

**CITY OF STOUGHTON  
NOTICE OF PUBLIC HEARING  
CREATION OF REDEVELOPMENT AREA NO. 2  
AND BOUNDARY AND PROJECT PLAN AMENDMENT FOR  
TAX INCREMENTAL FINANCE DISTRICT (TID) NO. 4**

NOTICE IS HEREBY GIVEN that on Thursday, December 10<sup>th</sup> at 6:00 p.m. the Stoughton Redevelopment Authority (RDA) will hold a Public Hearing pursuant to sections 66.1105(4)(a), 66.1105(4)(e), and 66.1333(6)(b)3 of Wisconsin State Statutes at the Stoughton Fire Station, 401 East Main Street, Stoughton, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan amendment and the proposed Redevelopment Project Plan for Redevelopment Area No. 2. TID No. 4 is being amended to include additional parcels in the TID boundary and add additional project costs to assist in infrastructure improvements and redevelopment within the TID through City and RDA discretionary spending and developer assistance. As part of the Project Plan, cash grants may be made by the City and RDA to owners, lessees, or developers of property within TID No. 4. A map of Redevelopment Area No. 2 and the TID #4 boundary amendment follows:



A copy of the TID No. 4 Boundary and Project Plan amendment and Redevelopment Project Plan is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Amendment may be made by contacting Laurie Sullivan, Stoughton Finance Director, 381 East Main Street, Stoughton, WI 53589, Phone (608) 873-6677.

Publication Dates: November 25, 2009 and December 3, 2009.

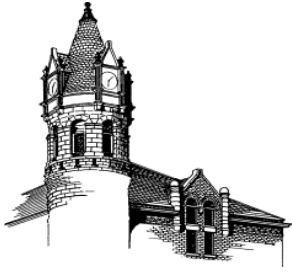
Sent to overlying jurisdictions: November 18, 2009.

### City of Stoughton: Redevelopment Area #2 and Tax Increment District #4 Amendment

PIN	Parcel #	Acres	Owner	Property Address	Mailing Address		Land Value	Imp. Value	Blighted?
1	051108206950	0.10	Michael Zweep & Lucille Zweep	217 S Prairie St.	934 County Highway N	Stoughton WI 53589	\$17,400	\$114,900	
2	051108207066	0.40	ABP Properties LLC	314 W. Main St.	6621 39th Ave.	Kenosha WI 53142	\$116,900	\$70,100	Y
3	051108207280	0.31	Dennis Ylvisaker & Linda Ylvisaker	304 W. Main St.	208 N Madison St.	Stoughton WI 53589	\$87,700	\$127,800	Y
4	051108206316	0.11	Dennis Ylvisaker & Linda Ylvisaker	208 S. Page St.	304 W. Main St.	Stoughton WI 53589	\$17,400	\$0	
		0.92					\$239,400	\$312,800	

Blighted Area 77.5%  
 Vacant Area 43.6%  
 ROW area 0.81  
 ROW % 46.6%  
 Equalized Value: \$573,018

Note: Parcel #2 is considered vacant by TIF law because the land value is greater than the improvement value. However, the parcel has environmental contamination, and therefore does not count against the TID vacant property limit.



November 18, 2009

VIA CERTIFIED MAIL

To: All Property Owners Within the Proposed Redevelopment Area #2

Re: Notice of Public Hearing

Dear Property Owner:

The Redevelopment Authority (RDA) of the City of Stoughton has prepared a Redevelopment Plan for Redevelopment Project Area No. 2 (see attached map for district boundaries). The purpose of this Plan is to promote redevelopment of parcels along the northern boundary of Main Street between South Prairie Street and South Page Street. A copy of the project plan is available for review at Stoughton City Hall, 381 East Main Street, and is also available on the City's website, at <http://www.ci.stoughton.wi.us/>.

Pursuant to Wisconsin Statute 66.1333(6)(b)3, this is a notification that a Public Hearing will be held on the proposed Redevelopment Plan at **6:00 p.m. on December 10, 2009, at the Stoughton Fire Station, 401 East Main Street Stoughton, Wisconsin.**

The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the proposed Redevelopment Plan. You are invited to attend this hearing. Although the City and RDA do not currently anticipate the condemnation of property as part of the redevelopment plan, we are required by Wisconsin Law to state that "the owner's property might be taken for urban renewal." If condemnation does occur, there would be due process and just compensation.

