



VIERBICHER
ASSOCIATES

PROJECT PLAN
TAX INCREMENT DISTRICT NO. 4
CITY OF STOUGHTON, WISCONSIN

- ▼ ENGINEERING
- ▼ ARCHITECTURE
- ▼ ENVIRONMENTAL
- ▼ SURVEYING/GIS
- ▼ COMMUNITY DEVELOPMENT

**Project Plan
Tax Increment District No. 4
City of Stoughton, WI**

**Prepared For:
City of Stoughton
Robert E. Barnett, Jr., Mayor
381 E. Main Street
Stoughton, WI 53589**

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**PROJECT PLAN
TAX INCREMENT DISTRICT NO. 4
STOUGHTON, WISCONSIN**

I. INTRODUCTION

This project plan for Tax Increment District No. 4 (TID No. 4) in the City of Stoughton has been prepared in compliance with Wisconsin Statutes Chapter 66.46(4)(f). The project plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. This project plan also includes a detailed description of the Tax Increment District boundaries.

A. Approval Process

The City of Stoughton Plan Commission met on January 20, 1999, and recommended the project plan for Public Hearing. Notice of the Public Hearing was published February 4, 1999 and February 11, 1999. A Public Hearing was held on February 17, 1999, and approval was made by the Plan Commission. This project plan was adopted by resolution of the City Council on March 23, 1999.

This is to be used as the official plan that guides development within TID No. 4. Implementation of the project plan and construction of the proposed improvements will require a case-by-case authorization by the City Council. Public expenditures for projects listed in the project plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The City Council is not mandated to make expenditures described in this plan and is limited to implementing only those projects identified. Changes in boundaries or additional projects not identified here will require formal amendment to the project plan involving public review and City Council approval.

B. Joint Review Board

The TID No. 4 project plan was reviewed and approved by a Joint Review Board as required by Wisconsin Statutes consisting of:

City of Stoughton
John Neal, Finance Director
381 E. Main St.
Stoughton, WI 53589
Phone: (608) 873-6677

Dane County Board
Helen Johnson
908 Kriedeman Dr.
Stoughton, WI 53589
Phone: (608) 873-7521

Madison Area Tech. College

Sandy Adell
1718 Heim
Madison, WI 53705
Phone: (608) 233-7174

Stoughton Area School District

Myron Palomba, Superintendent
320 North St
Stoughton, WI 53589
Phone: (608) 877-5001

At-Large

Andy Arians
911 W. Main St.
P.O. Box 119
Stoughton, WI 53589
Phone: (608) 873-2963

C. Plan of Redevelopment

Stoughton's downtown area is characterized by mostly small, local businesses, and government buildings. Retail activity is at generally high levels. There are several deteriorated structures, and a few structures and properties that are underutilized. A fire in 1996 destroyed three buildings in the middle of a downtown block, leaving a vacant lot and damaging a neighboring building. All of the properties in the downtown area are served by old utility laterals which do not meet modern standards. As part of the general re-construction of downtown infrastructure, the City of Stoughton would like to replace the utility laterals and sidewalks in TID No. 4.

The City will assist with the redevelopment of the vacant lot by making public improvements to support new development. The City also intends to replace/improve/ install public infrastructure and streetscape elements to improve the physical functioning of the downtown, to support the general improvement of property in the downtown area and to create an attractive area that will draw more people downtown. The City will also develop a program to encourage other downtown property owners to make improvements in their property.

As required by Wisconsin Statutes Chapter 66.46(5)(b), a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 4 in the City of Stoughton.

II. STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS WITHIN THE DISTRICT

TID No. 4 of the City of Stoughton is created primarily to eliminate blight and improve a portion of the downtown area. The improvements of blighted property within TID No. 4 will enhance the value of said property. The City contemplates expending funds on planning, street improvements, sewer, water and related facilities, and development incentives to property within the boundaries of TID No. 4.

Any cost directly or indirectly related to achieving the objectives of blight elimination, rehabilitation, or conservation is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgements or claims for damages, and other expenses for all projects are included as project costs.

A. Infrastructure for Development of TID:

Infrastructure costs most often include projects located within the boundaries of the TID. Infrastructure costs for projects located outside the TID, benefiting or necessary for the development within the TID may also be eligible TID projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Proposed infrastructure improvements include both visual streetscape elements and underground utility and storm water drainage improvements, and may include:

1. Street construction, reconstruction or upgrading to facilitate development within the District. Scope of work may include land acquisition, grading, gravel, curb and gutter, asphalt or concrete pavement, street lights, traffic controls and related appurtenances.
2. Reconstruction of Main Street (U.S. Hwy 51) bridge over the Yahara River. Costs for the reconstruction will be shared with the Federal Government.
3. Construct, upgrade and/or relocate sanitary sewer collection and treatment system. Projects to include sanitary sewer evaluations and studies, sanitary sewer mains, manholes, laterals, lift stations, force main, and related appurtenances.
4. Construct, upgrade and/or relocate water system components including wells, reservoirs or standpipes, pumps, distribution mains including valves, hydrants, service connections, laterals and other related appurtenances.
5. Construct, upgrade and/or relocate storm water drainage facilities including storm water analysis and planning, detention basins, storm sewer pipe, culverts, manholes, inlets, drains and related appurtenances and implementation of recognized best management practices including public education.

6. Construct and/or upgrade sidewalks to facilitate pedestrian travel and safety in and around the TID.
7. Construct and/or upgrade public parking areas serving TID No. 4.
8. Install or improve primary and secondary electric service including installing underground electric distribution lines and related appurtenances.
9. Install or improve natural gas service.
10. Install or improve street lighting in the downtown.

Other infrastructure projects unknown at this time, but consistent with the purpose of TID No. 4 may be eligible project costs. Such eligibility will be determined by the City Council at the time the projects are being considered.

B. Stormwater System Assessment & Management Plan:

Costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, appraisers, map makers, and other contracted services related to the assessment and preparation of a plan for stormwater management. The amount of costs allocated to TID No. 4 will be proportionate to the ratio of area in TID No. 4 to total the total area encompassed by the Plan.

C. Unified Design Theme and Streetscape Plan and Implementation:

Costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, appraisers, map makers, and other contracted services related to the preparation of a plan for a unified design theme and specification of streetscape elements. Also, including costs associated with the implementation of such plan including, but not limited to streetscape elements such as special pavers, banners, signage, landscape, benches, receptacles, and kiosks.

D. Master Plan Update:

Costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, appraisers, map makers, and other contracted services related to the updating of the City of Stoughton's Master Plan. The amount of costs allocated to TID No. 4 will be proportionate to the ratio of area in TID No. 4 to total City area.

E. Sign Ordinance Update:

Costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, appraisers, map makers, and other contracted services related to the updating of the City of Stoughton's Sign Ordinance. The amount of costs allocated to TID No. 4 will be proportionate to the ratio of area in TID No. 4 to total City area.

F. Development Incentives:

The City may enter into agreements with property owners or developers for the purpose of sharing costs to encourage the desired kinds of improvements. The construction, equipping, and installation of additional improvements related to the foregoing, or deemed necessary or appropriate by the City in carrying out the purpose of the project plan. All activity within this section shall be consistent with the authority of the City as granted by Wisconsin Statutes, including providing funds to a redevelopment or community development authority in the event the City creates such an entity during the expenditure period of TID No. 4 to assist the City in fulfilling the purpose of TID No. 4.

G. Development Grants, Loans, and Loan Guarantees/ Revolving Loan Program:

The City may provide funds either directly or to an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Community Development Authority, or other appropriate organization) for the purpose of making capital available to business to stimulate or enable economic development and redevelopment projects in TID No. 4. Funds may be provided in the form of a grant, forgivable loan, direct loan, or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed development project. Funds provided in this manner shall be significantly secured by real estate, equity in the project and/or personal guarantees and tied to the performance of the project relative to specific economic goals. Loan repayments and forfeitures for nonperformance may be used to capitalize a Revolving Loan Program for TID No. 4. The City will establish policies and procedures for the revolving loan fund to ensure that use of the funds are consistent with the purpose of TID No. 4. All activity within this section shall be consistent with the authority of the City as granted by Wisconsin Statutes.

H. Promotion & Development:

Promotion and development of TID No. 4 including professional services for marketing, recruitment, and proposed development, Realtor commission and fees in lieu of commissions, marketing services and materials, advertising costs, administrative costs and support of downtown development organizations are all eligible costs under this section.

I. Real Estate Acquisition:

This may include, but is not limited to purchase of fee title, easements, appraisals, consultant fees, closing costs, surveying and mapping, lease and/ or sale of property at below market price to encourage or make feasible a blight elimination or redevelopment project.

J. Relocation Costs:

Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 23.19 and 32.195.

K. Administrative Costs:

Imputed administrative costs including, but not limited to, a portion of the salaries of the City employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the general administration of TID No. 4, and others directly involved with the projects over the seven year expenditure period.

L. Organization Costs:

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, appraisers, title companies, map makers, and other contracted services related to the creation of the TID.

M. Financing Costs:

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID No. 4. These projects may be implemented in varying degrees in response to development needs.

III. DETAILED LIST OF PROJECT COSTS

All costs listed are based on 1999 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 1999 and the time of construction or implementation. The City should pursue grant programs to help share project costs included in this project plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as Attachment #3.

STOUGHTON TID 4 PLANNED PROJECT COSTS			
Proposed Improvement	Total	Others Share	TID Share
A. Infrastructure	\$950,000	\$175,000	\$775,000
B. Stormwater System Assessment & Management Plan	\$50,000	\$45,000	\$5,000
C. Unified Design Theme and Streetscape Plan & Implement	\$20,000	-0-	\$20,000
D. Master Plan Update	\$40,000	\$36,000	\$4,000
E. Sign Ordinance Update	\$10,000	\$9,000	\$1,000
F. Development Incentives	\$50,000	-0-	\$50,000
G. Development Grants, Loans, and Loan Guarantees/ Revolving Loan Program	\$50,000	-0-	\$50,000
H. Promotion and Development	\$20,000	-0-	\$20,000
I. Administrative Costs	\$25,000	-0-	\$25,000
J. Organizational Costs	\$20,000	-0-	\$20,000
TID SHARE SUBTOTAL	\$1,235,000	\$265,000	\$970,000
Inflation Cost Adjustment			\$56,593
Capitalized Interest			\$105,236
Financing Costs (<i>Interest less Capitalized Interest, Financing Fees</i>)			\$585,138
TOTAL TID EXPENDITURE			\$1,716,967

IV. ECONOMIC FEASIBILITY STUDY

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID No. 4 is economically feasible if the tax incremental revenue generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.

Following is a discussion of these components. Financing issues are discussed in the next section.

A. Inflation

Throughout the past twenty years, the annual rate of inflation has averaged 6 percent. Currently the State of Wisconsin Department of Administration Office of Budget and Finance is using long term inflation rates of 3 percent to 5.5 percent. In order to account for a long term national trend toward lower rates of inflation, the inflation rate, for the purpose of making projections of equalized value, will be a constant 3 percent.

B. Increase in Property Value

The proposed plan for TID No. 4 will encourage the redevelopment of several properties in the downtown. The formation of TID No. 4 will enable the City to make various improvements that will stimulate redevelopment in the area. This redevelopment will create increased property valuation. The increase in property valuation due to this redevelopment is estimated from the following projects. Other miscellaneous improvements may occur within the TID.

1) Kegonsa Plaza	\$900,000
2) Hotel Next to Kegonsa Plaza	\$800,000
3) Antique Mall	\$300,000
4) Miscellaneous Redevelopment	\$150,000

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate. The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The

following chart summarizes the historic full value tax rate in the City between 1993 and 1998.

Year	Full Value Rate	Percent Change
1993	.02704	N/A
1994	.02509	-7.21%
1995	.02429	-3.19%
1996	.02316	-4.65%
1997	.02218	-4.23%
1998	.02093	-5.64%

The full value rate has been historically decreasing since 1993. This decline is due to a number of factors, including property tax reform measures at the state level. The equalized value of the City of Stoughton has increased 18.0% since 1993. A full value tax rate of .02093 with 0% change will be used in this project plan to project TID revenues.

D. TIF Revenues

Utilizing an average inflation rate of 3 percent, projected construction increment of \$2,150,000 and an initial tax rate of .02093, which is projected to remain constant, the projected TIF Revenue from TID No. 4 will be as shown in the Tax Increment Proforma in Attachment #2.

The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Summary of TID costs on Page 11.

E. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying for the costs is the relative timing of revenue and expenditure, or cash flow. As pointed out, there are sufficient TID revenues to pay all costs; however, there are shortfalls during some years. This shortfall must either be paid by the City and reimbursed with surplus TIF revenues, or the City must borrow additional funds to cover interest expense on project debt. This is called Capitalized Interest and is an eligible project cost. The Tax Increment Cash Worksheet shown on Attachment #7 summarizes the assumed cash flow.

V. FINANCING METHODS AND TIMETABLE

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 4, is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. The City has a current total debt capacity of \$26,006,625 and \$10,972,259 in existing General Obligation debt. Using this data, the current remaining debt capacity is \$15,032,366.

The City has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity.

The City may utilize revenue bonds repaid from fees for services charged by the City. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued, however, the City must demonstrate the ability to repay the debt from anticipated revenues. A further factor that could potentially limit revenues is that utility rates may be regulated by the Wisconsin Public Service Commission.

Some project costs can potentially be paid through special assessments levied on properties directly benefiting from the improvements. Costs of streets, curbs, gutters, and sewer and water extensions are commonly paid through special assessments. The City can issue special assessment bonds, pledging revenues from the special assessments on individual properties to repay the debt. Property owners are generally permitted to pay the special assessments in installments. These bonds are not counted against the City's constitutional debt limit.

B. Timetable

The City of Stoughton has a maximum of seven years, until March 2006, to incur TIF expenses for the projects outlined in this plan. The time schedule shown in Attachment #8 is preliminary and for planning purposes only. The City Council is not mandated to make the improvements defined in this plan; each project will require case by case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

C. Description of Methods of Financing and Time Such Costs or Related Monetary Obligations are to be Incurred

Financing for the projects shown above will be done as summarized in Debt Service plans for the borrowing shown in Attachments #4, #5, and #6. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented.

