “protect and promote property values” outlined in Section 78-005.

Relation to Comprehensive Plan

Exhibit C includes the rezoning legal descriptions and exhibits associated with the proposed land division. CSM Lot 1, the Tru Hotel, would remain planned business which is consistent with the comprehensive plan. CSM Lot 2 would be rezoned from planned business and MR-10 to MR-24 zoning.

Although the multi-family land use on the northern portion of Lot 15 varies from the comprehensive plan, the contiguous multi-family land use on Lot 27 is consistent. The rezoning would create a single multi-family parcel and land use, but would not introduce a new type of land use to the neighborhood. The “Lot 27 Multi-Family” section on page 4 includes rationale for the MR-24 zoning.

Designed to Control and Lessen Congestion in the Streets – Trip Generation Study

KL Engineering prepared a Trip Generation Study, attached as **Exhibit F**, to demonstrate the impact rezoning to MR-24 would have on local traffic when compared to the existing zoning.

KL Engineering evaluated the trip generation anticipated for Lot 2 and the proposed access point and associated drive aisles. The “Lot 2 Trip Generation and Access” paragraph describes the projected impact on local traffic. KL Engineering found, “the amount of traffic is not anticipated to result in traffic congestion along nearby roadways or intersections,” and the “access via Cromwell Court is appropriate in terms of the amount and nature of traffic utilizing this local roadway to access nearby collector and arterial routes.”

The conclusion below is taken directly from the finding of KL Engineering’s trip generation study.

- The currently proposed lots and zoning are expected to generate between 20% and 35% less traffic than the existing lots and zoning at full buildout. This comparison considered a day where a daytime event occurred at the previously proposed convention center.
- The currently proposed CSM and zoning will generate more consistent traffic without the variability associated with a convention center.

- The proposed multi-family development on Lot 2 would generate about one trip per minute during peak hours. Access to this development off Cromwell Court is not anticipated to result in traffic congestion on local roadways as a result of this development.

Preserve & Increase Estimated Property Values

The proposed MR-24 zoning is projected to improve the performance of TID District No. 7 and the long-term assessed value of the property. FDG reviewed the 2020 Project Plan TID No. 7 Project Plan Amendment, included as **Exhibit G** for reference, to determine the impact the proposed rezoning and CSM would have on the TID compared to the previously proposed convention center and MR-10 multi-family zoning on Lot 27. Within the TID project plan, the convention center was not specifically included within the development assumptions, so FDG has considered it as a part of the hotel’s estimated assessed value. The estimated assessed value of the hotel and convention center within the TID was \$7,592,000. As of 2022, the actual assessed value of the hotel is \$7,000,000, resulting in \$592,000 of estimated assessed value for the convention center. The table below outlines the development assumptions utilized in the TID plan, the actual 2022 assessed value of the subject properties within the TID, and the projected impact of the proposed rezoning.

	Hotel (Lot 15)	Phase II Multifamily (Lot 27 MR-10)	MR-24 (CSM Lot 2)	Total
TID No.7 Project Plan Assumptions	\$7,592,000 (includes Convention Center)	\$6,025,000	-	\$13,617,000
2022 Actual	\$7,000,000	\$1,000	-	\$7,001,000
Hotel (CSM Lot 1) & MR-24 (CSM Lot 2)	\$7,000,000	-	\$11,290,500	\$18,290,500

The MR-24 rezoning value is based on an estimated assessed value of \$96,500 per unit¹ x 117 units = \$11,290,500. The current concept plan which included 96 units would generate an estimated assessed value of \$9,264,000 which alone would exceed the projections of the Convention Center and MR-10 Lot-27 multi-family (\$592,000 + \$6,025,000 = \$6,617,000). Any additional multi-family units above the 96-unit concept plan would provide additional increment from the property.

In addition to the increased estimated assessed value, the subject multi-family project is also anticipated to provide a more consistent, less volatile tax revenue stream. In general, the multi-family asset class provides more stability compared to hospitality/convention assets which experience seasonal, and long-term fluctuations in revenue due to a variety of market conditions.

Furthermore, the Stoughton market continues to show high demand for additional multi-family units. The City’s multi-family vacancy rate of 3.4% (CoStar, 2023) is significantly lower than the national average of 5.4%. This low vacancy rate indicates that demand is exceeding current supply and the additional units delivered from the project site will help satisfy this need.

1 - The estimated assessed value per unit is based on an average of other multi-family projects within Stoughton with greater than 50 units (CoStar 2023).

2. Which of the following has arisen that are not properly addressed in the current Official Zoning Map?

Justifications for Rezoning per the Application for Amendment of the Official Zoning Map are noted in bold (items c & d) below:

- a) The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
- b) A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.).
 NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designed zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
- c) Factors have changed making the subject property more appropriate for a different zoning district.**
- d) Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map**

Below is a summary of the various factors that have affected Lot 15 and Lot 27 leading to the requested zoning map amendment.

Lot 15 - KPW Hospitality

The initial planning and 2017 Specific Implementation Plan for KPW Hospitality included an event center on the north portion of Lot 15 as a potential expansion to the hotel. In summer 2020, the Tru by Hilton Hotel opened and faced immediate challenges due to the COVID-19 pandemic. Since the beginning of the pandemic, the hospitality market noted significant decreased business and personal travel. For example, revenue per available room (“RevPAR”) is a key performance metric used in the hotel industry which is calculated by multiplying the average daily room rate by its occupancy rate. When the hotel was originally planned, projections supported by detailed market studies indicated occupancy ranges in the mid-60% range; the year-to-date occupancy recorded for 2022 was in the mid-40% range. As a result, KPW Hospitality’s RevPAR was currently 40% lower than originally projected at the end of 2022, creating a notable financial obstacle when considering constructing a new event center.

Furthermore, the original impetus for the event center on the hotel site was to support weekend occupancy. The financial model for the hotel anticipated weekday, business travel to have high occupancy while weekend personal travel would have lower occupancy and require additional support from the event center. Currently, weekday occupancy continues to be low due to the lack of business travel while weekend occupancy has held relatively steady mostly due to events held at local venues such as The Lagaret and The Field’s Reserve. Although the addition of these venues to the immediate market has improved weekend stays at the Tru by Hilton hotel, it has also created direct competition for any additional future event space in the market.

In summary, the quantifiable decrease in hotel performance coupled with the lack of business and work travel has led KPW Hospitality to consider other site uses for remaining north portion of Lot 15.

Lot 27 – Multifamily

Lot 27 is currently zoned MR-10 (10 dwelling units per acre) resulting in a maximum density of 25 total residential units. In July 2021, FDG submitted a 24-unit multifamily concept plan for Lot 27 with a duplex product specified. Although diligent efforts with various contractors and construction plans were explored, FDG was unable to create a financially viable plan to move the project forward due to continuously increasing construction costs. Since January of 2021, construction costs have escalated approximately 24%, creating a notable financial barrier to overcome in all projects. The projects impacted most significantly have been lower density development since the critical mass of generated revenue is not sufficient to support the increased construction costs. In conversations with City Staff, Lot 27 is not sufficiently sized to support a higher density residential project and alternate solutions needed to be explored.

A CSM to combine the north portion of Lot 15 and the entirety of Lot 27 would create an approximately 4.3-acre developable site and provide the land area needed to support residential densities similar to other multifamily projects within the City of Stoughton. The increased site area would then allow for appropriate density to have a better chance at supporting current construction costs.

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

The project site is located between single family, senior living, and planned business zoning. This variable contextual land use makes the project site a suitable location to transition from single family to the west to the multi-family project site to planned business to the east.



Exhibit E, includes 3D rendered perspectives of the project site highlighting how the two-story multi-family contextually blends with the surrounding land uses and offers the residents a quiet, respite at the end of the cul-du-sac. The multi-family site is also within close proximity of the Kettle Park West Commercial Center providing residents convenient access to groceries, restaurants, and other amenities.

The MR-24 project site complements the contextual land uses by providing multi-family housing within Kettle Park West, increasing the diversity of housing types within the neighborhood and offering access to commercial amenities within a walkable distance.

Parkland Dedication

As part of the original zoning for the underlying Lot 27 parcel, parkland dedication for 25 units of multi-family housing has already been accounted for. In addition, there is anticipated to be a further parkland dedication requirement as part of the future SIP process.

The intent for satisfying future parkland dedication requirements is to purchase and dedicate additional lands within the general context of the Kettle Park West master plan, preferably adjacent to the previously dedicated parkland (Tee Naasak Park) of approximately 10 acres along Oak Opening Drive (PIN: 051001441502 and PIN: 051001383862). Assuming the project site is zoned consistent with MR-24 underlying zoning standards for density, a parkland dedication requirement of 93,748 square feet or 2.15 acres would be required (92 units x 1,019 square feet of parkland per unit).

The general areas for potential dedication are depicted on **Exhibit I**. It is important to note that the areas shown on Exhibit I are currently owned by third parties, unrelated to the applicant, and any future parkland dedication in these areas is subject to existing land owner approval and successful acquisition of the lands by the applicant from the third parties.

In the event that additional parkland dedication cannot be provided, a fee in lieu of dedication is anticipated to be required.

Site Design Considerations

Although this application is for rezoning and land division, a conceptual site plan is attached for reference as **Exhibit D**, which meets the standards of MR-24 Zoning District.

Detailed site design (layout, access, circulation, engineering, landscape, stormwater, architecture, etc.) is subject to future City review and approval through the Site Plan Review process. The information contained in this section is intended to solely provide context for the Rezoning and CSM application.

Conclusion

This application is aimed to set the zoning framework require to provide alternate housing opportunities in the immediate Kettle Park West community, as well as satisfy a notable market need. As the housing market continues to encounter elevated construction costs and a challenging interest rate environment, the focus on providing additional housing opportunities has become extremely important given historically low vacancy rates. The multi-family units would provide individuals and families the opportunity to live and work in the immediate area (i.e. the commercial center), while at the same time, creating a variety of residential housing options within the Kettle Park West Community.

We are excited to work with the City on this project and look forward to furthering the vision for the Kettle Park West.

Sincerely,



Konner Kearney

Director of Sales and Entitlement

Forward Development Group, LLC

CC:

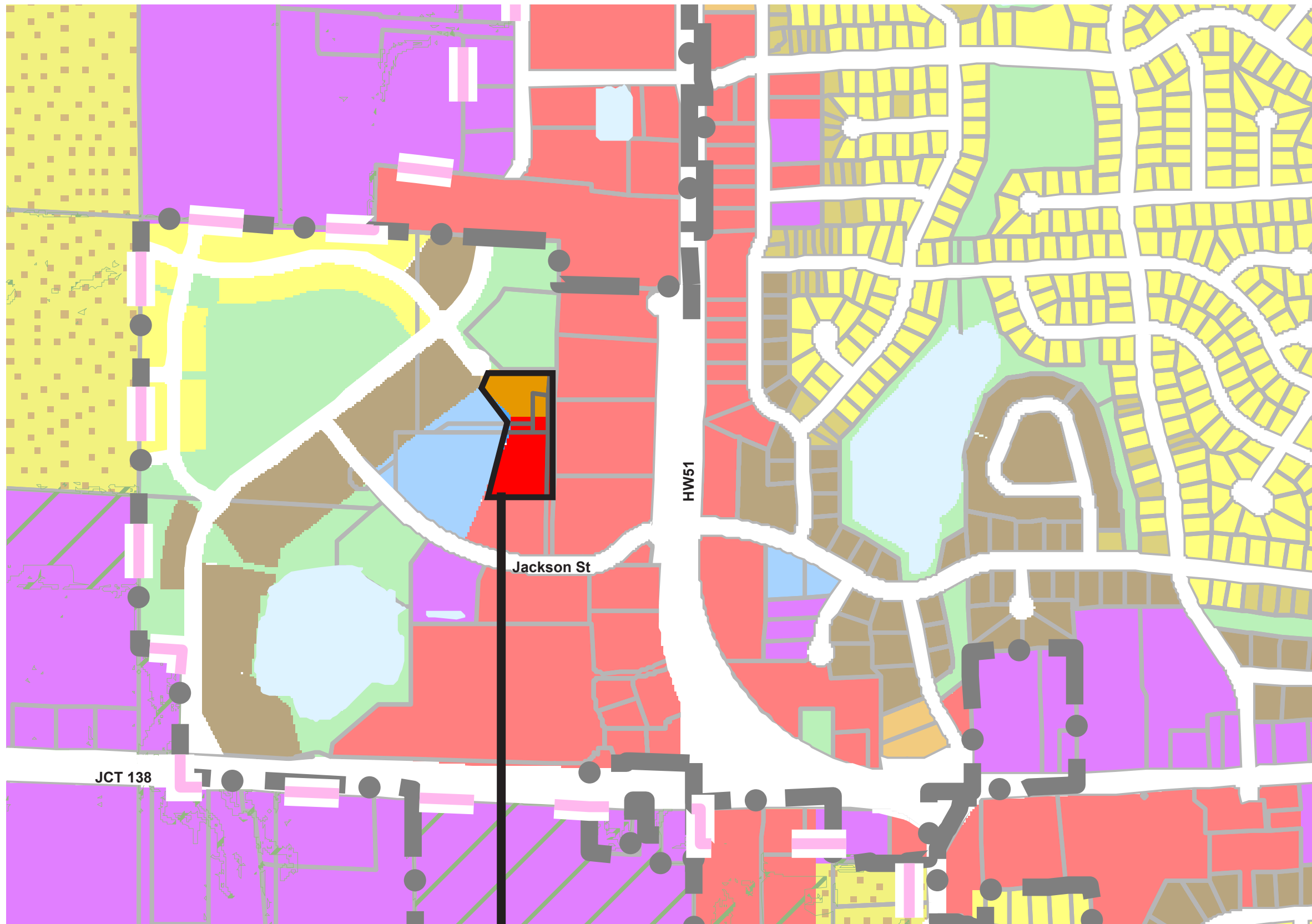
Dave Jenkins (JSD Professional Services)