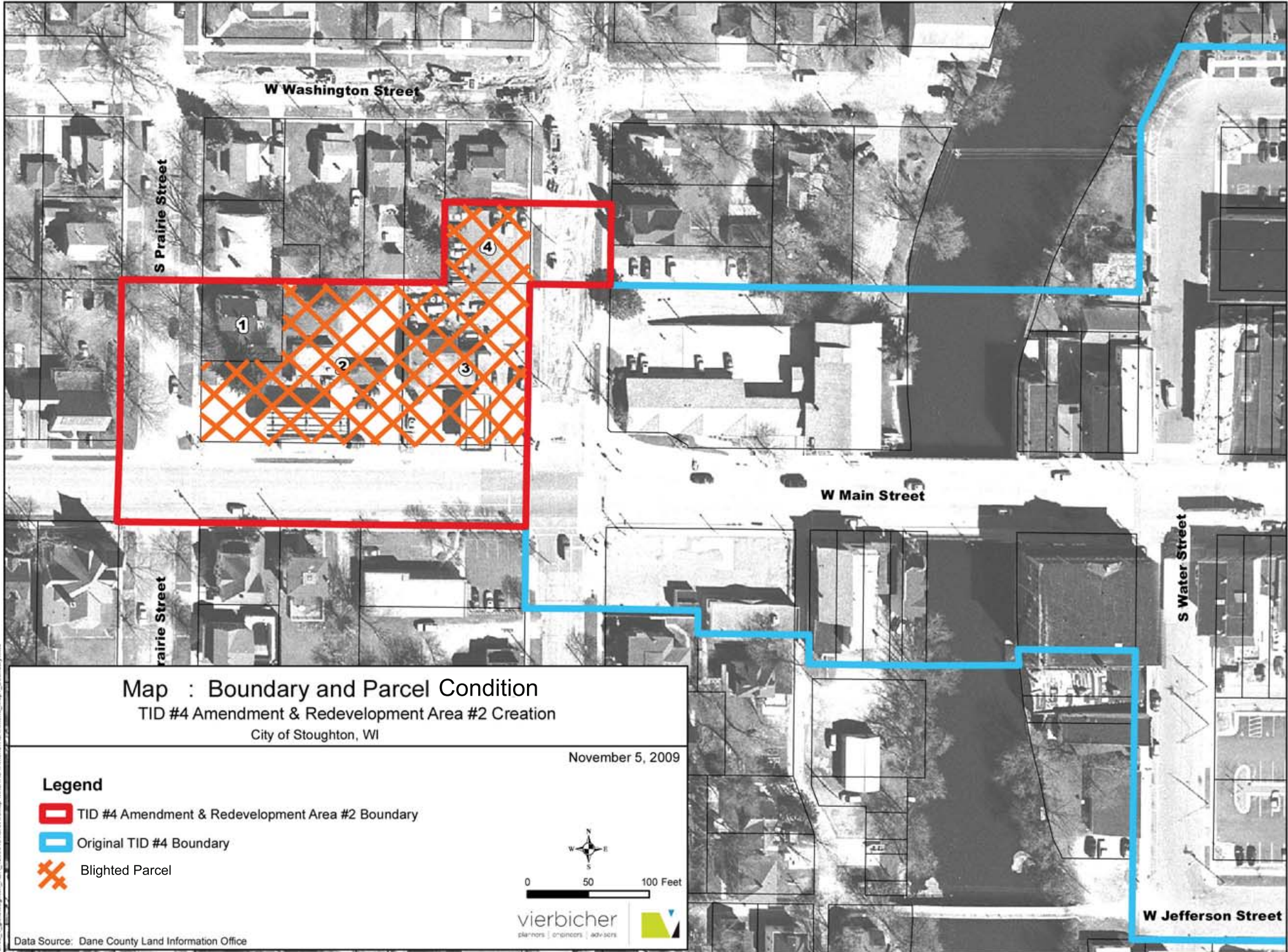
The City is establishing Redevelopment District No. 2 for the purpose of blight elimination; therefore, State law requires the City to make a finding that not less than 50% of the real property within the proposed district is "blighted." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety. Please see the enclosed property condition map for the Redevelopment Area No. 2 boundary and property conditions within the boundary.

If you have any questions, or require additional information, please contact me at (608) 873-6677 or [lsullivan@ci.stoughton.wi.us](mailto:lsullivan@ci.stoughton.wi.us). The City has retained Vierbicher Associates, Inc. to assist with the creation of Redevelopment Area No. 2. You may also contact Gary Becker at Vierbicher Associates at (608) 826-0532.

Sincerely,

Laurie Sullivan

Enclosure: Boundary and Property Condition Map  
cc: Gary Becker, CECD, Vierbicher Associates, Inc.

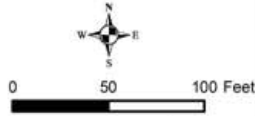


**Map : Boundary and Parcel Condition**  
 TID #4 Amendment & Redevelopment Area #2 Creation  
 City of Stoughton, WI

November 5, 2009

**Legend**

-  TID #4 Amendment & Redevelopment Area #2 Boundary
-  Original TID #4 Boundary
-  Blighted Parcel



Data Source: Dane County Land Information Office

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