VI. ANALYSIS OF OVERLYING TAXING DISTRICTS

Taxing Districts overlying the City of Stoughton TID No. 4 include Dane County, Stoughton Area School District, Madison Area Technical College, and the State of Wisconsin. Impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 4 in 1998. Total TIF Increment over the life of the district in the amount of \$2,517,821 is divided by a proportionate share of each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #9.

VII. MAPS SHOWING EXISTING LAND USES AND ZONING (SEE MAPS 3 & 4)

VIII. MAPS SHOWING PROPOSED IMPROVEMENTS AND USES (SEE MAPS 5 & 6)

IX. PROPOSED ZONING CHANGES

The City of Stoughton has adopted a zoning ordinance. No rezoning will be required to implement the project plan and develop the property within TID No. 4.

X. PROPOSED CHANGES IN THE MASTER PLAN, MAPS, BUILDING CODES AND CITY ORDINANCES

The City of Stoughton has a Community Master Plan. No changes of the Master Plan, Official Map, Building Codes or City Ordinances are required for the implementation of this project plan.

XI. A LIST OF ESTIMATED NON-PROJECT COSTS

Many of the infrastructure improvements listed as project costs are only partially payable by TID No. 4. (See Section II.C.) City taxpayers, property owners and utility rate payers will pay the costs not covered by TID No. 4.

XII. PROPOSED METHOD FOR THE RELOCATION OF ANY DISPLACED PERSONS

Before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce (DOC). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOC. The City will file a relocation plan with the DOC and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

XIII. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF STOUGHTON

The creation of TID No. 4 will encourage the development of blighted and otherwise economically unusable and underutilized property in the City's downtown area. The creation of this TID will provide the financial resources for the City to promote orderly redevelopment by improving and upgrading the infrastructure that supports the downtown area. Creation of the TID will also, in general, promote the public health, safety and general welfare.

XIV. DISTRICT BOUNDARIES

Prior to considering the specific area to include within the TID, the Planning Commission established criteria to act as guidelines in their work. The boundary criteria are as follows:

1. The aggregate value of equalized taxable property of the TID cannot exceed 7% of the total value of equalized taxable property in the City, or equalized value of district plus value increments of all other districts won't exceed 5% of the total value of equalized taxable property in the City.
2. A minimum of 50 percent of the TID must be blighted, in need of rehabilitation or conservation or suitable for industrial use.
3. All lands within the TID shall be contiguous.

Boundary Description: City of Stoughton, Tax Increment District No. 4 follows:

Stoughton TID #4 Legal Description

Located in part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, and part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 5 North, Range 11 East, also being part of Blocks 12, 13, 17, 18, 21, 22, 27, 28, 31, 32, 37, 38, 40, 41, and 45 and public right-of-ways, Original Plat of Stoughton, also part of Dane County Certified Survey Map No. 4522, also part of the former Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way, all being more particularly described as follows:

Commencing at the Northeast Corner of Lot 8, Block 9, Original Plat of Stoughton, said point of commencement also being the POINT OF BEGINNING; thence East, across Page Street, 66 feet, more or less to the Northwest Corner of Lot 3, Block 12, Original Plat of Stoughton; thence continuing East along the North lines of Lots 3, 4, 5 and their extension to the east, across vacated West Water Street, Block 12, Original Plat of Stoughton, to the intersection with the Westerly Bank of the Yahara River; thence Southeasterly, to the intersection of the Easterly Bank of the said Yahara River with the North line of the South 99 feet of Lot 1, Block 18, Original Plat of Stoughton; thence Easterly, along the said North line of the South 99 feet of Lot 1, Block 18, Original Plat of Stoughton to the intersection with the East line of said Block 18, said East line also being the West line of Water Street; thence Northerly along said West line of Water Street to the intersection with the Easterly Bank of the Yahara River; thence North-Northeasterly along the said Easterly Bank of the Yahara River to the intersection with the North line of Washington Street, said North line also being the South line of Block 20, Original Plat of Stoughton; thence Easterly, along the said North line of Washington Street, to the Southwest Corner of Block 29, Original Plat of Stoughton; thence Southerly, 198 feet, more or less, along the East line of Division Street to the Southwest corner of Lot 4, Block 28, Original Plat of Stoughton; thence Easterly, 660 feet more or less, along the South lines and their extensions of Lots 1, 2, 3 and 4 of said Blocks 28 and 31, to the Northwest Corner of Lot 5, Block 38, Original Plat of Stoughton; thence Southerly, along the West line of said Lot 5, Block 38, 55 feet; thence Easterly, parallel with the North line of Lot 5, 6 and 7, said Block 38, 66 feet more or less, to the intersection with the East line of said Lot 7, Block 38; thence Northerly, along the East line of said Lot 7, Block 38, 55 feet to the Northeast corner of said Lot 7, Block 38; thence Easterly, along the Southerly lines and their Easterly extension thereof Lots 3, 2 and 1 of said Block 38, 264 feet, more or less, to the Northwest corner of Lot 8, said Block 40; thence Southerly, along the West line of said Lot 8, Block 40, 132 feet, more or less to the Southwest corner of Lot 9, said Block 9; thence Easterly, 54 feet, along the South line of said Lot 9, Block 40; thence Northeasterly, 25.7 feet to a point on the Southeast side of said Block 40, said point being 15 feet Northeasterly of the angle point in the South-Southeasterly side of said Block 40; thence Northeasterly, 118.5 feet along the said Southeasterly line of said Block 40 to a point that is 22 feet Northeasterly of the Southwest corner of Lot 10, said Block 40; thence Northwesterly, parallel with the Northeast line of said Lot 10, Block 40, to the intersection with the East line of said Lot 8, Block 40; thence Northerly, along the East lines of Lots 8, 7, 6 and 5, said Block 40, to the Northeast corner of said Lot 5, Block 40; thence Easterly along the North lines of Lots 11 and 12, said Block 40, to the Northeast corner of said Lot 12, Block 40; thence Northwesterly along the Southwesterly lines of Lots 16 and 17, said Block 40, to the Northwest corner of said Lot 17, Block 40; thence

Northeasterly, along Northwesterly line of said Lot 17, Block 40, 100 feet to the Northeasterly corner thereof; thence Northwesterly along the Northeasterly lines of Lots 3, 2 and 1, said Block 40, also being the Southwesterly line of said Dane County Certified Survey Map No. 4522, to the Northwest corner of Lot 3 of said C.S.M. No. 4522; thence S 89°30'16"E, along the North line of said Lot 3, 26.98 feet to the Northeast corner thereof; thence N00°30'22" E, along the West line of Lot 2, said C.S.M. No. 4522 366.98 feet, to the North corner thereof; thence Northeasterly, perpendicular to the center line of the main track of the former Chicago, Milwaukee, St. Paul and Pacific Railroad, 50 feet to the intersection with said centerline; thence Southeasterly, along the said centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad, 1900 feet, more or less, to the intersection with the Southeast line of the previous depot grounds of the said Chicago, Milwaukee, St. Paul and Pacific Railroad; thence S58°09'14"W, perpendicular to said main track centerline, 137.31 feet to a point on the North right-of-way line of Dunkirk Street; thence S58°09'14"W, perpendicular to said main track centerline, 122.69 feet to the former Southwest corner of the Depot Grounds of the said former Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Northwesterly, parallel with and 260 feet Southwest of, as measured at right angles, the said centerline of the main track to the intersection with the easterly extension of the South line of Lot 1, said Block 45; thence Westerly, along the said South line of and it's extension of Lot 1, Block 45, to the Southwest corner of said Lot 1, Block 45; thence Southerly, 109.5 feet more or less, along the West line of said Block 45 to a point that is 22.5 feet North of the Northwest Corner of Lot 4, said Block 45; thence Westerly, 66 feet, more or less, to a point on the East line of said Block 41, said point being 88.5 feet North of the Southeast Corner of Lot 8, said Block 41; thence Westerly parallel with the South line of said Lot 8, Block 41, 37 feet, more or less; thence Southwesterly, 20.9 feet to point A that is located as follows:

Beginning at a point on the Northwesterly line of said Block 41, 117.5 feet Southwesterly of the North corner of said Lot 10; thence Southeasterly at right angles to said Northwesterly line of said Block 41, 71 feet to point "A" thence Southeasterly from said point "A", at right angles to the said Northwesterly line of said Block 41, 26 feet, more or less; thence Southerly, 11 feet, more or less, to the intersection with the North line of the South 40 feet of said Lot 8, block 41, said point of intersection being 37 feet West of the said East line of said Block 41; thence Westerly, parallel with and 40 feet North of the South line of said Lot 8, Block 41 to the intersection with a line described as beginning on the Southeasterly line of Main Street, at a point 49.75 feet, more or less, Northeast from where said Southeast line of said Main Street commences to angle in a Northeasterly direction, thence at right angles Southeasterly direction; thence from said point of intersection, in the above described Southeasterly direction to the intersection with the South line of said Lot 8, Block 41; thence Westerly, along the South lines of Lots 8 and 1 of said Block 41 to the Southwest corner of said Lot 1, Block 41; thence Southerly, 66 feet, along the West line of said Block 41 to the Southwest corner of Lot 2, said Block 41; thence Westerly, 66 feet, more or less, to the Southeast corner of a 12' wide alley, also being the Northeast Corner of Lot 16, said Block 37; thence Westerly, along the South line of said 12' wide alley, 220 feet, more or less, to the intersection with the southerly extension of the West line of Lot 10, said Block 37; thence Northerly, along the said West line of Lot 10 and it's extension, 76 feet, more or less, to the intersection with the South line of the North 56 feet of Lots 11 and 12 of said Block 37; thence Westerly, along said South line of the North 56 of Lots 11, and 12, 44 feet to the intersection with the West line of said Block 37;

thence Southerly, 76 feet, more or less, to the Southwest corner of said 12' wide alley, also being the Northwest corner of Lot 13, said Block 37; thence Westerly, 66 feet, more or less, to the Southeast corner of Lot 1, said Block 32; thence Westerly, 264 feet, more or less, along the South lines of Lots 1, 2, 3 and 4, said Block 32, to the Southwest corner of said Lot 4, Block 32; thence Westerly, 66 feet, more or less, to the Southeast corner of Lot 1, said Block 27; thence Westerly, 264 feet, more or less, along the South lines of Lots 1 and 2, said Block 27, and also along the North lines of Lots 5 and 6, said Block 27, to the Northwest Corner of said Lot 5, Block 27; thence Southerly, along the East line of Division Street, 198 feet, more or less, to the Northwest corner of Lot 4, Block 26, Original Plat of Stoughton; thence Westerly, along the South line of Jefferson Street, 396 feet, more or less, to the Northeast corner of Lot 1, Block 16, Original Plat of Stoughton; thence Northerly, along the West line of Water Street, 198 feet, more or less, to the Southeast corner of Lot 1, said Block 17; thence Northerly, 38 feet, more, or less, to the intersection with the South line of the North 94 feet of said Lot 1, Block 17; thence Westerly, along the said South line of the North 94 feet of Lot 1, Block 17, to the intersection with the East Bank of the Yahara River; thence Westerly, to the Southeast corner of Lands described in Volume 32886, Page 26, Doc. No. 276246; thence Westerly, 109.02 feet, more or less, along the South line of the North 110 feet of said Block 13 to the intersection with the West line of a 12' wide alley, also known as Main Page Court; thence Northerly, along said 12' wide alley, 24 feet more or less; thence Westerly, parallel with and 86 feet south of the North line of said Block 13, 77.99 feet, more or less; thence Northerly, parallel with and 76 feet East of the West line of, said Block 13, 19 feet, more or less; thence Westerly, 142 feet, more or less, parallel with and 67 feet south of the said North line of said Block 13 and it's Westerly extension to the intersection with the East line of Block 8, Original Plat of Stoughton, also being the West line of Page Street; thence Northerly, along the said West line of Page Street, 265 feet, more or less, to the point of beginning.

All bearings and distances are from sources of record and are included for description clarification purposes only.

LAW OFFICES
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DALE E. POPE
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JOHN T. ROETHE (1911-1975)

Of Counsel:
KENNETH H. BUHROW

March 17, 1999

MAYOR
CITY OF STOUGHTON
381 E MAIN ST
STOUGHTON WI 53589

COPY

RE: Creation of Tax Increment District No. 4
Opinion Letter Regarding Compliance with SS 66.46(4)

Dear Mayor:

As City Attorney for the City of Stoughton, I have been asked to review the TID No. 4 Project Plan, which will be submitted to the Stoughton City Council on March 23, 1999. In accordance with my duties, I have reviewed the Project Plan and the following documents:

1. Notice of Public Hearing on the Creation of Tax Increment District No. 4.
2. Timetable for Creation of TID No. 4 submitted by Vierbicher Associates, Inc.
3. The District Boundary Maps.
4. Resolution to be adopted by the City Council.

The Project Plan was discussed at the Public Hearing by the Planning Commission for the City of Stoughton on February 17, 1999. Notice of this meeting was published in the Stoughton Courier Hub on February 4 and February 11, 1999.

Based upon the foregoing documents and the information submitted to me, it is my opinion that the Plan is complete and complies with W.S.A. 66.46(4).

I am providing you with a copy of this letter, which should be attached to the Project Plan, assuming it is adopted by the City Council. Any questions regarding this opinion may be directed to me.

ROETHE, KROHN, POPE & McCARTHY, LLP

Michael Haas
City Attorney
ja.
enclosure
pc: Amy Bradley

Reply to 24 N. Henry Street, PO Box 151, Edgerton, WI 53534, PH: 608-884-3391 FAX: 608-884-7018

508 Campus Street, Milton, WI 53563, PH: 608-868-4346 FAX: 608-868-4348

**RESOLUTION REGARDING TAX INCREMENTAL DISTRICT
AND PROJECT PLAN**

The City of Stoughton hereby makes the following findings and adopts the following resolution:

1. The City of Stoughton hereby creates a Tax Incremental District, which shall be known as Tax Incremental District No. 4, City of Stoughton.
2. The District shall be created effective January 1, 1999.
3. The boundaries for the District shall be those attached and marked as Exhibit A to this Resolution.
4. The City hereby confirms that real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the Tax Incremental District.
5. The City makes the following findings:
 - A. Not less than 50 percent, by area, of the real property within the District has been declared as blighted; and
 - B. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in such District; and
 - C. The project costs relate directly to eliminating blight, or serve to rehabilitate or conserve the area, and are consistent with the purpose for which the Tax Incremental District is created; and
 - D. The aggregate value of equalized taxable property of the District plus all existing district does not exceed seven percent of the total value of equalized taxable property within the City.
6. Pursuant to Wisconsin Statutes 66.46(4)(g), the City Council hereby approves the Project Plan as recommended by the Planning Commission, and finds that it is feasible and in conformity with the master plan of the City.