Ron Henshue (Forward Development Group)

Fred DeVillers (Forward Development Group)

Connor Nett (Forward Development Group)

Exhibit A | Location Maps



Source: City of Stoughton Future Land Use Map

Project Site: CSM Lot 2

Future Land Use

- Planned Stoughton Urban Development Area**
- - - 2017 Urban Service Areas
- - - 2017 Limited Service Areas
- · - · - 2017 Municipal Boundaries
- - - 2017 ETJ Boundary
- +— Railroads

Future Land Use

- Agriculture/Rural
- Unsewered Residential
- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Planned Neighborhood
- Central Business
- Planned Mixed Use
- Planned Office
- Neighborhood Office
- Planned Business
- Neighborhood Business
- Planned Industrial
- General Industrial
- Heavy Industrial
- Landfill/Extraction
- Institutional
- Recreation or Public Open Space
- Environmental Corridor (subject to confirmation)*
- Surface Water
- Right-of-Way

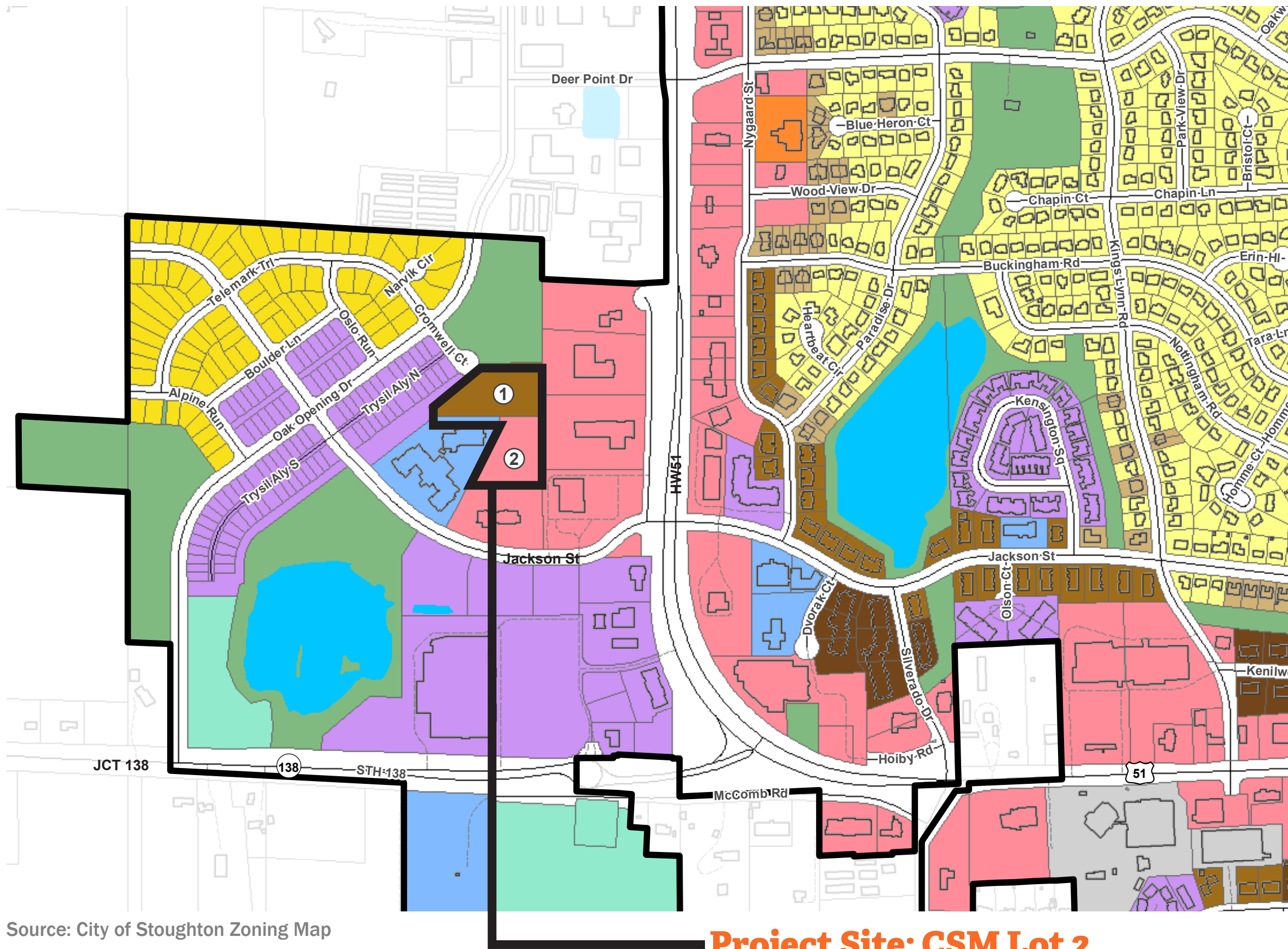
1. Single Family Residential
2. Two Family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Office
6. Neighborhood Business
7. Recreation or Public Open Space



1. Planned Business
2. Institutional
3. Recreation or Public Open Space
4. Multi-Family Residential
5. Planned Office
6. Planned Industrial

Exhibit A | Location Map [Future Land Use Map]





Zoning Map City of Stoughton

- City of Stoughton Municipal Boundary
- City of Stoughton Tax Parcel Boundary
- Railroad
- Building Footprint
- Surface Water
- Zoning Class**
- Right of Way
- ER-1
- SR-3
- SR-4
- SR-5
- SR-6
- TR-6
- MR-10
- MR-24
- Planned Development
- Neighborhood Business
- Planned Business
- Central Business
- Neighborhood Office
- Planned Office
- Rural Holding
- Institutional
- Institutional (Park/Open Space)
- Planned Industrial
- General Industrial
- Heavy Industrial

Adopted December 22, 2009
 Revision June 20, 2022
 Date: 7/11/2022
 Source: Dane County LIO and
 Dane County Planning and Development

KEYED NOTES

- ① Lot 27 - MR 10
- ② Lot 15 - Planned Business



Source: City of Stoughton Zoning Map

Project Site: CSM Lot 2

Exhibit A | Location Map [Zoning Map]

Exhibit B | CSM Context Map

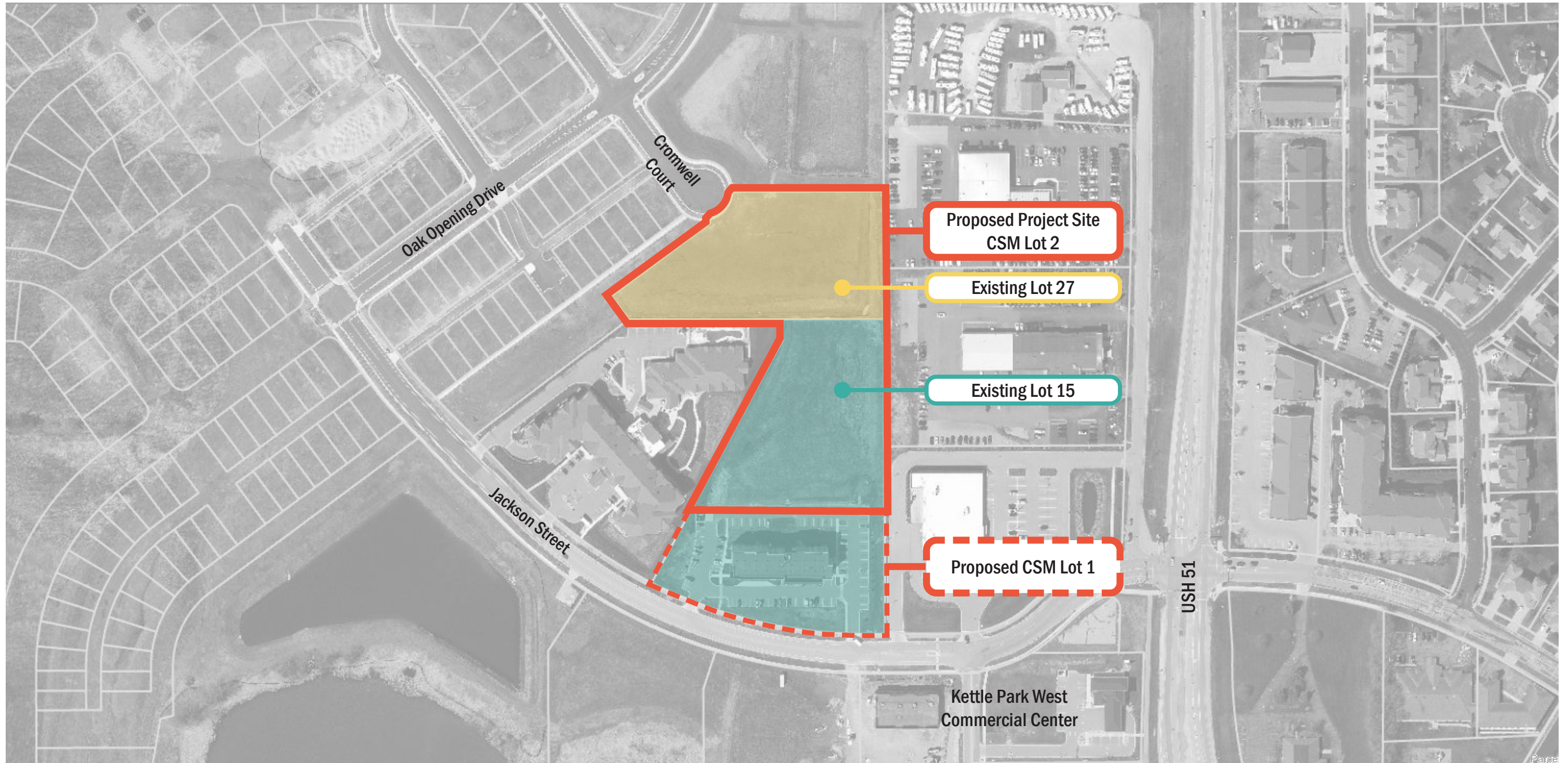


Exhibit B | CSM Context Map

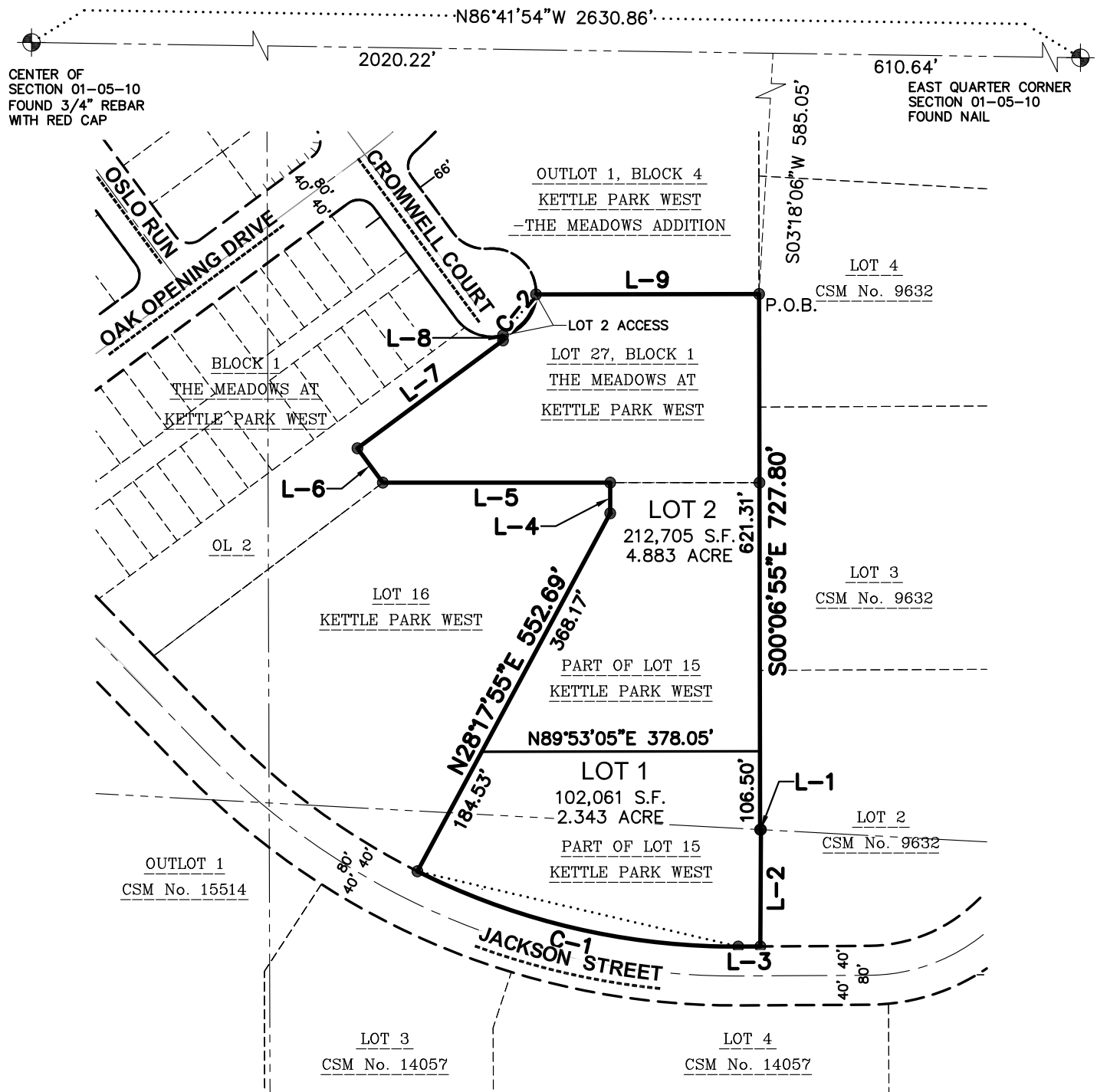


Exhibit C | Preliminary CSM and Legal Description

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 15, KETTLE PARK WEST, RECORDED IN VOLUME 60-082B OF PLATS, PAGES 450-451, AS DOCUMENT No. 5369642, AND LOT 27, BLOCK 1, THE MEADOWS AT KETTLE PARK WEST, RECORDED IN VOLUME 61-036A OF PLATS, PAGES 195-202 AS DOCUMENT No. 5646491, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

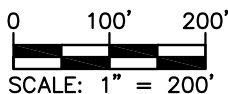


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N86°41'54"W.
2. SEE SHEET 2 FOR LINE TABLE AND CURVE TABLE.



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SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
KETTLE PARK WEST, LLC
101 HORIZON DR., STE. 101
VERONA, WI 53593

PROJECT NO: 09-3951
FIELDBOOK/PG: -
SHEET NO: 1 OF 6

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

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EXISTING BUILDING

LOT 2

LOT 16
KETTLE PARK WEST

PART OF LOT 15
KETTLE PARK WEST

LOT 2
CSM No. 9632

LOT 3
CSM No. 14057

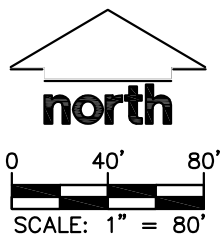
LOT 4
CSM No. 14057

JACKSON STREET

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S87°57'29"E	1.15'
L-2	S00°19'59"W	158.79'
L-3	S89°42'22"W	29.92'
L-4	N00°00'00"E	41.58'
L-5	N90°00'00"W	309.06'
L-6	N36°32'36"W	58.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L-7	N53°27'24"E	246.36'
L-8	N00°00'00"E	6.91'
L-9	N89°53'46"E	303.09'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	452.04'	960.00'	26°58'46"	N76°48'15"W	447.88'
C-2	76.47'	60.00'	73°01'40"	N38°54'29"E	71.40'



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SURVEYED FOR:
KETTLE PARK WEST, LLC
 101 HORIZON DR., STE. 101
 VERONA, WI 53593

PROJECT NO: 09-3951
 FIELDBOOK/PG: -
 SHEET NO: 2 OF 6

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

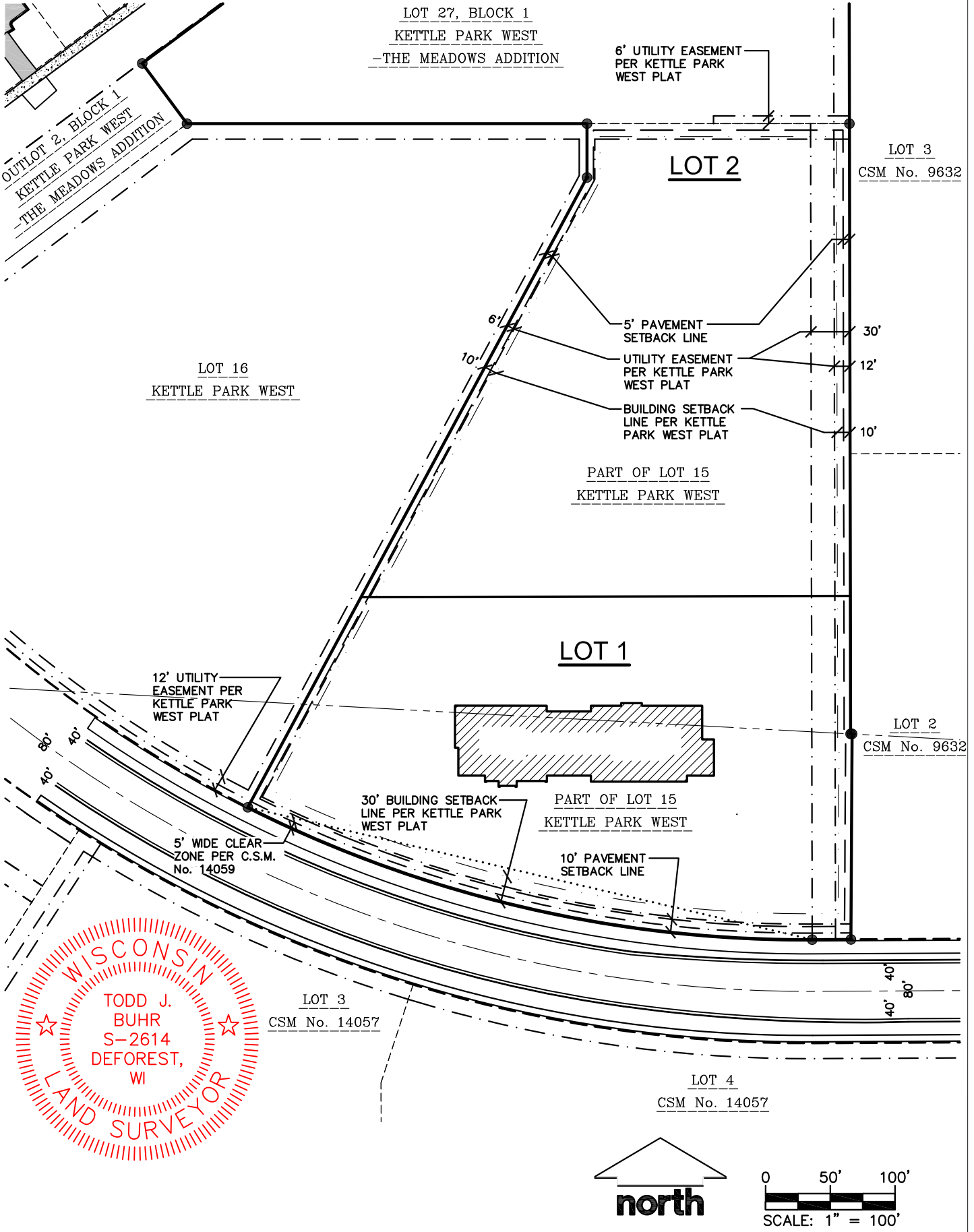
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EXISTING EASEMENTS



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SURVEYED BY: MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: KETTLE PARK WEST, LLC 101 HORIZON DR., STE. 101 VERONA, WI 53593	PROJECT NO: <u>09-3951</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>3 OF 6</u>	SURVEYED BY: <u>-</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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LEGAL DESCRIPTION

LOT 15, KETTLE PARK WEST, RECORDED IN VOLUME 60-082B OF PLATS, PAGES 450-451, AS DOCUMENT No. 5369642, AND LOT 27, BLOCK 1, THE MEADOWS AT KETTLE PARK WEST, RECORDED IN VOLUME 61-036A OF PLATS, PAGES 195-202 AS DOCUMENT No. 5646491, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SAID PARCEL CONTAINS 314,766 SQUARE FEET OR 7.226 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF FORWARD DEVELOPMENT GROUP, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

KETTLE PARK WEST, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF STOUGHTON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2023.

KETTLE PARK WEST, LLC

BY: _____

DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED KETTLE PARK WEST, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

File: J:\2009\093951\dwg\093951-P-CSM (Lot 15, KPW).dwg Layout: Sheet 4 User: colsen Plotted: Apr 07, 2023 - 5:23pm

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
KETTLE PARK WEST, LLC
101 HORIZON DR., STE. 101
VERONA, WI 53593

PROJECT NO: 09-3951
FIELDBOOK/PG: -
SHEET NO: 4 OF 6

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 15, KETTLE PARK WEST, RECORDED IN VOLUME 60-082B OF PLATS, PAGES 450-451, AS DOCUMENT No. 5369642, AND LOT 27, BLOCK 1, THE MEADOWS AT KETTLE PARK WEST, RECORDED IN VOLUME 61-036A OF PLATS, PAGES 195-202 AS DOCUMENT No. 5646491, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

PARK BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FORWARD DEVELOPMENT GROUP, LLC, OWNER.

WITNESS THE HAND AND SEAL OF PARK BANK, MORTGAGEE, THIS _____ DAY OF _____, 2023.

[_____-], VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED PARK BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CORPORATE OWNER'S CERTIFICATE

KPW HOSPITALITY, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF STOUGHTON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID KPW HOSPITALITY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2023.

KPW HOSPITALITY, LLC

BY: _____
xxxxxxxxxxxxxxxxxx, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED xxxxxxxxxxxxxxxxxxxx OF THE ABOVE NAMED KPW HOSPITALITY, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES



File: J:\2009\093951\dwg\093951-P-CSM (Lot 15, KPW).dwg Layout: Sheet 5 User: colsen Plotted: Apr 07, 2023 - 5:24pm

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
KETTLE PARK WEST, LLC
161 HORIZON DR., STE. 101
VERONA, WI 53593

PROJECT NO: 09-3951
FIELDBOOK/PG: -
SHEET NO: 5 OF 6

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 15, KETTLE PARK WEST, RECORDED IN VOLUME 60-082B OF PLATS, PAGES 450-451, AS DOCUMENT No. 5369642, AND LOT 27, BLOCK 1, THE MEADOWS AT KETTLE PARK WEST, RECORDED IN VOLUME 61-036A OF PLATS, PAGES 195-202 AS DOCUMENT No. 5646491, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

PARK BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KPW HOSPITALITY, LLC, OWNER.

WITNESS THE HAND AND SEAL OF PARK BANK, MORTGAGEE, THIS _____ DAY OF _____, 2023.

[_____] , VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED PARK BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF STOUGHTON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF STOUGHTON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF STOUGHTON ON THIS _____ DAY OF _____, 2023.