This Resolution is hereby adopted by the City Council, at a duly scheduled meeting on March 23, 1999.

Robert E. Barnett Jr.
Mayor

Judy A. Kenning
City Clerk

CERTIFICATION

I, Judy A. Kenning, Clerk of the City of Stoughton certify that the foregoing Resolution was duly and regularly adopted by the City Council at a duly scheduled meeting held at the Stoughton City Hall on March 23, 1999.

Motion by Robert McHewer, seconded by Donna Vogel.

Vote: 11 Yes 0 No

Resolution Adopted.

Judy A. Kenning
City Clerk

FINANCIAL ATTACHMENTS

**CITY OF STOUGHTON
TID #4
SUMMARY**

TAX PROFILE - 1998	
County	Dane
City Mill Rate (Assessed)	0.02166
City Mill Rate (Equalized)	0.02093
Total Equalized Value in City	\$520,092,508
Percent Assessment Ratio	96.64%
Assessed Value of Taxable Property	\$502,617,400

DEBT CAPACITY	
Statutory Debt Limit	\$26,004,625
Outstanding General Obligation Debt	\$10,972,259
Remaining Debt Capacity	\$15,032,366

ANALYSIS OF EXISTING TID CAPACITY	
Equalized Value of Taxable Property in Existing TIDs	\$10,326,780
Percent of City's Equalized Value in Existing TIDs	1.99%

ANALYSIS OF PROPOSED TID	
Projected Base Value of TID (Assessed)	\$6,819,900
Projected Base Value of TID (Equalized)	\$7,057,016
Percent of City's Equalized Value in Proposed TID	1.36%
Projected Equalized Value of Property in all TIDs	\$17,383,796
Percent of City's Equalized Value in all TIDs	3.34%
Percent of TID area Blighted	99% (must be > 50%)

SIGNIFICANT ASSUMPTIONS	
Inflation Increment	3%
Annual Percent Increase in Tax Rate	0%
Valuation of Developed Property for Projection Purposes:	
Kegonsa Plaza	\$900,000
Antique Mall	\$300,000
Hotel next to Kegonsa Plaza	\$800,000
Miscellaneous Development	\$150,000
City's Cost of Borrowing	
Borrowing #1	5.0%
Borrowing #2	5.0%
Borrowing #3	5.0%

Financial Attachment #2

TAX INCREMENT PRO FORMA
CITY OF STOUGHTON

TID #4

3/23/1999

BASE VALUE	\$7,057,016
INITIAL TAX RATE	0.02093
INFLATION INCREMENT	3.0%
ANNUAL INCREASE IN TAX RATE	0.0%

YEAR	PREVIOUS VALUATION	INFLATION INCREMENT	TID INCREMENT		VALUATION DECREASE	TOTAL VALUATION	CUMULATIVE INCREMENT	TID TAX RATE	REAL ESTATE SALES	TID REVENUE
			Real Property	Personal						
1999	\$7,057,016	\$211,710	\$900,000	\$0	\$0	\$8,168,726	\$1,111,710	0.020930	\$0	\$0
2000	\$8,168,726	\$245,062	\$300,000	\$0	\$0	\$8,713,788	\$1,656,772	0.020930	\$0	\$23,268
2001	\$8,713,788	\$261,414	\$0	\$0	\$0	\$8,975,202	\$1,918,186	0.020930	\$0	\$34,676
2002	\$8,975,202	\$269,256	\$150,000	\$0	\$0	\$9,394,458	\$2,337,442	0.020930	\$0	\$40,148
2003	\$9,394,458	\$281,834	\$800,000	\$0	\$0	\$10,476,291	\$3,419,276	0.020930	\$0	\$48,923
2004	\$10,476,291	\$314,289	\$0	\$0	\$0	\$10,790,580	\$3,733,564	0.020930	\$0	\$71,565
2005	\$10,790,580	\$323,717	\$0	\$0	\$0	\$11,114,298	\$4,057,282	0.020930	\$0	\$78,144
2006	\$11,114,298	\$333,429	\$0	\$0	\$0	\$11,447,726	\$4,390,711	0.020930	\$0	\$84,919
2007	\$11,447,726	\$343,432	\$0	\$0	\$0	\$11,791,158	\$4,734,143	0.020930	\$0	\$91,898
2008	\$11,791,158	\$353,735	\$0	\$0	\$0	\$12,144,893	\$5,087,877	0.020930	\$0	\$99,086
2009	\$12,144,893	\$364,347	\$0	\$0	\$0	\$12,509,240	\$5,452,224	0.020930	\$0	\$106,489
2010	\$12,509,240	\$375,277	\$0	\$0	\$0	\$12,884,517	\$5,827,501	0.020930	\$0	\$114,115
2011	\$12,884,517	\$386,536	\$0	\$0	\$0	\$13,271,053	\$6,214,037	0.020930	\$0	\$121,970
2012	\$13,271,053	\$398,132	\$0	\$0	\$0	\$13,669,184	\$6,612,168	0.020930	\$0	\$130,060
2013	\$13,669,184	\$410,076	\$0	\$0	\$0	\$14,079,260	\$7,022,244	0.020930	\$0	\$138,393
2014	\$14,079,260	\$422,378	\$0	\$0	\$0	\$14,501,637	\$7,444,622	0.020930	\$0	\$146,976
2015	\$14,501,637	\$435,049	\$0	\$0	\$0	\$14,936,687	\$7,879,671	0.020930	\$0	\$155,816
2016	\$14,936,687	\$448,101	\$0	\$0	\$0	\$15,384,787	\$8,327,771	0.020930	\$0	\$164,922
2017	\$15,384,787	\$461,544	\$0	\$0	\$0	\$15,846,331	\$8,789,315	0.020930	\$0	\$174,300
2018	\$15,846,331	\$475,390	\$0	\$0	\$0	\$16,321,721	\$9,264,705	0.020930	\$0	\$183,960
2019	\$16,321,721	\$489,652	\$0	\$0	\$0	\$16,811,372	\$9,754,357	0.020930	\$0	\$193,910
2020	\$16,811,372	\$504,341	\$0	\$0	\$0	\$17,315,713	\$10,258,698	0.020930	\$0	\$204,159
2021	\$17,315,713	\$519,471	\$0	\$0	\$0	\$17,835,185	\$10,778,169	0.020930	\$0	\$214,715
TOTAL			\$2,150,000	\$0	\$0	\$17,835,185	\$10,778,169		\$0	\$2,150,000

PROJECT COSTS
CITY OF STOUGHTON TID #4
3/23/1999

Costs	AMOUNT	% Paid By		TOTAL TID COSTS	Priority	Year(s)	
		TID	Other			Start	Finish
A. Infrastructure							
Main Street Reconstruction	\$500,000	75%	25%	\$375,000	B	2001	2001
Yahara River Bridge Reconstruction	\$100,000	50%	50%	\$50,000	A	2001	2001
Kegonsa Plaza Sidewalk Reconstruction	\$150,000	100%	0%	\$150,000	A	1999	1999
Sidewalk Reconstruction	\$100,000	100%	0%	\$100,000	A	2001	2001
Misc. Infrastructure	\$100,000	100%	0%	\$100,000	B	2004	2004
Total Infrastructure	\$950,000	82%	18%	\$775,000			
B. Stormwater System Assessment & Management Plan	\$50,000	10%	90%	\$5,000	B	2001	2001
C. Implementation	\$20,000	100%	0%	\$20,000	A	1999	1999
D. Master Plan Update	\$40,000	10%	90%	\$4,000	A	2001	2001
E. Sign Ordinance Update	\$10,000	10%	90%	\$1,000	A	2001	2001
F. Development Incentives	\$50,000	100%	0%	\$50,000	C	2000	2005
G. Development Grants, Loans, and Loan Guarantees/ Revolving Loan Program	\$50,000	100%	0%	\$50,000	C	2000	2005
H. Promotion and Development	\$20,000	100%	0%	\$20,000	A	2000	2005
I. Administration & Planning							
Development Planning and Review	\$20,000	100%	0%	\$20,000	A	2000	2005
Reports & Recordkeeping	\$5,000	100%	0%	\$5,000	A	2000	2005
Total Administrative Costs	\$25,000	100%	0%	\$25,000			
J. Organizational Costs	\$20,000	100%	0%	\$20,000	A	1999	1999
Subtotal Projects A - G	\$1,235,000	79%	21%	\$970,000			
K. Inflation Cost Adjustment				\$56,593			
L. Capitalized Interest				\$105,236			
M. Interest, Finance Fees, Etc.				\$585,138			
TOTAL TID EXPENDITURE				\$1,716,967			

¹ Project priority is indicated as "A", "B", or "C".

A = Highest priority, critical for development of TID

B = Critical for development of TID, but not an immediate need

C = Recommended to provide adequate service in the long run

Financial Attachment #4

DEBT SERVICE PLAN
CITY OF STOUGHTON
TID #4

Loan #1

Principal	\$204,215	Project Cost:	\$190,000		
Interest	5.00%	Finance Fees:	\$4,004		
Term	20 Years	Interest Earned			
# of Principal Payments	19	Capitalized			
Date of Issue	June 1, 1999	Interest:	\$10,211		
Total TID Cost of Loan:	\$318,201				
YEAR	PRINCIPAL PMNT #	UNPAID PRINCIPAL	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL PAYMENT
1999	0	\$204,215	\$0	\$0	\$0
2000	0	\$204,215	\$0	\$10,211	\$10,211
2001	1	\$204,215	\$6,687	\$10,211	\$16,898
2002	2	\$197,528	\$7,021	\$9,876	\$16,898
2003	3	\$190,507	\$7,372	\$9,525	\$16,898
2004	4	\$183,134	\$7,741	\$8,857	\$16,598
2005	5	\$175,393	\$8,128	\$8,482	\$16,611
2006	6	\$167,265	\$8,535	\$8,089	\$16,624
2007	7	\$158,730	\$8,961	\$7,677	\$16,638
2008	8	\$149,769	\$9,409	\$7,243	\$16,653
2009	9	\$140,360	\$9,880	\$6,788	\$16,668
2010	10	\$130,480	\$10,374	\$6,310	\$16,684
2011	11	\$120,106	\$10,892	\$5,809	\$16,701
2012	12	\$109,214	\$11,437	\$5,282	\$16,719
2013	13	\$97,777	\$12,009	\$4,729	\$16,738
2014	14	\$85,768	\$12,609	\$4,148	\$16,757
2015	15	\$73,158	\$13,240	\$3,538	\$16,778
2016	16	\$59,919	\$13,902	\$2,898	\$16,800
2017	17	\$46,017	\$14,597	\$2,225	\$16,822
2018	18	\$31,420	\$15,327	\$1,520	\$16,846
2019	19	\$16,093	\$16,093	\$778	\$16,871
2020	20	\$0	\$0	\$0	\$0
2021	21	\$0	\$0	\$0	\$0
TOTAL			\$204,215	\$124,197	\$328,412

Financial Attachment #5

**DEBT SERVICE PLAN
CITY OF STOUGHTON
TID #4**

Loan #2

Principal	\$818,573	Project Cost:	\$720,665
Interest	5.00%	Finance Fees:	\$16,050
Term	18 Years	Interest Earned	
# of Principal Payments	16	Capitalized	
Date of Issue	June 1, 2001	Interest:	\$81,857
Total TID Cost of Loan:	\$1,208,474		

YEAR	PRINCIPAL PMNT #	UNPAID PRINCIPAL	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL PAYMENT
1999	0	\$0	\$0	\$0	\$0
2000	0	\$0	\$0	\$0	\$0
2001	0	\$818,573	\$0	\$0	\$0
2002	0	\$818,573	\$0	\$40,929	\$40,929
2003	0	\$818,573	\$0	\$40,929	\$40,929
2004	1	\$818,573	\$34,601	\$40,929	\$75,530
2005	2	\$783,972	\$36,331	\$39,199	\$75,530
2006	3	\$747,641	\$38,148	\$37,382	\$75,530
2007	4	\$709,493	\$40,055	\$35,475	\$75,530
2008	5	\$669,438	\$42,058	\$33,472	\$75,530
2009	6	\$627,381	\$44,161	\$31,369	\$75,530
2010	7	\$583,220	\$46,369	\$29,161	\$75,530
2011	8	\$536,851	\$48,687	\$26,843	\$75,530
2012	9	\$488,164	\$51,121	\$24,408	\$75,530
2013	10	\$437,043	\$53,678	\$21,852	\$75,530
2014	11	\$383,365	\$56,361	\$19,168	\$75,530
2015	12	\$327,004	\$59,179	\$16,350	\$75,530
2016	13	\$267,824	\$62,138	\$13,391	\$75,530
2017	14	\$205,686	\$65,245	\$10,284	\$75,530
2018	15	\$140,441	\$68,508	\$7,022	\$75,530
2019	16	\$71,933	\$71,933	\$3,597	\$75,530
2020	17	\$0	\$0	\$0	\$0
2021	18	\$0	\$0	\$0	\$0
TOTAL			\$818,573	\$471,759	\$1,290,332

Financial Attachment #6

**DEBT SERVICE PLAN
CITY OF STOUGHTON
TID #4**

Loan #3

Principal	\$131,677	Project Cost:	\$115,927
Interest	5.00%	Finance Fees:	\$2,582
Term	17 Years	Interest Earned	
# of Principal Payments	15	Capitalized	
Date of Issue	June 1, 2004	Interest:	\$13,168
Total TID Cost of Loan:	\$190,291		

YEAR	PRINCIPAL PMNT #	UNPAID PRINCIPAL	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL PAYMENT
1999	0	\$0	\$0	\$0	\$0
2000	0	\$0	\$0	\$0	\$0
2001	0	\$0	\$0	\$0	\$0
2002	0	\$0	\$0	\$0	\$0
2003	0	\$0	\$0	\$0	\$0
2004	0	\$131,677	\$0	\$0	\$0
2005	0	\$131,677	\$0	\$6,584	\$6,584
2006	0	\$131,677	\$0	\$6,584	\$6,584
2007	1	\$131,677	\$6,102	\$6,584	\$12,686
2008	2	\$125,575	\$6,407	\$6,279	\$12,686
2009	3	\$119,167	\$6,728	\$5,958	\$12,686
2010	4	\$112,440	\$7,064	\$5,622	\$12,686
2011	5	\$105,376	\$7,417	\$5,269	\$12,686
2012	6	\$97,958	\$7,788	\$4,898	\$12,686
2013	7	\$90,170	\$8,178	\$4,509	\$12,686
2014	8	\$81,993	\$8,586	\$4,100	\$12,686
2015	9	\$73,406	\$9,016	\$3,670	\$12,686
2016	10	\$64,391	\$9,467	\$3,220	\$12,686
2017	11	\$54,924	\$9,940	\$2,746	\$12,686
2018	12	\$44,984	\$10,437	\$2,249	\$12,686
2019	13	\$34,547	\$10,959	\$1,727	\$12,686
2020	14	\$23,589	\$11,507	\$1,179	\$12,686
2021	15	\$12,082	\$12,082	\$604	\$12,686
TOTAL			\$131,677	\$71,782	\$203,459

Financial Attachment #7

CASH FLOW WORKSHEET
CITY OF STOUGHTON
TID #4
3/23/1999

All Projects

YEAR	BEGINING BALANCE	REVENUES				EXPENSES		ANNUAL SURPLUS (DEFICIT)	ENDING BALANCE
		CAPITAL INTEREST	TIF REVENUES	INTEREST INCOME	TOTAL REVENUES	DEBT SERVICE	OTHER EXPENSES		
1999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2000	\$0	\$10,211	\$23,268	\$0	\$33,479	\$10,211	\$0	\$23,268	\$23,268
2001	\$23,268	\$0	\$34,676	\$0	\$34,676	\$16,898	\$0	\$17,778	\$41,047
2002	\$41,047	\$40,929	\$40,148	\$0	\$81,076	\$57,826	\$0	\$23,250	\$64,296
2003	\$64,296	\$40,929	\$48,923	\$0	\$89,851	\$57,826	\$0	\$32,025	\$96,321
2004	\$96,321	\$0	\$71,565	\$0	\$71,565	\$92,128	\$0	(\$20,562)	\$75,759
2005	\$75,759	\$6,584	\$78,144	\$0	\$84,727	\$98,724	\$0	(\$13,997)	\$61,762
2006	\$61,762	\$6,584	\$84,919	\$0	\$91,503	\$98,737	\$0	(\$7,235)	\$54,528
2007	\$54,528	\$0	\$91,898	\$0	\$91,898	\$104,854	\$0	(\$12,956)	\$41,572
2008	\$41,572	\$0	\$99,086	\$0	\$99,086	\$104,868	\$0	(\$5,783)	\$35,789
2009	\$35,789	\$0	\$106,489	\$0	\$106,489	\$104,884	\$0	\$1,606	\$37,395
2010	\$37,395	\$0	\$114,115	\$0	\$114,115	\$104,900	\$0	\$9,215	\$46,610
2011	\$46,610	\$0	\$121,970	\$0	\$121,970	\$104,917	\$0	\$17,053	\$63,663
2012	\$63,663	\$0	\$130,060	\$0	\$130,060	\$104,935	\$0	\$25,125	\$88,788
2013	\$88,788	\$0	\$138,393	\$0	\$138,393	\$104,953	\$0	\$33,439	\$122,227
2014	\$122,227	\$0	\$146,976	\$0	\$146,976	\$104,973	\$0	\$42,002	\$164,229
2015	\$164,229	\$0	\$155,816	\$0	\$155,816	\$104,994	\$0	\$50,822	\$215,052
2016	\$215,052	\$0	\$164,922	\$0	\$164,922	\$105,015	\$0	\$59,906	\$274,958
2017	\$274,958	\$0	\$174,300	\$0	\$174,300	\$105,038	\$0	\$69,262	\$344,220
2018	\$344,220	\$0	\$183,960	\$0	\$183,960	\$105,062	\$0	\$78,898	\$423,118
2019	\$423,118	\$0	\$193,910	\$0	\$193,910	\$105,087	\$0	\$88,823	\$511,941
2020	\$511,941	\$0	\$204,159	\$0	\$204,159	\$12,686	\$0	\$191,473	\$703,414
2021	\$703,414	\$0	\$214,715	\$0	\$214,715	\$12,686	\$0	\$202,028	\$905,442
TOTAL		\$105,236	\$2,622,409	\$0	\$2,727,645	\$1,822,202			

**FINANCING SUMMARY
CITY OF STOUGHTON
TID NO. 4**

TID Activities	Loan #1 June-99	Loan #2 June-01	Loan #3 June-04	Total
Infrastructure	\$150,000	\$525,000	\$100,000	\$775,000
Stormwater System Assessment & Management Plan	\$0	\$5,000	\$0	\$5,000
Unified Design Theme and Streetscape Plan & Implementation	\$20,000	\$0	\$0	\$20,000
Master Plan Update	\$0	\$4,000	\$0	\$4,000
Sign Ordinance Update	\$0	\$1,000	\$0	\$1,000
Development Incentives	\$0	\$50,000	\$0	\$50,000
Development Grants, Loans, and Loan Guarantees/ Revolving Loan	\$0	\$50,000	\$0	\$50,000
Promotion and Development	\$0	\$20,000	\$0	\$20,000
Organizational Costs	\$20,000	\$0	\$0	\$20,000
Subtotal	\$190,000	\$680,000	\$100,000	\$970,000
Inflation Factor Cost Adjustment	\$0	\$40,665	\$15,927	\$56,593
Total Project Cost	\$190,000	\$720,665	\$115,927	\$1,026,593
Finance Fees	\$4,004	\$16,050	\$2,582	\$22,637
Capitalized Interest	\$10,211	\$81,857	\$13,168	\$105,236
Less Interest Earned	\$0	\$0	\$0	\$0
BORROWING REQUIRED	\$204,215	\$818,573	\$131,677	\$1,154,465
Interest Payment	\$113,986	\$389,901	\$58,614	\$562,502
Total TID Expenditure	\$318,201	\$1,208,474	\$190,291	\$1,716,967

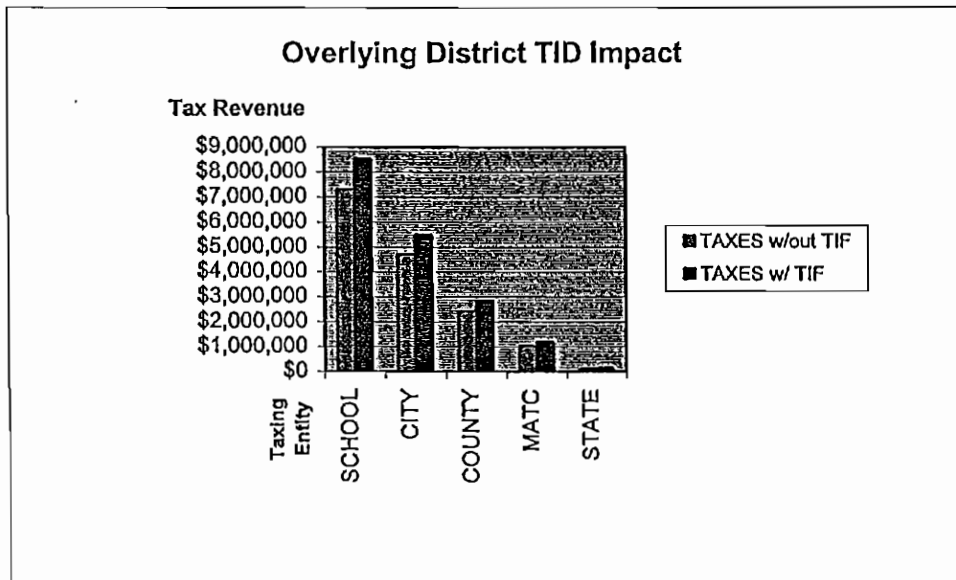
Note: Seven year expenditure period starts on date TID No. 1 is approved by the Village Board in 1998, and ends on same date in 2005. Years shown on above schedule represent start of each of the seven years.

TAX INCREMENT ANALYSIS - OVERLYING JURISDICTIONS
CITY OF STOUGHTON
 TID #4
 3/26/1999

BASE VALUE	\$7,057,016
INITIAL TAX RATE	0.020930
INFLATION INCREMENT	3.0%
ANNUAL INCREASE IN TAX RATE	0.0%

OVERLYING JURISDICTIONS					
	SCHOOL	CITY	COUNTY	MATC	STATE
1998 Share	46.7%	30.1%	15.6%	6.7%	0.9%

ANALYSIS OF IMPACT ON OVERLYING JURISDICTIONS OVER LIFE OF TID		
	TAXES w/out TIF INCREMENT	TAXES w/ TIF INCREMENT
SCHOOL	\$7,324,981	\$8,549,646
CITY	\$4,721,241	\$5,510,586
COUNTY	\$2,446,889	\$2,855,985
MATC	\$1,050,907	\$1,226,609
STATE	\$141,167	\$164,768
TOTAL	\$15,685,185	\$18,307,594



**CITY OF STOUGHTON
TID NO. 4
Parcel List (Page 1 of 3)**

Parcel	Owner		Valuation		
			Land	Improvements	Total
1-2101-4	John Schroeter	195 E. Main St.	\$13,800	\$61,600	\$75,400
1-2106-9	City of Stoughton	alley	\$0	\$0	\$0
1-2111-2	Gary Behr	183 E. Main St.	\$15,000	\$62,000	\$77,000
1-2116-7	Robert Young	175 E. Main St.	\$13,800	\$61,000	\$74,800
1-2122-9	William Chritton	167 E. Main St.	\$15,000	\$53,400	\$68,400
1-2127-4	William Chritton	161 E. Main St.	\$13,200	\$64,300	\$77,500
1-2132-7	Timothy Manhart	151 E. Main St.	\$13,800	\$63,300	\$77,100
1-2143-4	Vern Strutzel	143 E. Main St.	\$13,800	\$59,000	\$72,800
1-2148-9	Peter Duny	139 E. Main St.	\$13,800	\$73,500	\$87,300
1-2153-2	Nelson Sundby	129 E. Main St.	\$13,800	\$62,700	\$76,500
1-2164-9	Canton Garden LLC	121 E. Main St.	\$13,800	\$68,300	\$82,100
1-2169-4	William Chritton	113 E. Main St.	\$13,800	\$54,200	\$68,000
1-2174-7	Gary Brenz	111 E. Main St.	\$13,800	\$61,600	\$75,400
1-2268-4	Michael Sherry	alley	\$1,500	\$0	\$1,500
1-2273-7	Michael Sherry	alley	\$2,100	\$0	\$2,100
1-2295-1	Michael Sherry	100 E. Main St.	\$13,800	\$67,900	\$81,700
1-2300-3	Michael Sherry	110 E. Main St.	\$13,800	\$67,100	\$80,900
1-2305-8	Norma Sprenger	120 E. Main St.	\$13,200	\$71,900	\$85,100
1-2311-0	Sherry Michael	130 E. Main St.	\$14,500	\$70,100	\$84,600
1-2316-5	Sherry Michael	134 E. Main St.	\$13,800	\$55,200	\$69,000
1-2321-8	Paul Selbo	144 E. Main St.	\$13,800	\$59,600	\$73,400
1-2327-2	Liniel Cooper	154 E. Main St.	\$13,800	\$47,000	\$60,800
1-2332-5	Dale Otradovec	160 E. Main St.	\$15,000	\$70,200	\$85,200
1-2337-0	Dan Stokstad	168 E. Main St.	\$13,800	\$63,400	\$77,200
1-2348-7	Stoughton Floral, Inc.	176 E. Main St.	\$14,300	\$23,800	\$38,100
1-2353-0	Stoughton Floral, Inc.	184 E. Main St.	\$14,300	\$43,000	\$57,300
1-2358-5	MJM Enterprises	218-226 S. Forest Ave.	\$15,000	\$91,700	\$106,700
1-2625-1	First Nat. Bank of Stoughton	216 E. Main St.	\$44,900	\$0	\$44,900
1-2636-8	U.S. Government	246 E. Main St.	\$0	\$0	\$0
1-2658-2	Zolton Torok	288 E. Main St.	\$29,900	\$213,200	\$243,100
1-2681-3	City of Stoughton	304 S. Fourth St.	\$0	\$0	\$0
1-2692-0	City of Stoughton	265 E. Main St.	\$0	\$0	\$0
1-2702-7	Maurice Hill	255 E. Main St.	\$29,900	\$40,200	\$70,100
1-2713-4	Gerald Fosdal	243 E. Main St.	\$13,800	\$52,100	\$65,900
1-2723-2	Nancy McNurlan	225-229 E. Main St.	\$27,500	\$113,900	\$141,400
1-2734-9	Bo-Pa Properties, Inc.	211 E. Main St.	\$44,900	\$117,500	\$162,400
1-3031-7	City of Stoughton	381 E. Main St.	\$0	\$0	\$0
1-3056-8	Kendall Gulseth	355 E. Main St.	\$13,600	\$54,900	\$68,500

Note: All parcel numbers are preceded by 58-0511-08

CITY OF STOUGHTON
TID NO. 4
Parcel List (Page 2 of 3)