CANDEE CHRISTEN, CLERK
CITY OF STOUGHTON



OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20__ AT _____ O'CLOCK __M	
AS DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED	
SURVEY MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

SURVEYED BY: MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: KETTLE PARK WEST, LLC 161 HORIZON DR., STE. 101 VERONA, WI 53593	PROJECT NO: 09-3951	SURVEYED BY: --
		FB/PG: --	DRAWN BY: --
		SHEET NO: 6 OF 6	CHECKED BY: --
			APPROVED BY: --



Kettle Park West, LLC
161 Horizon Dr., Suite 101A
Verona, WI 53593

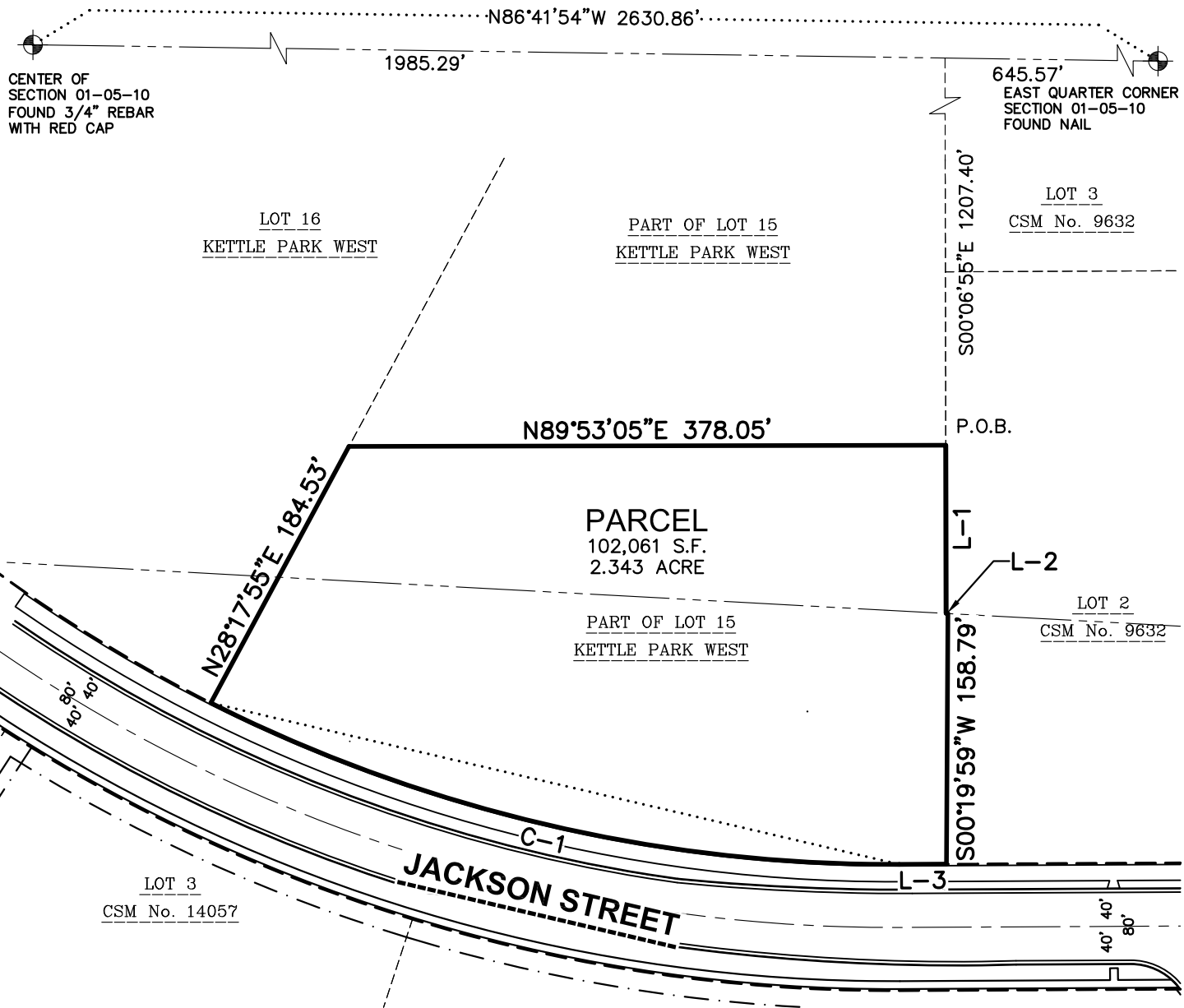
REZONE FROM PLANNED BUSINESS TO PLANNED BUSINESS
Legal Description

Part of Lot 15, Kettle Park West, Recorded in Volume 60-082B of Plats, Pages 450-451, as Document No. 5369642, located in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 01, Township 05 North, Range 10 East, City of Stoughton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter Corner of Section 01, aforesaid; thence $N86^{\circ}41'54''W$ along the North line of the Southeast Quarter, aforesaid, a distance of 645.57 feet; thence $S00^{\circ}06'55''E$, 1207.40 feet to the Point of Beginning; thence continuing $S00^{\circ}06'55''E$, 106.50 feet; thence $S87^{\circ}57'29''E$, 1.15 feet; thence $S00^{\circ}19'59''W$, 158.79 feet to the North right-of-way line of Jackson Street; thence $S89^{\circ}42'22''W$ along said line, 29.92 feet to a point of curve; thence Northwesterly 452.04 feet along an arc of a curve to the right, having a radius of 960.00 feet, the chord bears $N76^{\circ}48'15''W$, 447.88 feet to the Southwest corner of Lot 15, Kettle Park West, aforesaid; thence $N28^{\circ}17'55''E$ along the Westerly line of Lot 15, Kettle Park West, 184.53 feet; thence $N89^{\circ}53'04''E$, 378.05 feet to the Point of Beginning.

Said rezone contains 102,061 square feet or 2.343 acres.

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LEGEND

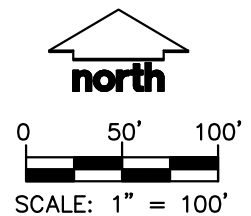
- GOVERNMENT CORNER
- REZONE BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N86°41'54"W.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	452.04'	960.00'	26°58'46"	N76°48'15"W	447.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S00°06'55"E	106.50'
L-2	S87°57'29"E	1.15'
L-3	S89°42'22"W	29.92'



PROJECT:
KETTLE PARK WEST, LLC

SHEET TITLE:
**REZONE FROM
PLANNED BUSINESS
TO PLANNED BUSINESS**

JSD PROJECT NUMBER:
09-3951S
DRAWN BY: CJO CHECKED BY: TJB
DATE:
APRIL 10, 2023

SHEET NUMBER:
1



Kettle Park West, LLC
161 Horizon Dr., Suite 101A
Verona, WI 53593

REZONE FROM MR-10 AND PLANNED BUSINESS TO MR-24
Legal Description

Part of Lot 15, Kettle Park West, Recorded in Volume 60-082B of Plats, Pages 450-451, as Document No. 5369642 and part of Lot 27, Block 1, The Meadows at Kettle Park West, Recorded in Volume 61-036A of Plats, Pages 195-202, as Document No. 5646491, located in the Northeast Quarter of the Southeast Quarter of Section 01, Township 05 North, Range 10 East, City of Stoughton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter Corner of Section 01, aforesaid; thence $N86^{\circ}41'54''W$ along the North line of the Southeast Quarter, aforesaid, a distance of 645.57 feet; thence $S00^{\circ}06'55''E$, 586.09 feet to the Northeast corner of Lot 27, Block 1, The Meadows at Kettle Park West, also being the Point of Beginning; thence continuing $S00^{\circ}06'55''E$ along the East line of Lot 27, Block 1, The Meadows at Kettle Park West and Lot 15, Kettle Park West, aforesaid, 621.31 feet; thence $S89^{\circ}53'05''W$, 378.05 feet to the West line of Lot 15 Kettle Park West; thence $N28^{\circ}17'55''E$ along said line, 368.17 feet; thence $N00^{\circ}00'00''E$, 41.58 feet to the South line of Lot 27, Block 1, aforesaid; thence $N90^{\circ}00'00''W$ along said line, 309.06 feet; thence $N36^{\circ}32'36''W$, 58.01 feet; thence $N53^{\circ}27'24''E$, 246.36 feet; thence $N00^{\circ}00'00''E$, 6.91 feet to a point on a curve on the curving Cromwell Court right-of-way; thence Northeasterly 76.47 feet along an arc of a curve to the left, having a radius of 60.00 feet, the chord bears $N38^{\circ}54'29''E$, 71.40 feet to the Northwest corner of Lot 27, Block 1, aforesaid; thence $N89^{\circ}53'46''E$ along said line, 303.09 feet to the Point of Beginning.

Said rezone contains 212,705 square feet or 4.883 acres.

CENTER OF SECTION 01-05-10 FOUND 3/4" REBAR WITH RED CAP

1985.29'








N86°41'54"W 2630.86'

645.57'

EAST QUARTER CORNER SECTION 01-05-10 FOUND NAIL

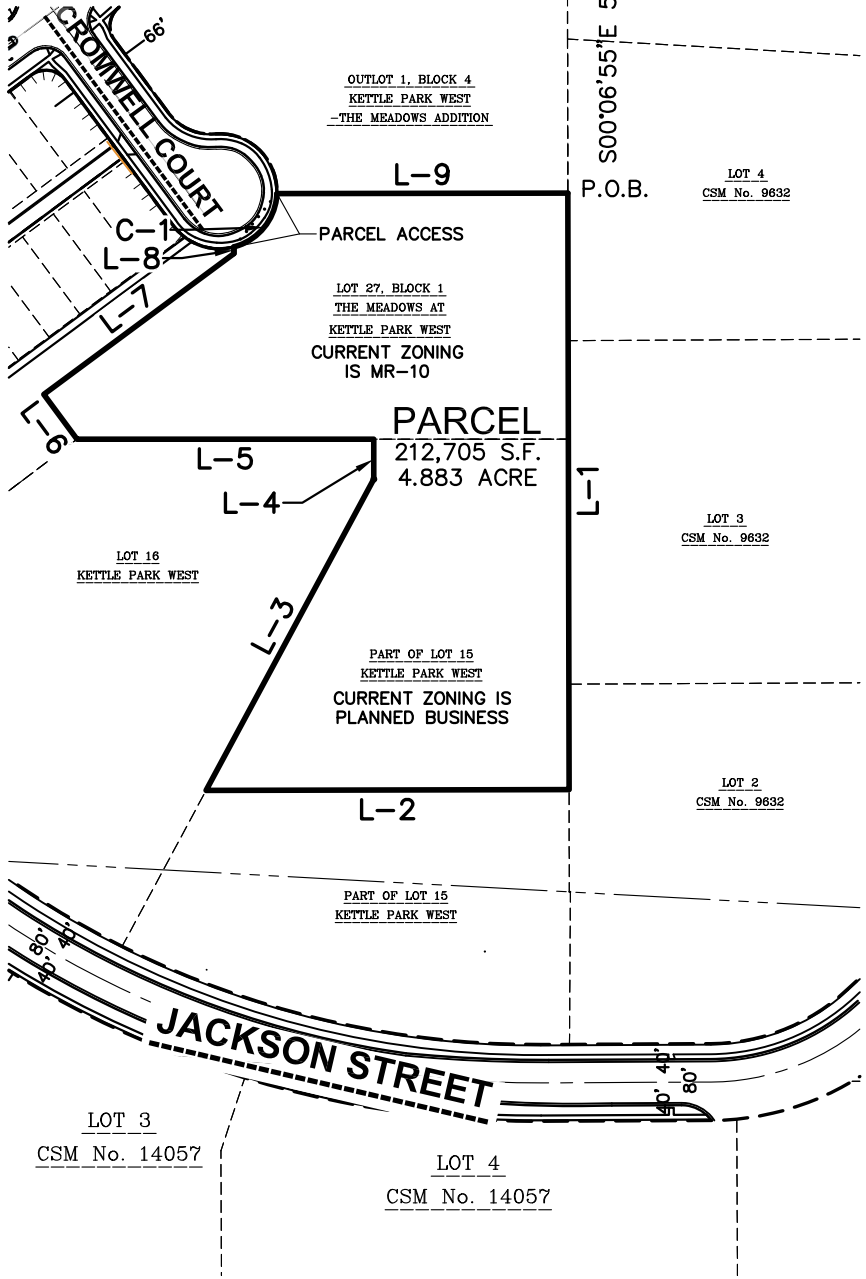
S00°06'55"E 586.09'

LEGEND

-  GOVERNMENT CORNER
-  REZONE BOUNDARY
-  CHORD LINE
-  CENTERLINE
-  RIGHT-OF-WAY LINE
-  PLATTED LOT LINE
-  SECTION LINE

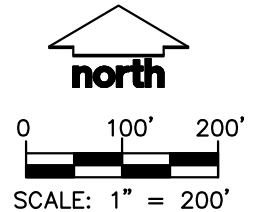
NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF SECTION 01-05-10, BEARS N86°41'54"W.



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S00°06'55"E	621.31'
L-2	S89°53'05"W	378.05'
L-3	N28°17'55"E	368.17'
L-4	N00°00'00"E	41.58'
L-5	N90°00'00"W	309.06'
L-6	N36°32'36"W	58.01'
L-7	N53°27'24"E	246.36'
L-8	N00°00'00"E	6.91'
L-9	N89°53'46"E	303.09'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	76.47'	60.00'	73°01'40"	N38°54'29"E	71.40'



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JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608-848-5060

PROJECT:
KETTLE PARK WEST, LLC

SHEET TITLE:
REZONE FROM MR-10 & PLANNED BUSINESS TO MR-24 EXHIBIT MAP

JSD PROJECT NUMBER:
09-3951S
DRAWN BY: CJO
CHECKED BY: TJB
DATE:
July 14, 2023

SHEET NUMBER:
1

Exhibit D | Concept Plan



- ① Emergency Vehicle Access
- ② Outdoor Grilling & Fire Table
- ③ Sidewalk Connection
- ④ Trash Enclosure
- ⑤ Stormwater Basin
- ⑥ Cluster Box Mailboxes
- ⑦ Bike Parking
- ⑧ Community Garden

Exhibit D | Concept Plan



Exhibit E | Site Prespective Renderings



Exhibit E | Cromwell Court Entry



Exhibit E | View from Northeast

Exhibit F | Kettle Park West Trip Generation

TECHNICAL MEMORANDUM

5400 King James Way, Suite 200
Madison, Wisconsin 53719
608-663-1218
www.klengineering.com

To: Connor Nett, PLA
Forward Development Group, LLC

From: Kevin C. Wehner, P.E., PTOE
KL Engineering, Inc.