Parcel	Owner		Valuation		
			Land	Improvements	Total
1-3067-5	Robert Gilbert	341-343 E. Main St.	\$27,200	\$82,300	\$109,500
1-3079-1	Robert Gilbert	341 E. Main St.	\$13,600	\$0	\$13,600
1-3090-6	Robert Gilbert	341 E. Main St.	\$13,600	\$0	\$13,600
1-3101-2	Anders Birkeland	315 E. Main St.	\$12,700	\$31,800	\$44,500
1-3155-8	City of Stoughton	381 E. Main St.	\$0	\$0	\$0
1-3225-3	City of Stoughton	308-316 E. Main St.	\$0	\$0	\$0
1-3238-8	Dennis Williams	324 E. Main St.	\$0	\$0	\$0
1-3249-5	Dennis Williams	334 E. Main St.	\$13,600	\$44,000	\$57,600
1-3260-0	James Leikness	340 E. Main St.	\$7,100	\$33,000	\$40,100
1-3371-6	Dennis Sheehan	354-356 E. Main St.	\$27,200	\$61,000	\$88,200
1-3383-2	Fredric Gates	364 E. Main St.	\$13,600	\$38,700	\$52,300
1-3394-9	Ruth Ann Murphy	374 E. Main St.	\$13,600	\$45,600	\$59,200
1-3405-5	Marjorie Martin	384 E. Main St.	\$13,600	\$48,400	\$62,000
1-3416-2	Michael Gilbert	388 E. Main St.	\$13,600	\$53,100	\$66,700
1-3669-7	City of Stoughton	Street R.O.W.	\$0	\$0	\$0
1-3690-0	Herbert Peterson	480 E. Main St.	\$65,900	\$5,000	\$70,900
1-3713-2	B.C. Amundson	500 E. Main St.	\$44,600	\$23,500	\$68,100
1-3723-0	Richard Wisden	508 E. Main St.	\$22,600	\$56,000	\$78,600
1-3741-8	Robert Gilbert	401 E. Main St.	\$9,800	\$2,200	\$12,000
1-3751-6	Robert Schneider, Jr.	409 E. Main St.	\$18,600	\$0	\$18,600
1-3858-8	Robert Schneider, Jr.	413 E. Main St.	\$1,400	\$0	\$1,400
1-3863-1	Ed Arnold Refrigeration	419 E. Main St.	\$8,300	\$46,400	\$54,700
1-3869-5	Robert Quam	427 E. Main St.	\$21,000	\$41,000	\$62,000
1-3879-3	Herbert Peterson	435 E. Main St.	\$33,900	\$42,500	\$76,400
1-8099-7	City of Stoughton	532 E. Main St.	\$0	\$0	\$0
1-8101-2	Jerome Alme	524 E. Main St.	\$21,300	\$94,200	\$115,500
1-8110-1	Julia Deyoung	516 E. Main St.	\$56,700	\$72,400	\$129,100
1-8160-1	Clarence Haase	529 E. Main St.	\$7,400	\$34,100	\$41,500
1-8320-7	Donald Whalin	201 S. Seventh St.	\$65,200	\$37,100	\$102,300
2-1004-3	City of Stoughton	193 W. Main St.	\$0	\$0	\$0
2-1051-6	Daniel Kessenich	233 W. Main St.	\$11,900	\$124,800	\$136,700
2-1061-4	Daniel Kessenich	233 W. Main St.	assessed with parcel 2-1051-6		
2-1071-2	Joyce McGuigan	245 W. Main St.	\$12,500	\$16,000	\$28,500
2-1081-0	Ronald Olson	251 W. Main St.	\$12,500	\$44,300	\$56,800
2-1092-7	Special Operation Sys Tr	261 W. Main St.	\$12,500	\$37,600	\$50,100
2-1113-1	Duane Warren	277 W. Main St.	\$60,600	\$72,200	\$132,800
2-1201-5	Kris Hull	501 E. Main St.	\$20,000	\$47,100	\$67,100
2-1238-1	Ronald Olson	Main Page Ct.	assessed with parcel 2-1248-9		

Note: All parcel numbers are preceded by 58-0511-08

**CITY OF STOUGHTON
TID NO. 4
Parcel List (Page 3 of 3)**

Parcel	Owner		Valuation		
			Land	Improvements	Total
2-1248-9	Ronald Olson	Main Page Ct.	\$4,800	\$6,600	\$11,400
2-1391-5	Mark Schroeder	201 W. Main St.	\$48,400	\$199,000	\$247,400
2-1436-1	Steven Laking	220 W. Main St.	\$12,700	\$45,200	\$57,900
2-1441-4	David McKichan	214 W. Main St.	\$14,300	\$67,900	\$82,200
2-1446-9	Brad Natvig	208 W. Main St.	\$11,700	\$55,100	\$66,800
2-1451-2	Slinde Enterprises, Inc.	200 W. Main St.	\$12,200	\$79,500	\$91,700
2-1552-0	James Oler	211 S. Water St.	\$31,800	\$118,200	\$150,000
2-1565-5	Kurt Silberschmidt	194 W. Main St.	\$13,600	\$93,300	\$106,900
2-1570-8	Richard Lazzaro	184 W. Main St.	\$13,600	\$60,400	\$74,000
2-1575-3	Carl Pieper	176 W. Main St.	\$13,600	\$67,400	\$81,000
2-1581-5	Christopher Matti	168 W. Main St.	\$15,000	\$56,200	\$71,200
2-1586-0	Urban Prairie Inv.	154 W. Main St.	\$29,900	\$117,700	\$147,600
2-1597-7	Scene One, Inc.	124 W. Main St.	\$89,700	\$390,500	\$480,200
2-1611-8	Frederick Sundby	101 W. Main St.	\$40,800	\$156,600	\$197,400
2-1622-5	PAJ Corp.	131 W. Main St.	\$15,000	\$0	\$15,000
2-1627-0	PAJ Corp.	137 W. Main St.	\$15,000	\$0	\$15,000
2-1631-4	PAJ Corp.	147 W. Main St.	\$13,600	\$0	\$13,600
2-1636-9	Rick Carpenter	155 W. Main St.	\$15,000	\$77,000	\$92,000
2-1641-2	Sveum Partnership	159-161 W. Main St.	\$15,000	\$38,000	\$53,000
2-1646-7	Rosemary Herrington	171 W. Main St.	\$15,000	\$56,200	\$71,200
2-1651-0	Todd Grmas	177 W. Main St.	\$15,000	\$13,600	\$28,600
2-1656-5	Skibrek-Ladd RAE	183 W. Main St.	\$15,000	\$57,400	\$72,400
2-1661-8	Richard Smith	193 W. Main St.	\$15,000	\$55,800	\$70,800
TOTALS			\$1,706,400	\$5,113,500	\$6,819,900

Note: All parcel numbers are preceded by 58-0511-08

NOTICES & MINUTES

Blight Notification Letter

All property owners within the proposed TID were sent a blight notification letter on February 2, 1999. A copy of the blight notification letter is attached.

One property was removed from the list of blighted properties. The blight notification letter was sent to an outdated address and was returned to the City of Stoughton. A new notice was sent to the proper address, but was not received until after the Public Hearing. A photocopy of the original envelope is attached.

Notices & Minutes #1 (Cont'd)

CITY OF STOUGHTON

381 East Main Street
Stoughton, WI 53589

(608) 873-6677

Re: City of Stoughton Tax Increment District No. 4 Notice of Blight

Dear Downtown Property Owner:

The City of Stoughton is proposing to create Tax Increment District (TID) No. 4 along Main Street in the downtown. The purpose of this TID is to promote the redevelopment of some key downtown properties, specifically to remove the blight caused by the fire in 1996. The TID will also help to make improvements to downtown infrastructure and generally improve the downtown streetscape. This will improve the physical functioning of the downtown, support the general improvement of property and create an attractive area that will help draw more people downtown.

State law requires the City to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area". A determination of blight can be made in any area in which there exist structures, buildings or improvements which are dilapidated, deteriorated, old or obsolete, and detrimental to public health, safety, morals or welfare.

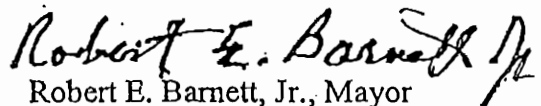
The entire downtown area of the City of Stoughton is serviced by utility laterals, such as water and sewer services, that are old and possibly in need of repair or replacement. Although these laterals are not currently in a condition to cause concern for public health, the general safety and welfare of the public and residents will be promoted by the upgrading of these laterals to modern standards. The City of Stoughton has determined that these old utility laterals create conditions which meet the legal standards of blight under Wisconsin Statutes 66.46.

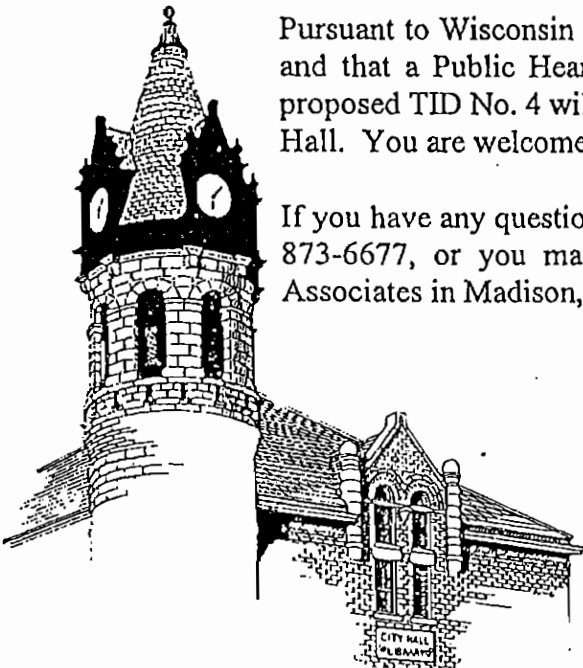
These findings are being made as part of a process to improve business activity and eliminate deterioration of the downtown area of the City. Designation of a Tax Increment District will establish a means for the City to provide funds to encourage sound development that may not otherwise occur in the downtown area.

Pursuant to Wisconsin Statute 66.46 (4)(c), this is a notification of the above finding and that a Public Hearing regarding this finding of blight and the creation of the proposed TID No. 4 will be held at 7:00 p.m. on February 17, 1999, at Stoughton City Hall. You are welcome to attend this hearing.

If you have any questions, or require additional information, I can be reached at (608) 873-6677, or you may contact our TID consultant, Gary Becker, at Vierbicher Associates in Madison, at (608) 233-5800.

Respectfully submitted,


Robert E. Barnett, Jr., Mayor
City of Stoughton



CITY OF STOUGHTON

381 East Main Street
Stoughton, WI 53789

277 W MAIN

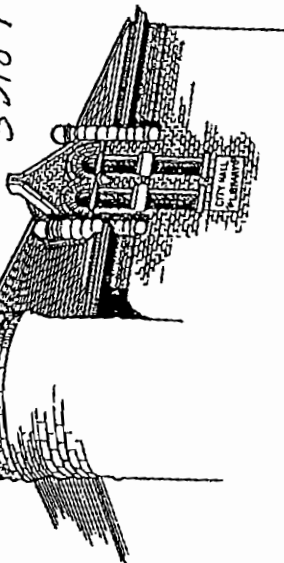
1998

PO Box 707

53187-0707

DUANE & CAROL WARREN
510 W 27678 HWY 18
WAUKESHA, WI 53186

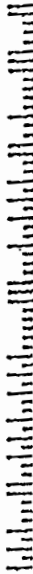
~~PO Box 141~~
53187-6144



WARR676 RETURN TO SENDER
NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

19 02/04/99

53187-172A



January 15, 1999

John Neal, Finance Director
City of Stoughton
381 E. Main St.
Stoughton, WI 53589

Re: City of Stoughton Creation of Tax Increment District No. 4

Dear Mr. Neal:

The City of Stoughton is proposing to create Tax Increment District (TID) No. 4 in the downtown area. The City Council authorized proceeding with the creation of the district at their January 12, 1999, City Council Meeting.

TID No. 4 is being proposed to encourage downtown redevelopment through infrastructure improvements.

State Statute requires the City to convene a Joint Review Board to review, evaluate, and approve or deny the proposed Tax Increment District Amendments. The Joint Review Board shall include a member appointed by your jurisdiction. Accordingly, you should appoint an individual and inform John Neal, the City Finance Director of your appointment. We would like to have you make your appointment as soon as possible.

During the upcoming weeks, the City will be developing the project plan. To accomplish this, the City Plan Commission will hold public meetings/hearings to inform interested parties and to review the District project plans.

The TID Public Hearing is scheduled for February 17, 1999, at 7:00 p.m. At this hearing, the Plan Commission will review the proposed Project Plan for the Tax Increment District. The City would like the first Joint Review Board meeting to be scheduled during the week of February 8th-12th. The purpose of this meeting will be to select a chairman and appoint a citizen member to the Board. It will be important that the Joint Review Board member appointed be available for this meeting. We will contact your appointed representative around February 1st to schedule the meeting.

• ENGINEERING
• ARCHITECTURE
• ENVIRONMENTAL
• SURVEYING/MAPPING
• COMMUNITY
DEVELOPMENT

• 400 VIKING DRIVE
P.O. BOX 379
REEDSBURG, WI 53959
(608) 524-6466
Fax (608) 524-8218

• 6200 MINERAL POINT RD.
MADISON, WI 53705-4504
(608) 233-5800
Fax (608) 233-4131

Notices & Minutes #2 (Cont'd)

January 15, 1999
Page Two of Two

The City invites the members of the Joint Review Board and other interested parties to attend all of the TID meetings. The Joint Review Board members are not required to attend all TID meetings. However, in the interest of adequately informing the public, the City encourages them to attend. No official action is required by the Joint Review Board at other meetings.

The City has retained Vierbicher Associates, Inc. to assist with the creation of TID No. 4. Technical questions regarding the TID creation may be addressed to myself or Amy Bradley at Vierbicher Associates, Inc., (608) 233-5800. The City of Stoughton has designated John Neal, Finance Director, as the City's point of contact for this project. John can be reached at (608) 873-6677.

Sincerely,
VIERBICHER ASSOCIATES

Gary Becker
Community Development Manager

Enclosures: TID creation schedule
Joint Review Board material

**CITY OF STOUGHTON
NOTICE OF JOINT REVIEW BOARD
ORGANIZATIONAL MEETING ON CREATION OF
TAX INCREMENT DISTRICT NO. 4 PROJECT PLAN**

NOTICE IS HEREBY GIVEN that on Wednesday, February 10, 1999, at 2:00 p.m. the City of Stoughton Joint Review Board will hold an Organizational Meeting. The purpose of this meeting is the review of a proposed Project Plan of Tax Increment District No. 4, pursuant to Section 66.46 of the Wisconsin Statutes. The meeting will be held in the Hall of Fame Room, Stoughton City Hall, 381 East Main Street, Stoughton, Wisconsin.

AGENDA

Call to Order
Roll Call
Appointment of Chairman
Appointment of At Large Member
Presentation of Draft TID 4 Plan Amendment
Schedule Meetings
Adjourn

Minutes of the Organizational Meeting of the Joint Review Board for the Tax Increment District #4

Wednesday, February 10, 1999, 2:00 p.m.

Hall of Fame Room, City Hall

Present: John Neal, Finance Director, City of Stoughton; Helen Johnson, Board Member, Dane County Board; Sandy Adell, Board Member, Madison Area Technical College; Myron Palomba, Superintendent, Stoughton School District; Andy Arians, Norwest Bank, At-large Member, Bob Barnett, Mayor, City of Stoughton; Gary Becker, Vierbicher Associates.

1. Meeting was called to order by Acting Chairperson, John Neal; roll call was taken with all appointees present.
2. Motion by Palomba, second by Johnson, to appoint John Neal Chair. Carried unanimously.
3. Motion by Adell, second by Johnson, to appoint Andy Arians as the Citizen at Large Member. Carried unanimously.
4. Gary Becker of Vierbicher Associates presented the TID #4 Project Plan.
5. The meeting for final review and approval of TID #4 was set for Monday, April 5th at 2 p.m. in the Hall of Fame Room, City Hall.

Meeting adjourned at 2:45 p.m.

John Neal, Chair, Joint Review Board

JN:cms
2/11/99

March 25, 1999

John Neal, Finance Director
381 E. Main St.
Stoughton, WI 53589

Mr. Neal:

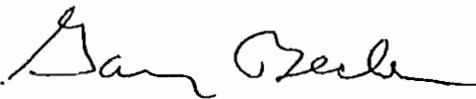
On Tuesday, March 23, 1999 the Stoughton City Council approved the project plan and district boundaries for the creation of Tax Increment District (TID) #4. The resolution must now be considered by the Joint Review Board. The meeting is scheduled for Monday, April 5, 1999 at 2:00 p.m. in the Hall of Fame Room, Stoughton City Hall, 381 E. Main Street.

The Joint Review Board's (JRB) vote to approve or deny the creation of TID #4 must be based on three criteria:

1. Whether the expected development would occur without using TIF.
2. Whether the economic benefits are sufficient to compensate for the cost of improvements.
3. Whether the benefits outweigh the anticipated tax increments to be paid by property owners in overlying districts.

A copy of the City Council resolution, the resolution to be considered by the JRB, and a notice and agenda for the final JRB meeting are enclosed. If you require clarification of any issues or would just like to discuss this matter, please feel free to call me at (608) 233-5800.

Sincerely,
Vierbicher Associates



Gary Becker
Manager, Community Development

Enc.

▼ ENGINEERING
▼ ARCHITECTURE
▼ ENVIRONMENTAL
▼ SURVEYING/MAPPING
▼ COMMUNITY
DEVELOPMENT

400 VIKING DRIVE
P.O. BOX 379
REDSBURG, WI 53959
(608) 524-6468
Fax (608) 524-8218

6200 MINERAL POINT RD.
MADISON, WI 53705-4504
(608) 233-5800
Fax (608) 233-4131

Notices & Minutes #4 (Cont'd)

**CITY OF STOUGHTON
NOTICE OF JOINT REVIEW BOARD
MEETING ON APPROVAL OF
TAX INCREMENT DISTRICT NO. 4 PROJECT PLAN**

NOTICE IS HEREBY GIVEN that on Monday, April 5, 1998, at 2:00 p.m. the City of Stoughton Joint Review Board will hold a meeting to take action on approval of a Project Plan for the creation of Tax Increment District No. 4, pursuant to 66.46 Wisconsin Statutes. This meeting will be held in the Hall of Fame Room, Stoughton City Hall, 381 East Main Street, Stoughton, Wisconsin.

AGENDA

Call to Order

Roll Call

Discussion and Vote on Approval of TID 4 Project Plan and Boundaries

Motion to disband Joint Review Board

Adjourn

Minutes of the Meeting of the Joint Review Board for the Tax Increment District #4

Monday, February 10, 1999, 2:00 p.m.

Hall of Fame Room, City Hall

Present: John Neal, Finance Director, City of Stoughton; Helen Johnson, Board Member, Dane County Board; Sandy Adell, Board Member, Madison Area Technical College; Andy Arians, Norwest Bank, At-large Member, Bob Barnett, Mayor, City of Stoughton; City Clerk Judy A. Kinning, Secretary.

1. Meeting was called to order by Chairperson, John Neal; roll call was taken with all members present except Stoughton Area School District Superintendent Myron Palomba.
2. Motion by Johnson, second by Arians, to adopt a resolution to approve the TID #4 Project Plan and Boundaries. Carried unanimously.
3. Motion by Adell, second by Arians, to disband the Joint Review Board. Carried unanimously.

Judy A. Kinning, Secretary

JK:
04/05/99

**JOINT REVIEW BOARD RESOLUTION CONCERNING
CITY OF STOUGHTON TAX INCREMENT FINANCE DISTRICT #4**

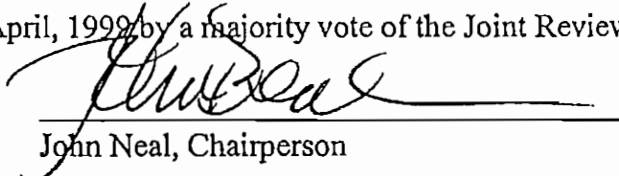
WHEREAS, the Joint Review Board duly appointed pursuant to Wisconsin Statutes 66.46(4)(gm)(4m), having met and reviewed the portions of the public record that the Board wishes to see, the planning documents and the Resolution passed by the City of Stoughton creating the Tax Increment District No. 4, hereby makes the following findings:

- (A) The development expected in the Tax Increment District would not occur without the use of Tax Increment Financing;
- (B) The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income and property value are sufficient to compensate the cost of the improvements; and
- (C) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

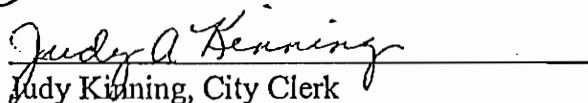
NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and its findings, the Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.46(4)(Gm) by the City Council for the City of Stoughton on March 23, 1999.

BE IT FURTHER RESOLVED THAT the Joint Review Board of the City of Stoughton is hereby dissolved upon certification of said Tax Increment District by the Wisconsin Department of Revenue.

This Resolution is adopted this 5th day of April, 1999, by a majority vote of the Joint Review Board.



John Neal, Chairperson

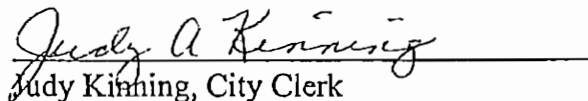


Judy Kenning, City Clerk

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on April 5, 1999.

Motion was made by Helen Johnson and seconded by Andy Ariano to adopt the resolution. Vote was 4 in favor and 0 against. Resolution adopted.



Judy Kenning, City Clerk

PUBLIC HEARING PROOF OF PUBLICATION

STATE OF WISCONSIN }
Dane County }

ss

Thomas Corbari, being duly sworn, doth depose and say that he is an authorized representative of Stoughton Newspapers, a Division of Woodward Communications, Inc., the publisher of the Courier Hub, a newspaper published at Stoughton, Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on:

February 4, 1999

February 11, 1999

NOTICE
CITY OF STOUGHTON
NOTICE OF PUBLIC HEARING
ON CREATION AND ADOPTION OF
TAX INCREMENT FINANCE
DISTRICT (TID) NO. 4
PROJECT PLAN AND DISTRICT
BOUNDARIES

NOTICE IS HEREBY GIVEN that on Wednesday, February 17, 1999, at 7:00 p.m., the City of Stoughton Plan Commission will hold a Public Hearing pursuant to sections 66.46(a) and 66.46(e) of the Wisconsin State Statutes at City Hall, 381 E. Main Street, Stoughton, Wisconsin. At that time, a reasonable opportunity will be afforded to all interest-

ed parties to express their view on the proposed TID Project Plan, District Boundaries, and proposed creation of said Tax Increment District.

The Project Plan will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting John Neal, Finance Director, City of Stoughton, 381 E. Main St., Stoughton, Wisconsin, Phone: (608) 873-6677.

A map showing the approximate boundaries of the area to be included in the proposed Tax Increment District follows:

John Neal, Finance Director
Published Feb. 4 and 11, 1999.



City of Stoughton
Tax Increment District No. 4
Proposed District Boundaries

(Seal)



igned)

Thomas Corbari
Thomas Corbari (Publisher)

scribed and sworn to before me this

3rd
19 99

day of

March

Notary Public, Dane County, Wisconsin

Commission expires NOV. 25, 2001

Lines 25 x 4-25 No. Times 2 Affadavit \$1.00

Printer's Fees 96.50

Extra Copies 1.00

Total \$ 97.50

Notices & Minutes #8

The City of Stoughton will hold a meeting of the Planning Commission on Wednesday, February 17, 1999 at 7:00 p.m. in the Hall of Fame Room, Lower Level, City Hall, 381 E. Main Street, Stoughton WI.

AGENDA:

1. Minutes of January 20, 1999.
2. Public hearing: Creation of TID boundaries and project plan.
3. Plan Commission designation of TID boundaries and recommendation to Council.
4. Plan Commission adoption of TID Project Plan and recommendation to Council.
5. Request for building plan approval by Peterson & Jordan for Kegonsa Plaza on West Main Street.
6. Request by JMA Enterprises for final plat approval for 2nd Addition to Eastwood Estates.
7. Request for site plan approval for the new bandshell location at Mandt Park.
8. Request by Stoughton Junior Fair Board for approval of an activity and arena building at Mandt Park and removal of three smaller buildings to make way for the proposed bandshell.
9. Request by Steve & Barb Combs for approval for the construction of a new building at 315 Industrial Circle.

Steve Kittelson, Secretary

SK:cms

2/11/99

SENT TO:

Norman Gerber
Karen LaValley
Robert Diebel
Bob McGeever
Kendall McBroom
Fire Inspectors
City Clerk Judy Kinning
Mayor Bob Barnett
Building Insp. Steve Kittelson
Plan/Dev. Director Rodney Scheel
Myron Palomba, Superintendent of Schools
Utilities Dir. Bob Kardasz
Asst. Plan. Mike Stacey
cc: Finance Director John Neal
Council Member Rollie Odland
City Attorney Mike Haas (Packet)
Council Member Kay Weeden
Council Member Paul Lawrence
Janitorial Service, City Hall

Alan Hedstrom, Landmarks Commission
Terry Brenny, Stoughton Hospital
Jon Lewis (Packet w/o Plan Sets)
Eric Nelson
Walt Olson
Peter Sveum
Tony Hill
Chamber of Commerce (packet)
Jerry Ley
Carla McKnight, Comfort Inn
STO Newspapers/Stoughton News
Steve & Barb Combs, 797 Lake Kegonsa Rd.
Mark Rosenbaum
Eric Peterson
Jim Jordan
Art Sandridge, D.L. Design
Gery Becker, Vierbecher & Assoc.
Tom Arneson
Jerry King

IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE, PLEASE CALL 873-6677 PRIOR TO THIS MEETING.

NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.

Planning Commission Meeting Minutes

Wednesday, February 17, 1999, 7:00 p.m.

Hall of Fame Room, City Hall 381 E. Main Street, Stoughton

Members Present: Kendall McBroom, Bob McGeever, Bob Diebel, Planning Director Rodney Scheel, Bldg. Inspector Steve Kittelson, and Mayor Bob Barnett.

Members Absent & Excused: Karen LaValley, Norm Gerber

Press: Melissa Lampe (*Courier Hub*)

Guests: John Neal, Gary Becker, Carla McKnight, Karl Manthe, Jonathan Lewis, Stephen Nashold, Michael Haas, Gary Locke, Dan Hanson, Kim Walton, Rollie Odland, Bob Young, Phil Caravello, Jerry King, Megan Christianson, Stan Mabie, Janet Keller, Steve Combs, and B.J. Beckman. (Others who registered for Public Hearing are listed under that item.)

1. **Minutes of January 20, 1999.** Motion by McBroom, seconded by Diebel, to approve the minutes of January 20, 1999. Motion carried unanimously.
2. **Public hearing: Creation of TID boundaries and project plan.** Mayor Barnett closed the regular meeting and opened a Public Hearing for the creation of TID #4 boundaries and project plan. Gary Becker of Vierbicher Associates gave a summary presentation on the TID plan for approximately 20 minutes. The City must determine that 50% of the district meets the definition of blight. Mr. Becker indicated the old infrastructure under the street would allow the blight definition to be met.

The following people spoke at the Public Hearing:

Richard Sneider, 154 W. Main St.: Suggested not focusing on blight, but on economic development.

1. Benefit community as a whole.
2. Project meets local design criteria.
3. Project must finance itself.

Wish to not limit to public improvements.

Howard Heggstad, 1317 Roby Rd., Stoughton: Spoke in favor of the TID. Suggested creating a summary brochure on this TID.

Donna Vogel, 620 S. Prairie St., Stoughton: Requests consideration of expanding TID to Hillside Street and Prairie Street.

Tom Ameson, 709 Ridge St., Stoughton: Expand district one block each way.

Kevin Pomeroy, 309 S. 4th St., Stoughton: In favor of visible change within the TID. Believes design review is imperative for use of TID money. Wants more dollars in streetscape. Look at allocation of TID money use.

Al Hedstrom, 312 N. Page St., Stoughton: Reinforces us of design guidelines for use of TID money.

Gary Brenz, Midwest Books, 111 E. Main St.: Concerned that district property owners need to have a voice in the decision-making process.

The following people registered in support of the proposal, but did not wish to speak:

Art Sandridge, 4125 Terminal Dr., McFarland, representing PAJ Corp.

Eric Peterson, 4444 Hwy 138, Oregon, representing PAJ Corp.

Notices & Minutes #9 (Cont'd)

Stephen Nashold, 214 W. Washington St., Stoughton
Peter Sveum, Cty B, Stoughton

The following people registered but did not indicate their support or opposition:

Mary Condon, 214 W. Washington St., Stoughton
Ray Altenburg, Viking Decal, 340 E. Main St., Stoughton
Emily Osborn, Chamber of Commerce, 1541 Williams Dr., Stoughton
Mike Gilbert, 710 Clyde St., Stoughton
Robert Eby, Joyce's Hair Design, 245 W. Main St., Stoughton
Phil Caravello, 229 E. Main St., Stoughton
Robert Schneider, 2052 Barber Dr., Stoughton

Public Hearing was closed at 8:05 p.m.