Date: April 10, 2023

Subject: Kettle Park West Trip Generation

Introduction

Forward Development Group, LLC is proposing a multi-family housing facility on parcels located near Jackson Street and Cromwell Court in Stoughton, Wisconsin. The development proposal includes four apartment buildings, that would include up to 117 multi-family housing units. The two development parcels were previously platted with the Meadows at Kettle Park West development project. One of the parcels is partially built out, the other is vacant. The proposal includes a new Certified Survey Map (CSM) that would reallocate the two existing lots to better accommodate the existing hotel and the proposed multi-family development. A project location map is provided in **Exhibit 1**.

The development parcels are currently known as Lot 15 and Lot 27 of the Meadows at Kettle Park West plat. Lot 15 is the site of an existing 88-room hotel. The lot includes additional vacant space that was originally planned as the site of an expansion of the hotel with a 12,000 square foot convention center and 114 additional parking stalls. However, plans for the convention center have been abandoned, leaving approximately half the parcel vacant. Lot 27 is currently vacant. It is zoned MR-10, meaning multi-family residential with a maximum density of 10 dwelling units per acre.

The proposed CSM would reduce the size of Lot 15, creating Lot 1 sized for the existing hotel, and reallocate that space to expand Lot 27, creating Lot 2. Lot 2 would retain multi-family zoning, but the density limit would be increased to 24 dwelling units per acre under the proposal, for up to 117 dwelling units. See **Exhibit 2** for a map of the proposed CSM changes.

KL Engineering was contracted by Forward Development Group, LLC to provide a trip generation comparison between the existing and proposed lots and zoning. To do this, trips were generated for full buildout of Lot 15 and Lot 27 under their existing zoning as well as full buildout of Lot 1 and Lot 2 under their proposed zoning. Additionally, the number of new trips that would be added to Cromwell Court and Oak Opening Drive by the multi-family housing was estimated to evaluate whether the proposed site access is appropriate.

Trip Generation Comparison

Existing Lots Land Use and Zoning

Lot 15

Lot 15 is occupied by an 88-room hotel. Full buildout was planned to include a convention center addition to the hotel that would have included 12,000 square feet of floor space and 114 additional parking stalls. This space was expected to host a variety of events with various event starting and ending times, resulting in inconsistent traffic demand.

Trip generation estimates for the hotel and convention center were completed separately. Trips for the hotel component were estimated using the ITE Land Use Code 310 from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. Due to the more unique nature of the convention center, there is a lack of applicable information available in the ITE manual. Therefore, trip generation for the convention center component was based on the additional parking inventory proposed with it. The parking inventory was used as a proxy for the additional number of expected visitors to the site.

Convention centers tend to have highly variable traffic generation patterns depending on the nature of the event that is being hosted or whether any events at all are being hosted on any given day. To develop a reasonable estimate for trips generated for this land use, an all-day event, such as a professional seminar was considered. Such an event would generate both AM and PM peak hour traffic. The estimate for convention center traffic was then based on the following assumptions for this “model” event:

- 114 spaces were associated with the convention center to accommodate additional visitors to the site
- 80% of that parking capacity would be utilized for visitors of the convention center on a given day
- 70% of all visitors would arrive during the AM peak hour
- 50% of all visitors would depart during the PM peak hour
- A handful, or 10 trips, would enter the site during the PM peak hour related to staff or customers booking future events
- Daily trips are anticipated to be highly variable and were not estimated.

Lot 27

Specific site plans were not produced for Lot 27 as part of the original Kettle Park West development. It was zoned for a density of up to 10 multi-family housing units per acre, or 25 dwelling units. ITE Land Use Code 220 from the ITE *Trip Generation Manual, 11th Edition* was used to estimate trips for a development of this magnitude.

Total

Trip generation methodologies and estimates for full buildout of both components of Lot 15 as well as Lot 27 are summarized in **Table 1**.

Table 1. Kettle Park West Trip Generation – Existing Lots and Zoning Full Buildout

ITE Land Use	ITE Land Use Code	Size	Weekday Daily Trips (rate)	AM Roadway Peak			PM Roadway Peak		
				In (%)	Out (%)	Total (rate)	In (%)	Out (%)	Total (rate)
Hotel	310	88 Rooms	705 (7.99)	20 (56%)	15 (44%)	35 (0.42)*	20 (51%)	15 (49%)	35 (0.42)*
Convention Center**	N/A	12,000 Square Feet	--	70 (100%)	0 (0%)	70 --	10 (20%)	45 (80%)	55 --
Multifamily Housing (Low-Rise)	220	25 Dwelling Units	235 (9.42)*	5 (24%)	25 (76%)	30 (1.22)*	20 (63%)	10 (37%)	30 (1.25)*
Total Trips:			940	95	40	135	50	70	120

* Fitted curve equation used. Effective rate shown.

** Methodology based on assumptions detailed previously.

The parcels, as previously proposed, are estimated to generate 135 trips (95 in/40 out) and 120 trips (50 in/70 out) during the AM and PM peak hours, respectively.

Proposed Lots and Zoning

The ITE Trip Generation Manual, 11th Edition was used to generate trips for the current development proposal. Lot 1 would contain only the existing hotel. The estimated trips to and from the hotel would remain the same. Proposed Lot 2 would be the site of 117 multi-family housing units. ITE Land Use Code 220 from the ITE *Trip Generation Manual, 11th Edition* was used to estimate trips for these 117 multi-family housing units.

Trip generation estimates for proposed Lot 1 and Lot 2 are summarized in **Table 2**.

Table 2. Kettle Park West Trip Generation – Proposed Lots and Zoning Full Buildout

ITE Land Use	ITE Land Use Code	Size	Weekday Daily Trips (rate)	AM Peak			PM Peak		
				In (%)	Out (%)	Total (rate)	In (%)	Out (%)	Total (rate)
Hotel	310	88 Rooms	705 (7.99)	20 (56%)	15 (44%)	35 (0.42)*	20 (51%)	15 (49%)	35 (0.42)*
Multifamily Housing (Low-Rise)	220	117 Dwelling Units	825 (7.05)*	15 (24%)	45 (76%)	60 (0.51)*	45 (63%)	25 (37%)	70 (0.61)*
Total Trips:			1,530	35	60	95	65	40	105

* Fitted curve equation used. Effective rate shown.

Lot 1 and Lot 2 are estimated to generate 95 trips (35 in/60 out) and 105 trips (65 in/40 out) during the AM and PM peak hours, respectively.

Trip Generation Comparison

Trip generation estimates were compared between the previously proposed Lot 15 and Lot 27 land uses and the currently proposed Lot 1 and Lot 2 land uses. Full buildout of the currently proposed plans for Lot 1 and Lot 2 is anticipated to generate approximately 67% and 79% of the AM and PM peak hour traffic than that for existing Lot 15 and Lot 27, respectively.

It should be noted that a convention center trip generation is variable day to day as described previously. Therefore, day-to-day trip comparisons would vary between the previous and current land use plans, resulting in some days having higher or lower trips depending on the convention center schedule. The proposed plans for Lot 1 and Lot 2 will generate a more consistent traffic demand.

Lot 2 Trip Generation and Access

Each of the proposed CSM lots would have separate access. Lot 1 would continue to have access from Jackson Street while Lot 2 would have access via Cromwell Court. Lot 2 is anticipated to generate 60 trips (15 in/45 out) and 70 trips (45 in/25 out) during the AM and PM peak hours, respectively. This is approximately one car per minute in either direction. Traffic volumes in and out would be lower outside of these peak hours. This amount of traffic is not anticipated to result in traffic congestion along nearby roadways or intersections. Access via Cromwell Court is appropriate in terms of the amount and nature of traffic utilizing this local roadway to access nearby collector and arterial routes.

Conclusion

A CSM is proposed that would reallocate land in Lot 15 and Lot 27 of the Meadows and Kettle Park West plat in Stoughton, Wisconsin, into two new lots with modified zoning. A trip generation was completed to estimate and compare the trip generation potential of the existing and proposed lots and zoning. Additionally, access for a 117-unit multi-family development proposed on Lot 2 of the CSM was considered. In summary, the findings of this study are as follows:

- The currently proposed lots and zoning are expected to generate between 12% and 30% less traffic than the existing lots and zoning at full buildout. This comparison considered a day where a daytime event occurred at the previously proposed convention center.
- The currently proposed CSM and zoning will generate more consistent traffic without the variability associated with a convention center.
- The proposed multi-family development on Lot 2 would generate about one trip per minute during peak hours. Access to this development off Cromwell Court is not anticipated to result in traffic congestion on local roadways as a result of this development.





NOT TO SCALE



Exhibit G | 2020 Project Plan TID No. 7 Project Plan Amendment



April 29, 2020 - Final

Project Plan for the Project Plan Amendment of Tax Incremental District No. 7



Organizational Joint Review Board Meeting Held:	April 23, 2020
Public Hearing Held:	April 23, 2020
Consideration for Adoption by Planning Commission:	April 23, 2020
Consideration for Adoption by Common Council:	April 28, 2020
Consideration for Approval by the Joint Review Board:	May 20, 2020

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 7 (The “TID” or “ District”) is an existing mixed-use district, created by a resolution of the City of Stoughton (“City”) Common Council adopted on November 11, 2014 (the “Creation Resolution”).

Amendments

The District has not had any previous amendments.

Purpose of this Amendment

Allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as allowed under Wisconsin Statutes Section.66.1105(2)(f)1.n.

This Project Plan Amendment supplements and does not supersede or replace any component of the original Project Plan, unless specifically stated.

The proposed additional and updated projects costs within the District totaling up to approximately \$11.5 million which may include, but are not limited to: various public improvements and cash grants to owners, lessees or developers of land located within the District (development incentives), and professional and organizational services, administrative costs, and finance costs.

Estimated Total Project Expenditures.

The current Project Plan provides for estimated total project cost expenditures of \$7,420,225. To date, project costs have totaled approximately \$4,823,644. This proposed amendment would provide for additional estimated expenditures of \$11,520,000, for a revised total of \$18,940,225.

Specific details as to the types, locations and cost estimates are found in Sections 7, 8 and 9 of this plan. It is anticipated that the remaining and additional projects will be completed in multiple phases. The projects are expected to be financed when funds on hand within the District become available. If the City determines that the projects identified within the District are a priority and construction needs to occur prior to funds becoming available, the City may use General Obligation Debt to finance the projects, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing is located in Section 10 of this plan. The expenditure period of this Existing District terminates on November 11, 2029.

The additional project costs include costs for land acquisition, sewer & water improvements, road construction and stormwater improvements. These project areas are located both in the current boundary & outside of, but within ½ mile of the current boundary of the District and within the City.

Economic Development

The City projects that additional land and improvements value of approximately \$66,510,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the additional improvements made and projects undertaken as detailed in this amendment. A table detailing assumptions as to the timing of new development and redevelopment, and associated values is in Section 10 of this Plan. In addition, amendment of the District's Project Plan is expected to result in further economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

The District has a maximum statutory life of 20 years, and must close not later than November 11, 2034, resulting in a final collection of increment in budget year 2035. Considering only existing increment value and assuming no additional projects are undertaken the anticipated total cumulative revenues will exceed total liabilities by the year 2025, enabling the District to close 9 years earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would shift the projected closure year from 2025 to 2028.

Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the District’s Project Plan, the remaining development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - The additional expenditures contemplated by the plan amendment are necessary to fully achieve the original goals of the District Project Plan, including creation of new tax base and other economic benefits. The City expects that without the amendment, the full development as projected will be less likely to occur.
 - These additional expenditures are associated with projects that were unanticipated at the time of District creation but have now been determined necessary to enable the District to fully implement its Project Plan.
2. **The economic benefits of amending the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs. On this basis alone, the finding is supported.
 - The additional development expected to occur within the District would create approximately 206 residential units, providing housing opportunities for families and approximately 108 school age children for the Stoughton Area School District. The Stoughton Area School District Board of Education underwent a study titled “Gaining and Maintaining Young Adults and Young Families in Stoughton.” The study focused on a variety of topics, but the lack of housing stock and affordable housing deters growth of the community and has led to decline in the number of students that currently attend the Stoughton Area School District.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - Given that it is not likely that the District will achieve all of the objectives of its Project Plan or in the same manner without the continued use of tax incremental financing (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended.
4. The boundaries of the District are not being amended. At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District is suitable for a combination of commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed or developed for newly platted residential development comprise 32% (and in no event will exceed 35%), by area, of the real property within the District. Any project Costs related to newly platted residential development are eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a. The City projects that the density of the development will be approximately 6.82 units per acre.
5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared a mixed-use district based on the identification and classification of the property included within the District.
6. The Project Costs of the District relate directly to promoting mixed-use development in the District consistent with the purpose for which the District was created.
7. The improvements of such area are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The City estimates that less than 35% will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on November 11, 2014 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2015.