3. **Plan Commission designation of TID boundaries and recommendation to Council.**
District Boundary can be amended one time during the 7-year TID period. A new TID plan would be required if the boundaries are adjusted at a later date. If the plan boundaries are enlarged now, another public hearing would be necessary. Motion by McGeever, seconded by McBroom to recommend Council adopt the TID #4 boundaries as presenting in the plan dated January 1999. Motion carried unanimously.
4. **Plan Commission adoption of TID Project Plan and recommendation to Council.**
Motion by McGeever, seconded by Diebel, to recommend Council adopt the Project Plan for TID #4 as presented. Motion carried unanimously.
5. **Request for building plan approval by Peterson & Jordan for Kegonsa Plaza on West Main Street.** Mr. Art Sandridge made a presentation for the owners describing the proposed project. First floor has 3 to 4 lease spaces. Walkway area is heated and cooled. Front elevation will match building to west.

Materials proposed: Front brick up to above first floor windows—above eifis—soldier coarsing—creme city color with agent colors—stationary bronze anodized store front fixed windows—clear glass. Rear—eifis (stucco, but smooth).

Pomeroy's concerns:

1. Change from brick to eifis at the 2nd floor.
2. Would like to see color rendering.
3. How would the public know the walkway is public?

Sandridge: All maintenance of public walkway is borne by the owner, not the City.

Neal: Spoke to the City's up to \$150,000 participation.

Motion by McGeever, seconded by McBroom, to approve the plan as presented with final review of materials, color, and window design in front and rear elevation. Motion carried

Notices & Minutes #9 (Cont'd)

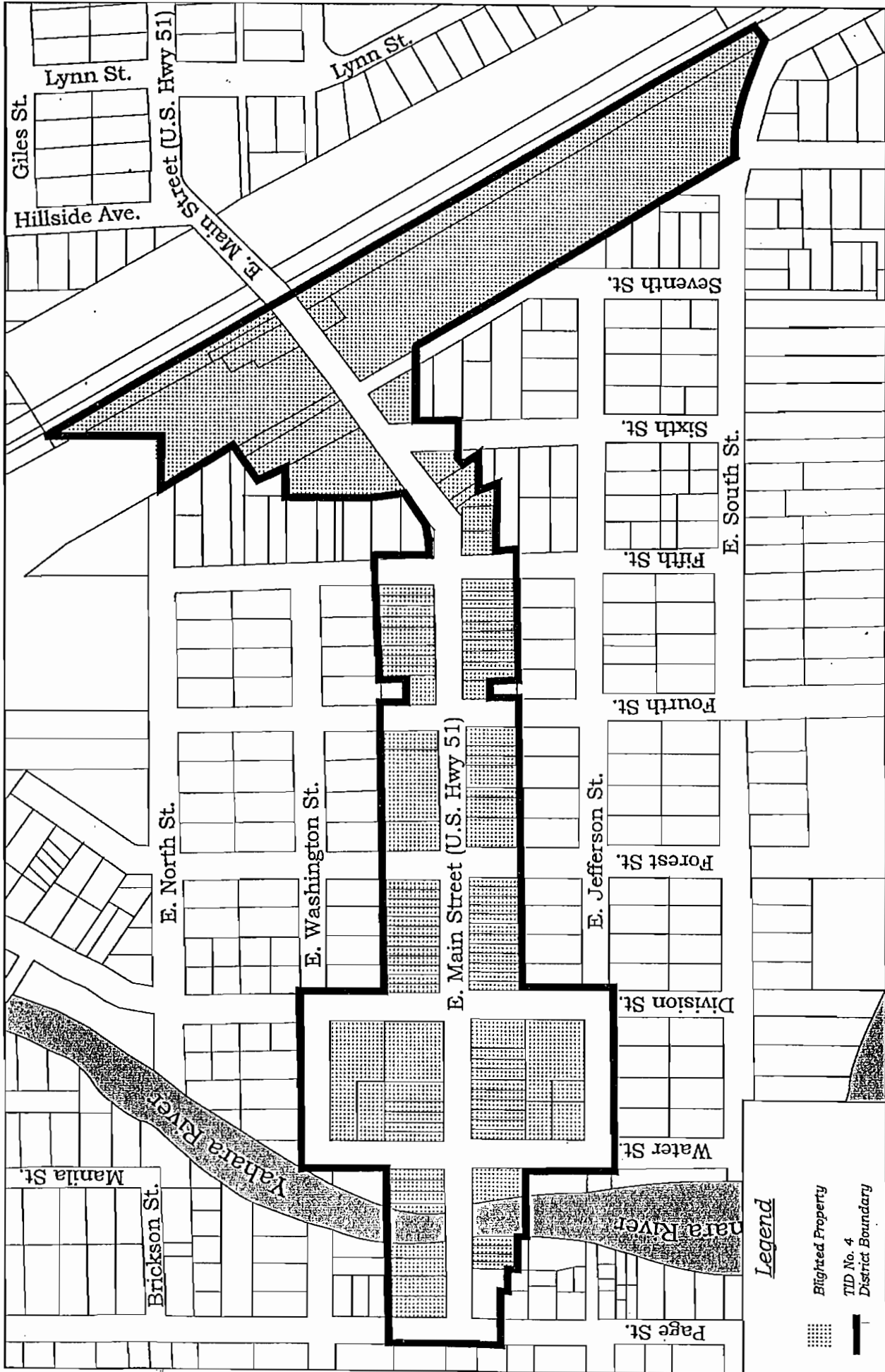
unanimously.

6. **Request by JMA Enterprises for final plat approval for 2nd Addition to Eastwood Estates.** Motion by McGeever, seconded by Diebel, to table action. Motion carried unanimously.
7. **Request for site plan approval for the new bandshell location at Mandt Park.** Tom Arneson gave a brief overview of the bandshell and grading issues. This structure is similar to the one in Oregon. Motion by Diebel, seconded by McGeever, to approve the site plan and building plans as presented subject to state approved plans and removal of three designated Fair Board buildings. Motion carried unanimously.
8. **Request by Stoughton Junior Fair Board for approval of an activity and arena building at Mandt-Park.** Jerry King gave a brief overview of the proposed building. Motion by McGeever, seconded by Diebel, to approve building plans as presented and to recommend approval of location to Business Affairs and City Council. Motion carried unanimously.
9. Request by Steve & Barb Combs for approval for the construction of a new building at 315 Industrial Circle. Motion by Diebel, 2nd by McGeever to approve building plans as presented contingent upon state approval. Motion carried unanimously.
10. Motion by McGeever, seconded by McBroom, to adjourn. Motion carried unanimously.



Steve Kittelson, Secretary

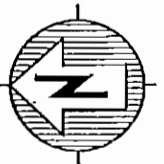
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2/18/99

MAPS



Legend

-  Blighted Property
-  TID No. 4 District Boundary

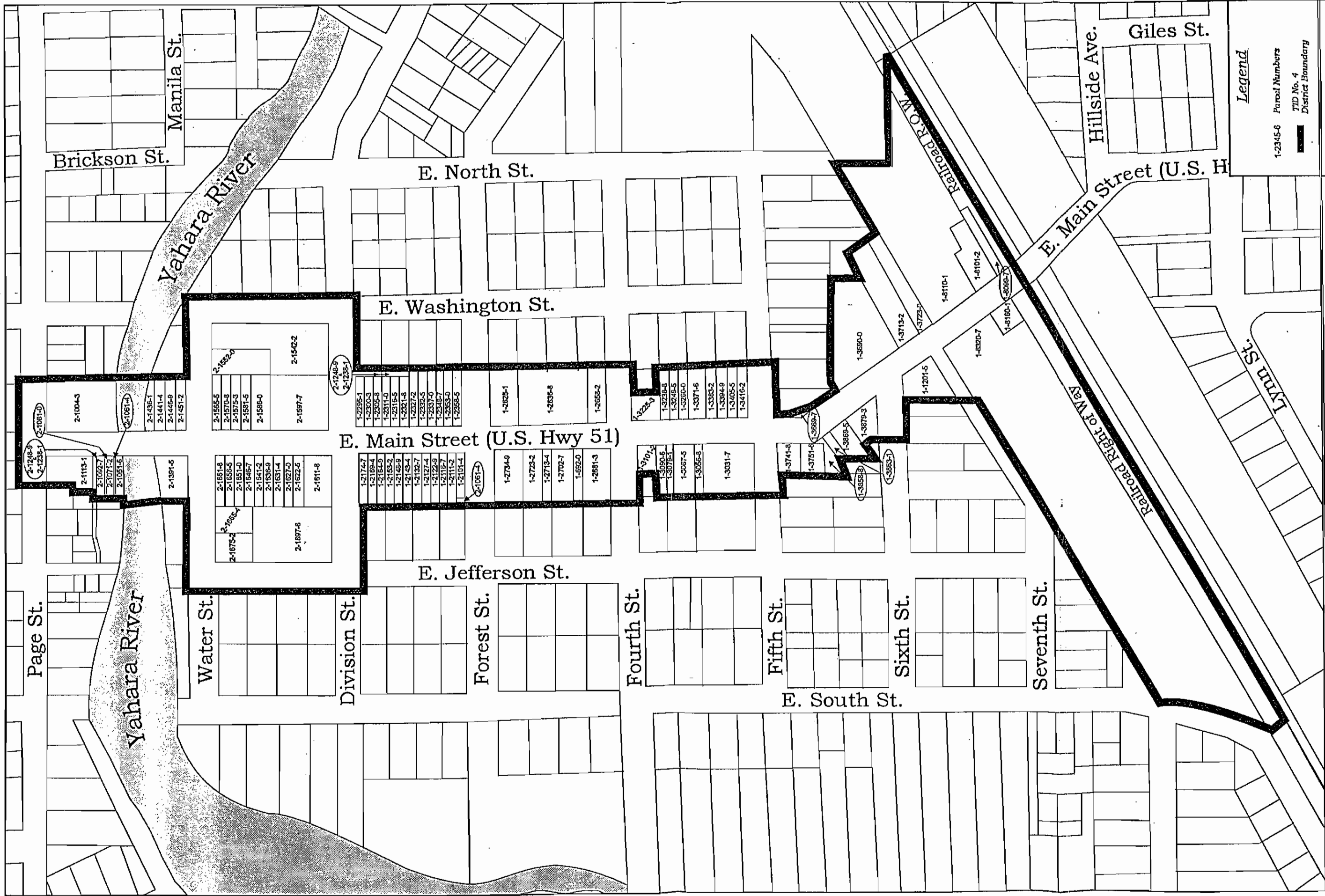


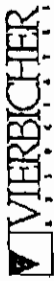
*City of Stoughton
Tax Incremental District No. 4
District Boundary and Condition of Property*

Map No. 1

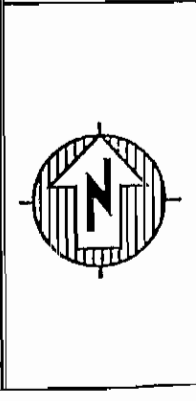


February 1999



Map No. 2

 March 1999

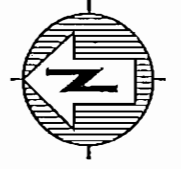
City of Stoughton
 Tax Increment District No. 4
 Parcel Numbers





Legend

- TID No. 4
- Zoning District Boundary
- R-1 Single Family Residential
- R-4 High Density Multi-Family
- B-1 Central Business District
- B-2 Highway Business District
- I-1 Light Industrial
- I-2 Heavy Industrial
- C-R Conservation & Recreation



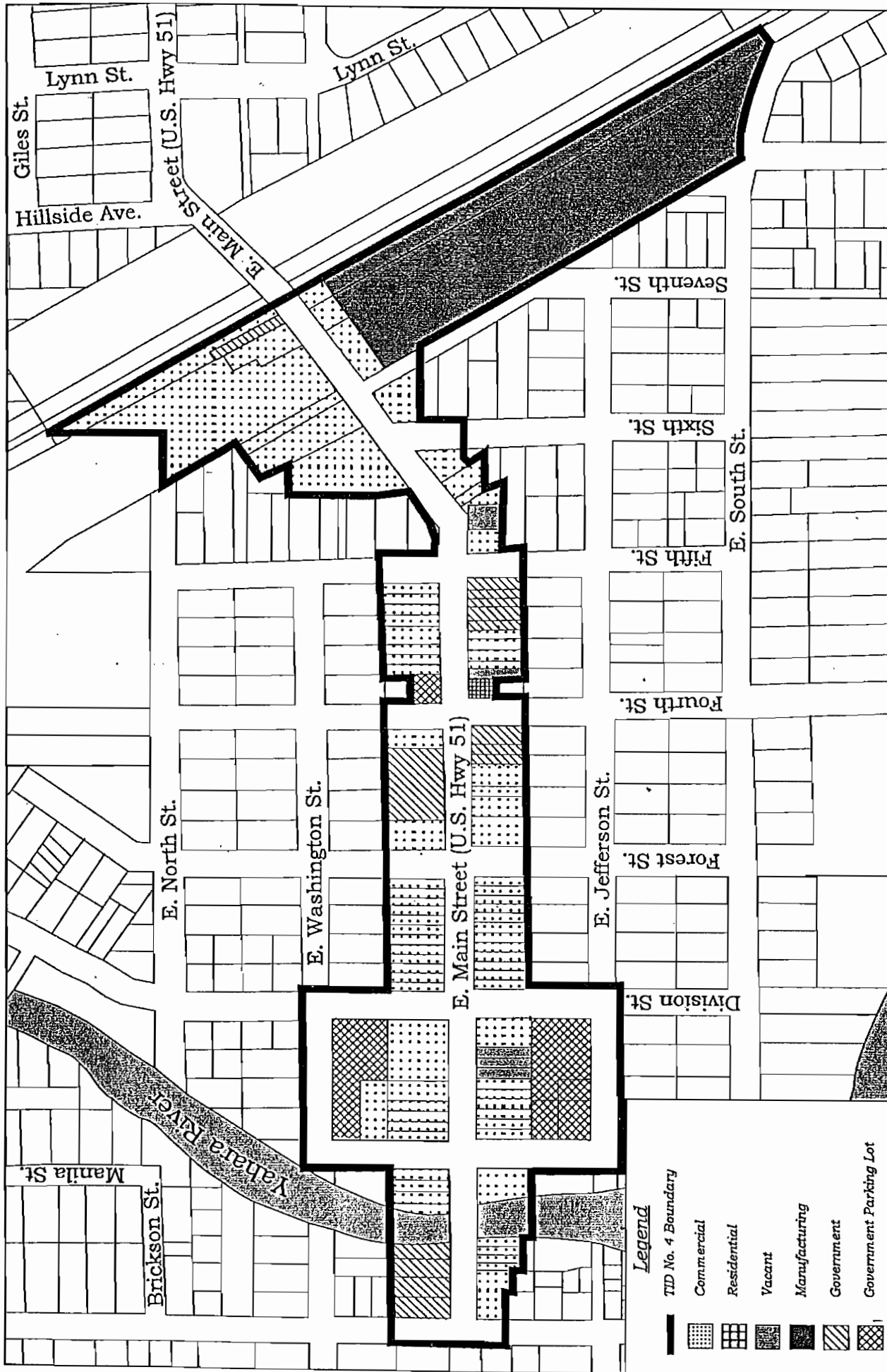
*City of Stoughton
Tax Incremental District No. 4*