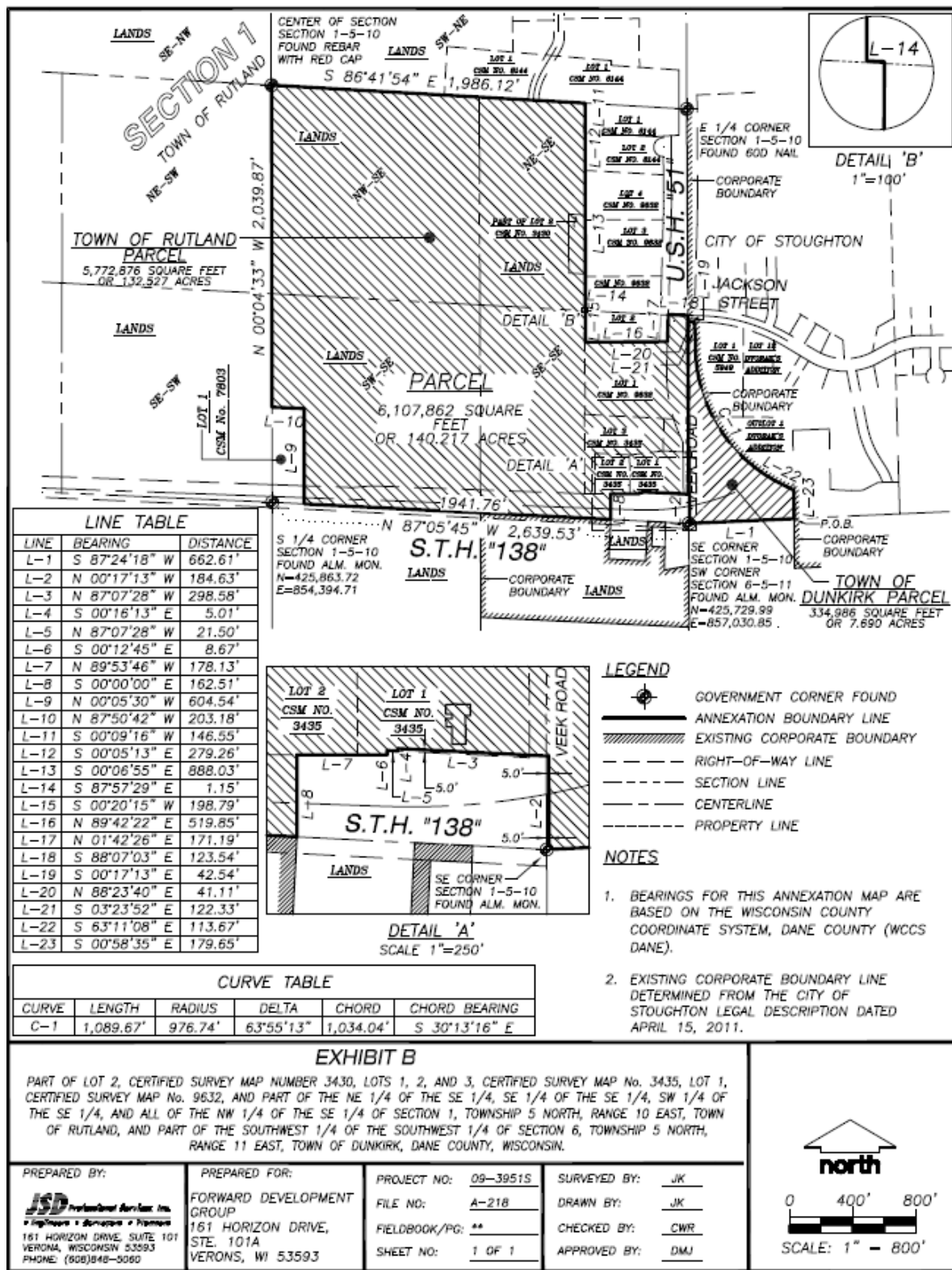
The existing District is a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District was suitable for a combination of commercial and residential uses within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Since this amendment does not add any territory to the District, the District remains in compliance with this provision. The District also remains in compliance with the prohibition that no more than 35% of the area of the District be allocated for newly-platted residential development. To the extent that the City has incurred, or may incur, Project Costs for newly-platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a. The City projects that the density of the development will be approximately 6.82 units per acre.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have not previously been amended. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains mixed-use district based on the identification and classification of the property included within the District.

SECTION 3: Map of Current District Boundary



SECTION 4: Map Showing Existing Uses and Conditions

There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan Document.

SECTION 5: Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

This Project Plan Amendment supplements and does not supersede or replace any component of the original Project Plan, unless specifically stated. All components of the original Project Plan remain in effect. Although through this Project Plan Amendment, the City has identified its remaining initiatives and projects to be undertaken within the District.

The proposed additional and updated projects costs within the District totaling up to approximately \$11,520,000 which may include, but are not limited to: various public improvements and cash grants to owners, lessees or developers of land located within the District (development incentives), professional and organizational services, administrative costs, and finance costs.

The City proposes to allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as allowed under Wisconsin Statutes Section 66.1105(2)(f)1.n.

The following is a summary list of public works and other TIF-eligible projects that the City has implemented, or intended to implement based on the original project Plan, and includes the modifications detailed above. Any costs directly or indirectly related to the public works and other projects are considered "Project Costs" and are eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the City may construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the City may construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District may cause stormwater runoff. To manage this stormwater runoff, the City may construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the City may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Property Tax Payments to Town

Property tax payments due to the Town under Wisconsin Statutes Section 66.1105(4)(gm)1. as a result of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City

intends to make the following project cost expenditures outside the District: land acquisition, sewer & water improvements, road construction and stormwater improvements.

A listing of the projects included in the project plan amendment are included in the list of projects. The projects are also identified in Section 7 within the map showing the proposed improvements and uses.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, amendment, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

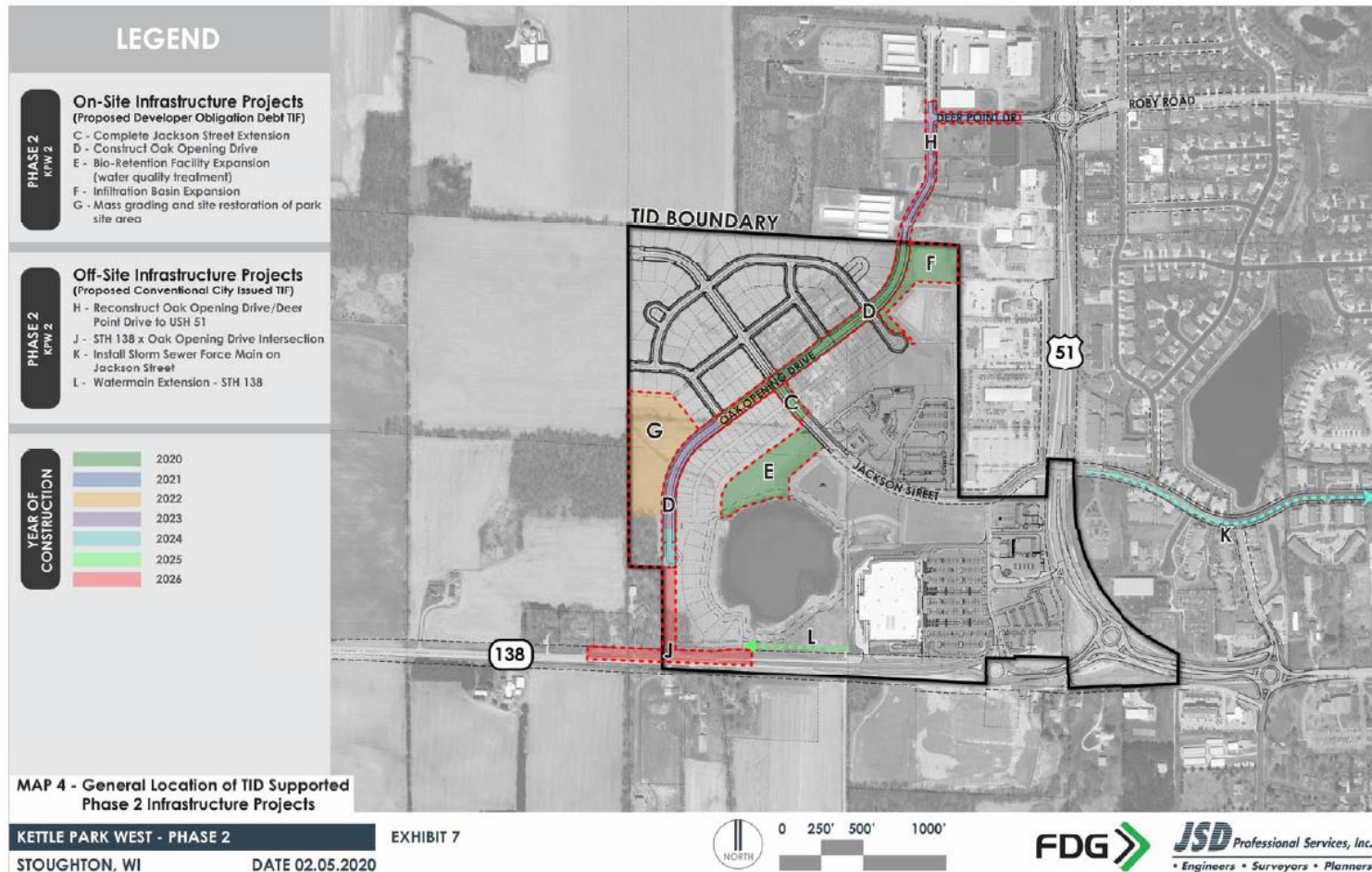
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, site preparation, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages, and other expenses are included as Project Costs. In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

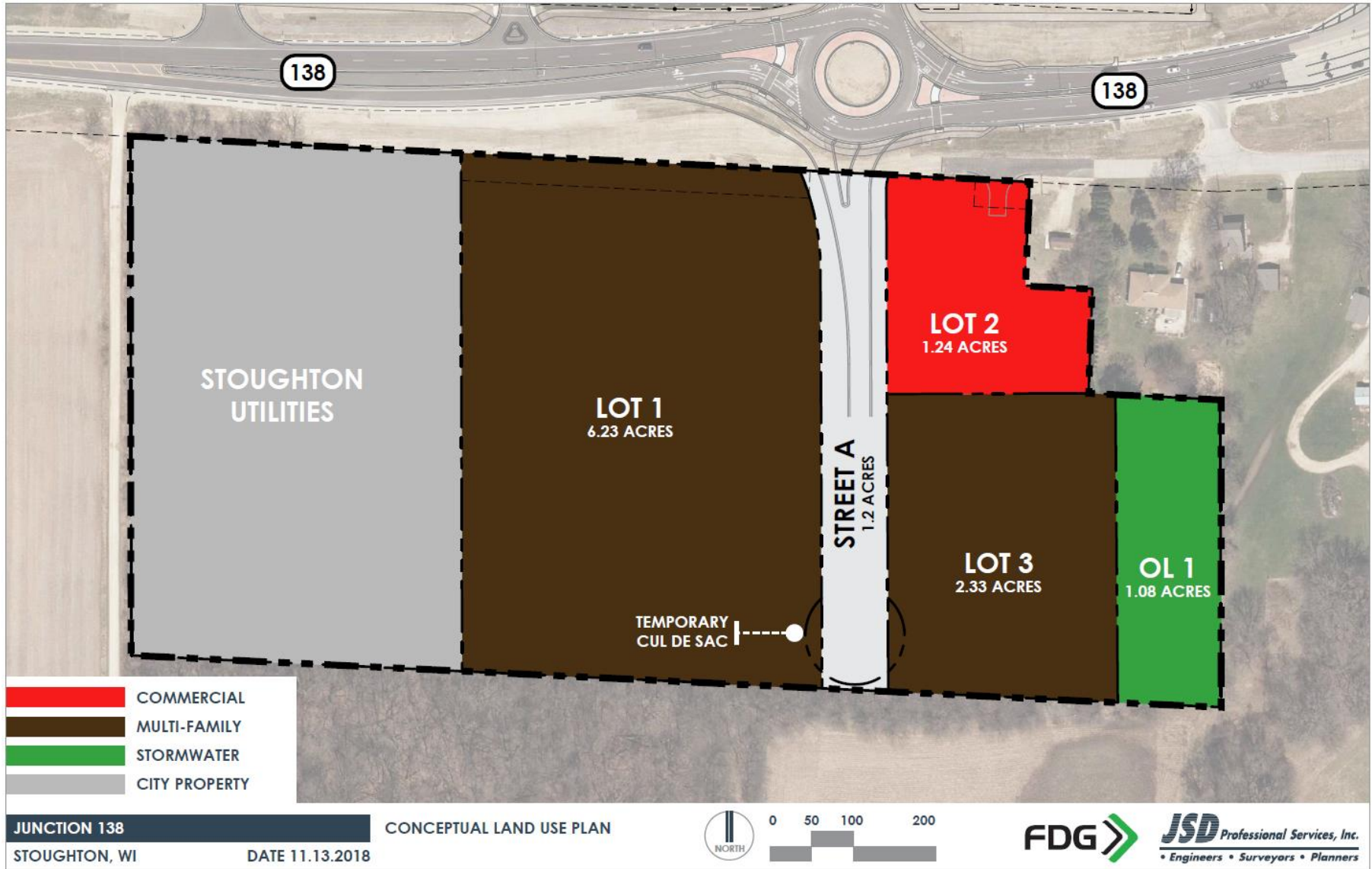
The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and listed in this Plan or the original Project Plan. To the extent the costs benefit the City outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received by the City in connection with the implementation of this Plan.

SECTION 7: Maps Showing Proposed Improvements and Uses



Future Potential Off-Site Improvements



SECTION 8: Detailed List of Additional and Existing Project Costs

This Section contains information relative to the specific projects and expenditures that the City anticipates it will undertake within the District during the remainder of the expenditure period. Ongoing professional services costs, audit expenses, and City administrative costs can continue to be incurred by the District after the end of the expenditure period. In addition, included for reference purposes, is a listing of the project cost estimates for the original District and prior amendments along with a summary of expenditures incurred through December 31, 2019.

All costs are based on 2020 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2020 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.

TID Project Costs in Original Plan

City of Stoughton, Wisconsin Tax Increment District # 7 Original Project List (2017)	
	Total Costs
<u>Original Project Plan 2017</u>	
<u>On Site Costs</u>	
1 Stormwater Management Construction	1,247,220
2 Stormwater Management Engineering	124,722
3 Stormwater Management Contingency	210,355
<u>Off Site Costs</u>	
1 Utility Relocation	2,439,327
2 US Highway 51 Improvements	
3 State Highway 138 Improvements	
4 Jackson Street (West) Improvements	
5 Jackson Street (East) Improvements	
6 Engineering	243,933
7 Contingency	311,707
<u>Other Costs</u>	
1 Administrative	105,000
2 Cost of Issuance	20,000
3 Interest Expense	2,167,961
4 Developer Cash Grant	550,000
	<hr/>
Total Projects	<u><u>7,420,225</u></u>
Notes:	

Summary of Revenues and Expenditures 2015-2019

City of Stoughton, Wisconsin

Tax Increment District # 7

Summary of Revenues and Expenditures 2015-2019

	2015-2019
<u>Revenues</u>	
Tax Increment	1,184,649
Tax Exempt Computer / Personal Property Aid	1,959
Investment Income	28,517
Net Proceeds from LT Debt	8,923,142
Miscellaneous Revenues	15,274
Developer Contributions	33,510
Total Revenues	<u>10,187,051</u>
<u>Expenditures</u>	
Administrative Fees	36,024
Professional Services	4,549
Capital Outlay	4,444,071
Prin/Int on Bonds	<u>5,264,000</u>
Total Expenditures	<u>9,748,644</u>
Fund Balance as of 12/31/2019 per audit	\$438,407

Notes

Proposed TID Project Cost Estimates

City of Stoughton, Wisconsin Tax Increment District # 7 Estimated Project List								
Project ID	Project Name/Type	On-Site 2020	On-Site TBD	Off-Site 2023 - 2026	Off-Site TBD	Other Annual	Other TBD	Total (Note 1)
On-Site Projects								
1	Stormwater Management	313,200						313,200
2	Mass Grading and Site Restoration	609,800						609,800
3	Collector Streets	1,325,026						1,325,026
4	Engineering, Geo-Tech Investigation	449,605						449,605
5	Contingency	189,958						189,958
6	City Plan Review, Inspection and Testing	112,411						112,411
On-Site Projects - Future (contingent upon available future increment)								
1	Parks and Recreations		200,000					200,000
2	Wetland Restoration		100,000					100,000
3	Engineering, Geo-Tech Investigation		40,000					40,000
4	Contingency		30,000					30,000
Off-Site Projects - 1/2 mile radius projects (contingent upon available future increment)								
1	Collector Streets			2,828,250	200,000			3,028,250
2	Stormwater Management			661,250				661,250
3	Water, Sanitary and Storm Sewer			310,500	1,100,000			1,410,500
4	Land Acquisition				700,000			700,000
5	Engineering, Geo-Tech Investigation				165,000			165,000
6	Contingency				165,000			165,000
Other Costs								
1	District Administrative					80,000		80,000
2	Origination Fees					30,000	10,000	40,000
3	Interest					1,400,000	500,000	1,900,000
Total Projects		<u>3,000,000</u>	<u>370,000</u>	<u>3,800,000</u>	<u>2,330,000</u>	<u>1,510,000</u>	<u>510,000</u>	<u>11,520,000</u>
Notes:								
Note 1 Project costs are estimates and are subject to modification								

SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

This amendment modifies the specific projects and expenditures that the City anticipates it will undertake within the District during the remainder of the expenditure period.

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended, will remain economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the remaining projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to incur is included.
- The development anticipated to occur as a result of the continued implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) an updated projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) an updated cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$61,686,215, of which \$23,276,272 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and therefore do not count against the City’s statutory borrowing capacity.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various utility systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water and electric rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

As stated in the original project plan, projects identified will provide the necessary anticipated governmental services and/or development incentives to the remaining district. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements, if any. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

City of Stoughton, Wisconsin				
Tax Increment District # 7				
Estimated Financing Plan				
	2023	2024	2025	2026
Projects				
Phase II	690,000	661,250	310,500	2,138,250
Total Project Funds	690,000	661,250	310,500	2,138,250
Estimated Finance Related Expenses				
Municipal Advisor	10,080	9,660	4,730	14,230
Bond Counsel	7,000	7,000	7,000	11,000
Rating Agency Fee	10,500	10,500	10,500	10,500
Paying Agent	850	850	850	850
Underwriter Discount	10.00 7,250	10.00 6,950	10.00 3,400	12.50 27,500
Total Financing Required	725,680	696,210	336,980	2,202,330
Estimated Interest	1.00% (2,300)	1.00% (2,204)	1.00% (1,035)	1.00% (7,128)
Assumed spend down (months)	4	4	4	4
Rounding	1,620	994	4,055	4,798
Net Issue Size	725,000	695,000	340,000	2,200,000
Notes:	<p>- The City plans on paying for the projects identified above with available funds on hand. Financing costs are provided in case the City decides to finance the projects with debt issuance.</p>			

Development Assumptions

City of Stoughton, Wisconsin Tax Increment District # 7 Development Assumptions

Construction Year		Actual	Phase I Retail	Phase I Senior Housing	Phase I Hotel	Phase II Single Family	Phase II Traditional Neighborhood	Phase II Multi-Family	Phase II Condos	Annual Total	Construction Year	
1	2015	10,174,500								10,174,500	2015	1
2	2016	7,252,000								7,252,000	2016	2
3	2017	5,510,000								5,510,000	2017	3
4	2018	1,259,900								1,259,900	2018	4
5	2019			12,500,000						12,500,000	2019	5
6	2020				7,592,200	2,265,000	1,760,000	625,000		12,242,200	2020	6
7	2021		1,758,200			3,300,000	1,550,000	900,000		7,508,200	2021	7
8	2022		750,000			5,900,000	8,055,000	900,000		15,605,000	2022	8
9	2023		500,000			4,000,000	5,100,000	900,000		10,500,000	2023	9
10	2024					3,400,000	4,800,000	900,000	585,000	9,685,000	2024	10
11	2025					4,100,000	3,300,000	900,000	1,350,000	9,650,000	2025	11
12	2026					3,500,000	1,750,000	900,000	1,350,000	7,500,000	2026	12
13	2027					3,070,000			1,350,000	4,420,000	2027	13
Totals		24,196,400	3,008,200	12,500,000	7,592,200	29,535,000	26,315,000	6,025,000	4,635,000	113,806,800		

Notes:

1. Development assumptions taken from Developer estimates.

Increment Revenue Projections

City of Stoughton, WI								
Tax Increment District #7								
Tax Increment Projection Worksheet								
Type of District	Mixed Use			Base Value	1,111,800			
District Creation Date	November 11, 2014			Appreciation Factor	0.00%			
Max Life (Years)	20			Rate Adjustment Factor	0.00%			
Expenditure Period/Termination	15	11/11/2029						
Extension Eligibility/Years	Yes	3						
Eligible Recipient District	No							
Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
1	2015	10,174,500	2016	0	10,174,500	2017	\$23.79	242,013
2	2016	7,252,000	2017	0	17,426,500	2018	\$23.87	415,963
3	2017	5,510,000	2018	0	22,936,500	2019	\$22.96	526,673
4	2018	1,259,900	2019	0	24,196,400	2020	\$22.58	546,394
5	2019	12,500,000	2020	0	36,696,400	2021	\$22.58	828,665
6	2020	12,242,200	2021	0	48,938,600	2022	\$22.58	1,105,114
7	2021	7,508,200	2022	0	56,446,800	2023	\$22.58	1,274,661
8	2022	15,605,000	2023	0	72,051,800	2024	\$22.58	1,627,048
9	2023	10,500,000	2024	0	82,551,800	2025	\$22.58	1,864,155
10	2024	9,685,000	2025	0	92,236,800	2026	\$22.58	2,082,858
11	2025	9,650,000	2026	0	101,886,800	2027	\$22.58	2,300,771
12	2026	7,500,000	2027	0	109,386,800	2028	\$22.58	2,470,133
13	2027	4,420,000	2028	0	113,806,800	2029	\$22.58	2,569,944
14	2028	0	2029	0	113,806,800	2030	\$22.58	2,569,944
15	2029	0	2030	0	113,806,800	2031	\$22.58	2,569,944
16	2030	0	2031	0	113,806,800	2032	\$22.58	2,569,944
17	2031	0	2032	0	113,806,800	2033	\$22.58	2,569,944
18	2032	0	2033	0	113,806,800	2034	\$22.58	2,569,944
19	2033	0	2034	0	113,806,800	2035	\$22.58	2,569,944
Totals		113,806,800		0		Future Value of Increment		33,274,056
Notes:								
Actual results will vary depending on development, inflation of overall tax rates.								

Cash Flow – Phase II

City of Stoughton, Wisconsin

Tax Increment District # 7

Cash Flow Projection - Phase II Only

Year	Projected Revenues			Expenditures			Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Phase II MRO	Capital Outlay	Admin.	Total Expenditures	Annual	Cumulative		Principal Outstanding
2020	0		0			5,000	5,000	(5,000)	(5,000)		2020
2021	0		0			5,000	5,000	(5,000)	(10,000)		2021
2022	105,005		105,005	402,059		5,000	407,059	(302,054)	(312,054)		2022
2023	234,849		234,849	402,059	690,000	5,000	1,097,059	(862,210)	(1,174,264)		2023
2024	570,299		570,299	402,059	661,250	5,000	1,068,309	(498,010)	(1,672,274)		2024
2025	796,116		796,116	402,059	310,500	5,000	717,559	78,557	(1,593,717)		2025
2026	1,014,819		1,014,819	402,059	2,138,250	5,000	2,545,309	(1,530,490)	(3,124,208)		2026
2027	1,232,732		1,232,732	1,224,204		5,000	1,229,204	3,528	(3,120,680)		2027
2028	1,402,094		1,402,094	1,154,910		5,000	1,159,910	242,184	(2,878,496)		2028
2029	1,501,905		1,501,905			5,000	5,000	1,496,905	(1,381,591)		2029
2030	1,501,905		1,501,905			5,000	5,000	1,496,905	115,313		2030
2031	1,501,905		1,501,905			5,000	5,000	1,496,905	1,612,218		2031
2032	1,501,905		1,501,905			5,000	5,000	1,496,905	3,109,123		2032
2033	1,501,905		1,501,905			5,000	5,000	1,496,905	4,606,028		2033
2034	1,501,905		1,501,905			5,000	5,000	1,496,905	6,102,932		2034
2035	1,501,905		1,501,905			5,000	5,000	1,496,905	7,599,837		2035
Total	15,869,246	0	15,869,246	4,389,409	3,800,000	80,000	8,269,409				Total

Notes:

Cash Flow – TID 7 after Amendment

City of Stoughton, WI																							
Tax Increment District #7																							
Cash Flow Projection - After Amendment																							
Year	Projected Revenues							Expenditures										Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Intergov. Grants	Developer Guarantees	Misc Revenue	Net Debt Proceeds	Total Revenues	Note Anticipation Notes, Series 2015 4,775,000 Dated Date: 10/21/15			General Obligation Bonds, Series 2018A 4,090,000 Dated Date: 04/26/18			Phase I MRO	Phase II MRO	Capital Expenditures	Professional Services	Admin.	Total Expenditures	Annual		Cumulative	Principal Outstanding
2015	0	745				4,738,194	4,738,939									380,760		3,363	384,123	4,354,816	4,354,816	4,775,000	2015
2016	0	10,200					10,200		1.25%	0						3,308,319	850		3,309,169	(3,298,969)	1,055,847	4,775,000	2016
2017	242,013	8,449					250,462		1.25%	116,059						75,684	1,239	23,678	216,660	33,802	1,089,649	4,775,000	2017
2018	415,963	4,678				4,184,948	4,605,589	4,775,000	1.25%	39,792						679,308	1,460	8,983	5,504,543	(898,954)	190,695	4,640,000	2018
2019	526,673	4,445	1,959	33,510	15,274		581,861				150,000	2.00%	183,149				1,000		334,149	247,712	438,407	4,490,000	2019
2020	546,394	4,384					550,778				210,000	2.00%	123,975	200,000				10,000	543,975	6,803	445,210	4,080,000	2020
2021	828,665	4,452					833,117				215,000	2.00%	119,725	200,000				10,000	544,725	288,392	733,602	3,665,000	2021
2022	1,105,114	7,336					1,112,450				220,000	3.00%	114,275	150,000	402,059			10,000	896,334	216,116	949,718	3,295,000	2022
2023	1,274,661	9,497					1,284,158				225,000	3.00%	107,600		402,059	690,000		10,000	1,434,659	(150,501)	799,217	3,070,000	2023
2024	1,627,048	7,992					1,635,040				235,000	3.00%	100,700		402,059	661,250		10,000	1,409,009	226,031	1,025,248	2,835,000	2024
2025	1,864,155	10,252					1,874,407				240,000	3.00%	93,575		402,059	310,500		10,000	1,056,134	818,273	1,843,521	2,595,000	2025
2026	2,082,858	18,435					2,101,293				245,000	3.00%	86,300		402,059	2,138,250		10,000	2,881,609	(780,316)	1,063,205	2,350,000	2026
2027	2,300,771	10,632					2,311,403				255,000	4.00%	77,525	1,224,204				10,000	1,566,729	744,674	1,807,879	2,095,000	2027
2028	2,470,133	18,079					2,488,212				265,000	4.00%	67,125	1,154,910				10,000	1,497,035	991,177	2,799,056	1,830,000	2028
2029	2,569,944	27,991					2,597,935				280,000	4.00%	56,225					10,000	346,225	2,251,710	5,050,766	1,550,000	2029
2030	2,569,944	50,508					2,620,452				290,000	4.00%	44,825					10,000	344,825	2,275,627	7,326,393	1,260,000	2030
2031	2,569,944	73,264					2,643,208				300,000	3.00%	34,525					10,000	344,525	2,298,683	9,625,076	960,000	2031
2032	2,569,944	96,251					2,666,195				310,000	3.00%	25,375					10,000	345,375	2,320,820	11,945,896	650,000	2032
2033	2,569,944	119,459					2,689,403				320,000	3.13%	15,725					10,000	345,725	2,343,678	14,289,574	330,000	2033
2034	2,569,944	142,896					2,712,840				330,000	3.25%	5,362					10,000	345,362	2,367,478	16,657,052	0	2034
2035	2,569,944	166,571					2,736,515							0				10,000	10,000	2,726,515	19,383,567	0	2035
Total	33,274,056	796,516	1,959	33,510	15,274	8,923,142	43,044,457	4,775,000	155,851		4,090,000	1,255,986		550,000	4,389,409	8,244,071	4,549	196,024	23,660,890				Total

Notes: - Per 2019 audit

Projected TID Closure

SECTION 10: Annexed Property

No territory will be added or subtracted from the District as a result of this amendment.

SECTION 11: Proposed Zoning Ordinance Changes

The City has made a recent change to the zoning, however the City does not anticipate any further changes to the zoning ordinances in conjunction with the implementation of this Project Plan amendment.

SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Stoughton Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 13: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes chapter 32.

SECTION 14: Orderly Development of the City of Stoughton

This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development of the City.

SECTION 15: List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 16:
Opinion of Attorney for the City of Stoughton Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105



Matthew P. Dregne

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Madison, WI 53701-1784
MDregne@staffordlaw.com
608.259.2618

May 4, 2020

Mayor Tim Swadley
City of Stoughton
381 East Main Street
Stoughton, WI 53589

Re: Tax Increment District No. 7 Project Plan Amendment
Opinion letter re Compliance with Wis. Stat. § 66.1105

Dear Mayor Swadley,

I have been asked to review the Project Plan for the Project Plan Amendment of Tax Incremental District No. 7, dated April 29, 2020 (the "Amendment") that has been approved by the City of Stoughton Common Council, and that is scheduled to be considered by the Joint Review Board on May 20, 2020. It is my opinion that the Project Plan, as amended by the Amendment, is complete and complies with Wis. Stat. § 66.1105.

Very truly yours,

STAFFORD ROSENBAUM LLP

A handwritten signature in blue ink that reads "Matthew P. Dregne".

Matthew P. Dregne

cc: Jamin Friedl, Finance Director
David Ferris

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0504201405

Madison Office

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Milwaukee Office

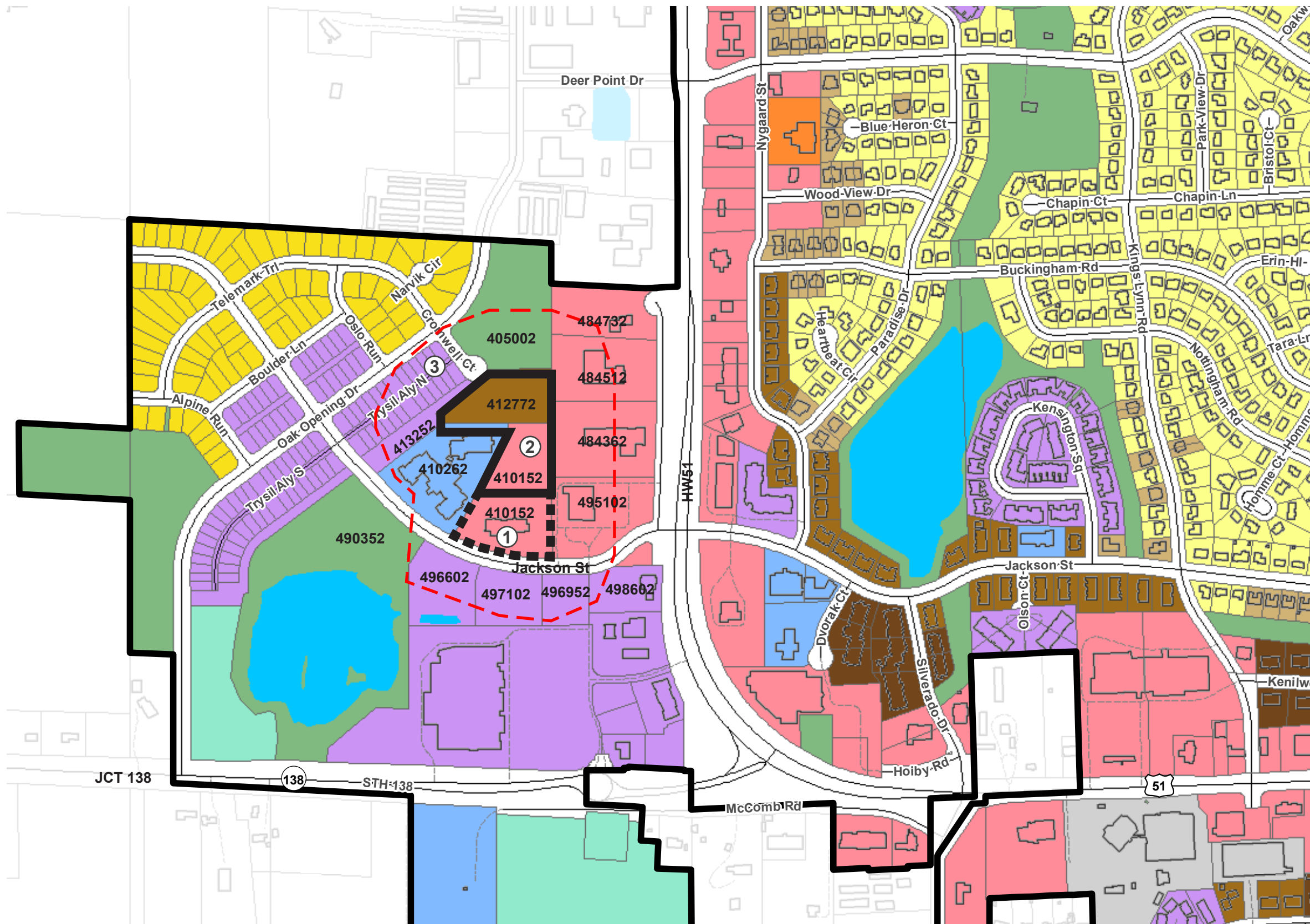
1200 North Mayfair Road 414.982.2850
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Milwaukee, Wisconsin Fax: 414.982.2889
53226-5282 www.staffordlaw.com

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2019		Percentage		
County		3,407,401			12.83%	
Municipality		9,383,714			35.33%	
School District		12,732,298			47.93%	
Technical College		1,038,987			3.91%	
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2017	31,045	85,496	116,005	9,466	242,013	2017
2018	53,359	146,947	199,386	16,270	415,963	2018
2019	67,561	186,058	252,453	20,601	526,673	2019
2020	70,091	193,025	261,906	21,372	546,394	2020
2021	106,300	292,743	397,208	32,413	828,665	2021
2022	141,763	390,404	529,720	43,226	1,105,114	2022
2023	163,512	450,300	610,990	49,858	1,274,661	2023
2024	208,716	574,788	779,902	63,642	1,627,048	2024
2025	239,132	658,551	893,555	72,916	1,864,155	2025
2026	267,187	735,812	998,387	81,471	2,082,858	2026
2027	295,141	812,795	1,102,841	89,995	2,300,771	2027
2028	316,866	872,625	1,184,022	96,619	2,470,133	2028
2029	329,670	907,886	1,231,865	100,523	2,569,944	2029
2030	329,670	907,886	1,231,865	100,523	2,569,944	2030
2031	329,670	907,886	1,231,865	100,523	2,569,944	2031
2032	329,670	907,886	1,231,865	100,523	2,569,944	2032
2033	329,670	907,886	1,231,865	100,523	2,569,944	2033
2034	329,670	907,886	1,231,865	100,523	2,569,944	2034
2035	329,670	907,886	1,231,865	100,523	2,569,944	2035
		4,268,367	11,754,745	15,949,432	1,301,513	33,274,056

Notes:
 The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Exhibit H | Property Owners within 300ft



Zoning Map City of Stoughton

- City of Stoughton Municipal Boundary
- City of Stoughton Tax Parcel Boundary
- Railroad
- Building Footprint
- Surface Water
- Zoning Class**
- Right of Way
- ER-1
- SR-3
- SR-4
- SR-5
- SR-6
- TR-6
- MR-10
- MR-24
- Planned Development
- Neighborhood Business
- Planned Business
- Central Business
- Neighborhood Office
- Planned Office
- Rural Holding
- Institutional
- Institutional (Park/Open Space)
- Planned Industrial
- General Industrial
- Heavy Industrial

Adopted December 22, 2009
 Revision June 20, 2022
 Date: 7/11/2022
 Source: Dane County IIO and
 Dane County Planning and Development

KEYED NOTES

- ① CSM Lot 1
- ② CSM Lot 2
- ③ Single family lots along Trysil Alley N owned by Kettle Park West, LLC

Source: City of Stoughton Zoning Map / DCiMap

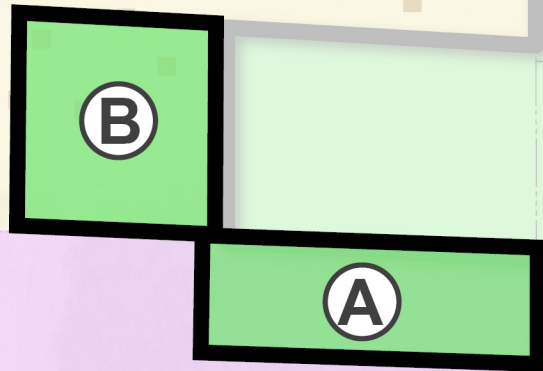
Exhibit G | Property Owners within 300ft



Exhibit I | Parkland Dedication

**2.15 Acre
Parkland Dedication:**

Option **(A)**
Option **(B)**



**Project Site:
CSM Lot 2**

Source: Future Land Use Map - 2019 Comprehensive Plan Amendment

Exhibit I | Parkland Dedication