Existing Zoning

Map No. 3



February 1999



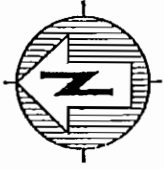
City of Stoughton
 Tax Increment District No. 4

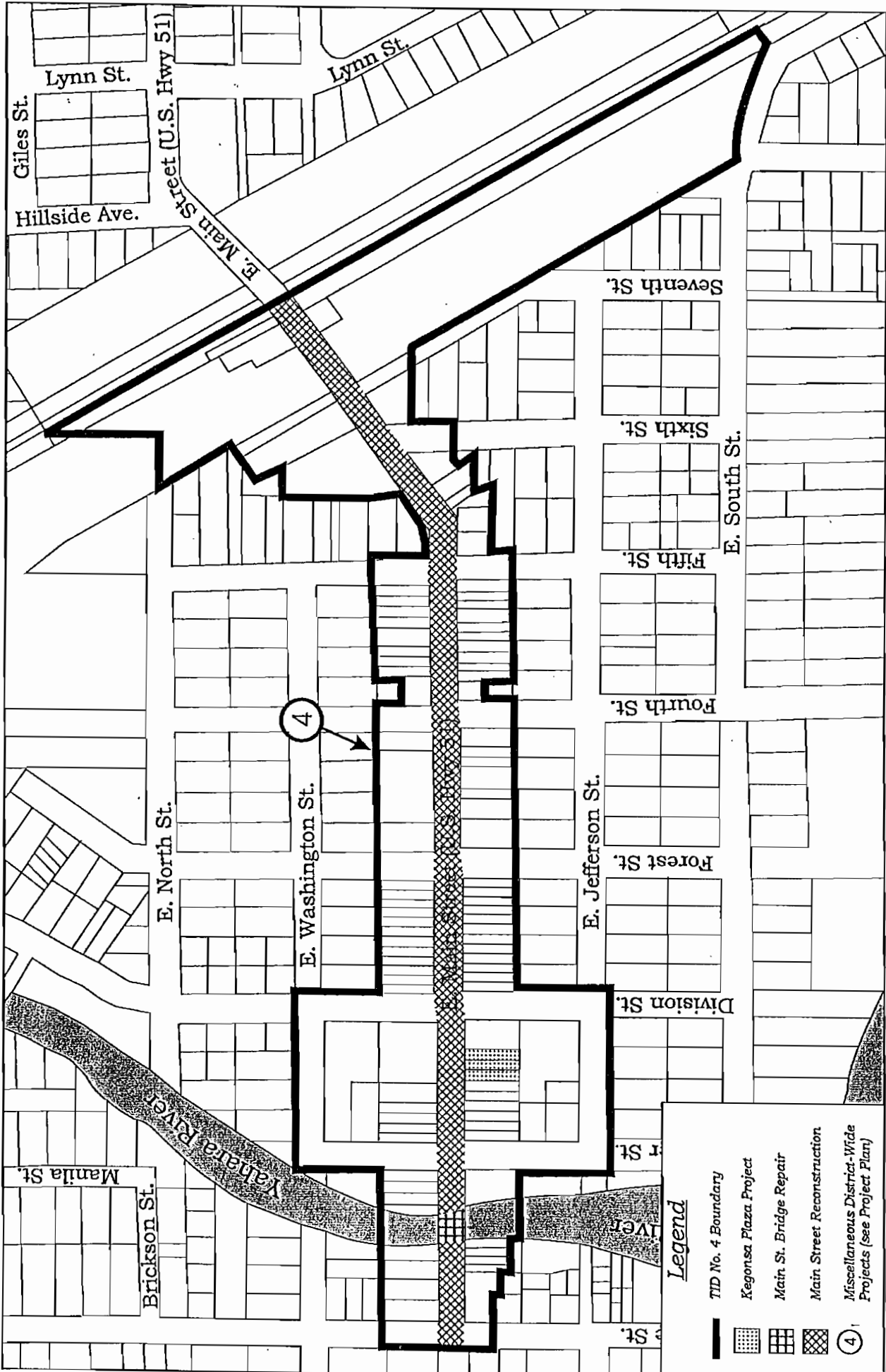
Existing Land Uses

Map No. 4



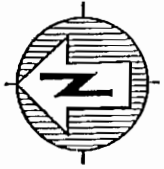
February 1999





Legend

- TID No. 4 Boundary
- Kegonsa Plaza Project
- Main St. Bridge Repair
- Main Street Reconstruction
- Miscellaneous District-Wide Projects (see Project Plan)



City of Stoughton
Tax Increment District No. 4

Proposed Improvements

Map No. 5



February 1999

PRESS CLIPPINGS



The Stoughton Courier Hub

VOLUME 119, NO. 27

STOUGHTON, WISCONSIN 53589

THURSDAY, JANUARY 14, 1999

TIF district approved

By MELISSA LAMPE
Courier Hub Reporter

The Stoughton City Council voted 8-1 Tuesday to move forward with the establishment of a tax incremental finance (TIF) district in downtown Stoughton.

The decision arrived after months of discussion between city staff and "hole" developers Eric Peterson and Jim Jordan, who recently purchased the Main Street site left vacant by a 1996 fire.

CITY COUNCIL

Peterson and Jordan are planning to build a multi-tenant business center which would house a variety of retail shops, restaurants and offices. Their plans also include an enclosed cobblestone walkway that would connect Main Street to a parking lot behind the building for which they hope the city will foot the \$150,000 bill.

Turn to TIF/back page

TIF /from front page

According to Peterson and Jordan, the city would not incur any operational costs as a result of funding the walkway project, instead all operational costs would be incurred by the developers.

While the city has not yet made a decision to fund the walkway, a TIF district would enable the city to recoup its funding of the project within five to 10 years.

According to city finance director, John Neal, it takes about three months and \$12,000 to establish a TIF district. Once the initial contacts are made, a tax incremental district (TID) commission would be established and the planning commission would hold public hearings for community input.

To sweeten the deal on the TIF district, Peterson and Jordan have agreed to enter into a developer agreement with the city guaranteeing it at least \$20,000 a year in property taxes. Currently the property generates \$127 a year in taxes.

"It's difficult to imagine the downside of doing something like this," said Neal. "At this point we are not committing to anything other than phase one, and the alternative to this is having a hole in the ground that does nothing for anyone, versus really not even taking a chance because all of the investments that the city makes will come back in the form of guaranteed payments that could serve as a stimulant for more development of this type downtown."

According to Neal, a TIF district could lead to further downtown development through infrastructure improvements, future development, and the creation of revolving loan funds.

Neal said the sounding feature of a TIF district is the incremental revenues and the increased tax revenues that accrue from the district that come to the city in totality. "The city will get all of the taxes versus sharing it with the school, state and county," he said. "Instead of getting roughly 25 percent of the increased tax revenue, we'll get 100 percent."

While surrounding properties in the TIF district will not get taxed for the project, tax bills sent out in December of 2000 would reflect the new value of the hole property so the developers would have an obligation of approximately

\$20,000 to the city.

Ald. Donna Vogel said, "The City Council stands ready to devote its time and resources to develop thought processes as to how we can make downtown Stoughton a continually growing area that will contribute not only to the tax base, but also will give us the look, the streetscape, the flavor, and the ability to attract business to the area."

Ald. Myra Hajny said, "Peterson and Jordan have done a really nice job working with the city. They've gone to the landmarks commission, they've readjusted their plans, and they are really going out of their way to make the city happy. I think we should give them the go-ahead to finish the job."

While a majority of council was in favor of the TIF district, Ald. Gary Locke expressed some concern. "The fact that the city is willing to spend \$150,000 to help one developer bothers me," he said. "If we don't put the money in, we still won't have a hole, when the hole is filled in, we'll still have a walkway. It doesn't cost \$150,000 to build a walkway from the front of a street to the back."

Locke continued, "I feel this is a little quick, and a little shotgun, and I would like to take my time on this matter. I don't feel I'm prepared tonight to vote on the matter of a TIF district."

Locke voted against the proposal and council members Deb Bicksler, Kay Weeden and Rollie Odland were absent.

Mayor Bob Barnett said seeing as this discussion has been going on for several months, the idea of establishing a TIF district was "not dropped off at the door this afternoon."

"We're sending the message to the downtown property owners that we want to work with them on reasonable proposals," said Ald. Robert McGeever. "Because we have a developer agreement with the developers, we know we will get our money back. We have to have a sense of opportunity for the downtown. It's been a long time since we've had any exciting proposals for that area, and a TIF district is a responsible way for the city to participate in downtown redevelopment."



The Stoughton Courier Hub

VOLUME 119, NO. 30

STOUGHTON, WISCONSIN 53589

THURSDAY, FEBRUARY 4, 1999

come before the plan commission.

NOTICE

CITY OF STOUGHTON NOTICE OF PUBLIC HEARING ON CREATION AND ADOPTION OF TAX INCREMENT FINANCE DISTRICT (TID) NO. 4 PROJECT PLAN AND DISTRICT BOUNDARIES

NOTICE IS HEREBY GIVEN that on Wednesday, February 17, 1999, at 7:00 p.m., the City of Stoughton Plan Commission will hold a Public Hearing pursuant to sections 66.46(a) and 66.46(c) of the Wisconsin State Statutes at City Hall, 381 E. Main Street, Stoughton, Wisconsin. At that time, a reasonable opportunity will be afforded to all interest-

ed parties to express their view on the proposed TID Project Plan, District Boundaries, and proposed creation of said Tax Increment District.

The Project Plan will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting John Neal, Finance Director, City of Stoughton, 381 E. Main St., Stoughton, Wisconsin; Phone: (608) 873-6677.

A map showing the approximate boundaries of the area to be included in the proposed Tax Increment District follows:

John Neal, Finance Director
Published February 4, 1999



City of Stoughton
Tax Increment District No. 4
Preliminary District Boundaries

Map No. 1
MUNICIPAL ENGINEER
January 1999

The Courier Hub

10.31 STOUGHTON, WISCONSIN 53589 THURSDAY, FEBRUARY 11, 1999

TID plans to air at public hearing

BY ELISSA LAMPE
Courier Hub Reporter

City officials are expected to unveil a multi-faceted plan for downtown redevelopment at a planning Commission public hearing next week.

The purpose of the hearing, which will be held Wednesday, Feb. 7, 7 p.m. at City Hall, is to review plans and solicit public input regarding the establishment of a tax increment district (TID) in downtown Stoughton.

In addition, Kegonsa Plaza developers Eric Peterson and Jim Jordan are expected to present building plans for the Main Street site vacant by a 1996 fire.

According to Mayor Bob Barnett, the Kegonsa Plaza proposal was the catalyst for moving forward with a TID in downtown Stoughton.

He said the developers' plan includes an enclosed alleyway connecting Main Street to Jefferson Street, for which the developers sought city participation. If the TID is approved, the city would contribute \$150,000 toward the alleyway's construction and related infrastructure improvements.

John Neal, city finance

director, said the TID will encompass all non-residential properties on Main Street from the railroad tracks near Seventh Street west to Page Street. In addition, it will include municipal parking lots on Jefferson and Washington streets and two large parcels near the railroad tracks owned by Stoughton Trailers for industrial purposes.

Under TID statutes, Neal said a

city can borrow funds to make infrastructure and streetscape improvements. The borrowed funds are repaid through property taxes assessed against the building located within a TID.

"The whole concept of a TID is the hope that tax revenue will go up, people will improve their properties, and the overall downtown will become more valuable," Neal said.

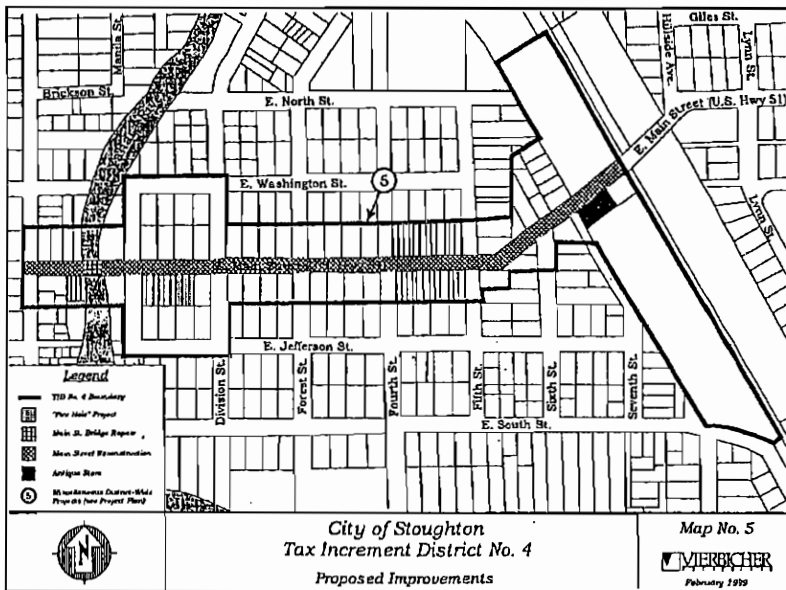
"That, in turn, will generate the property tax increments that will then be used to pay back the costs of doing this project."

Potential projects on the city's agenda for future redevelopment include an upgrade or relocation of sanitary sewer collection and treatment, water system components such as wells, hydrants, laterals, and reservoirs, and storm water drainage facilities.

The list also includes updating the city's master plan and sign ordinance, a stormwater system assessment and management plan, and a unified design theme and streetscape plan for downtown Stoughton.

In addition, the city plans to upgrade sidewalks, public parking, electrical service, and improve downtown street lighting.

Neal said while the city has a maximum of seven years to incur expenses for projects outlined in the TID plan, it is not mandated to make every potential improvement. "Each project will require case by case review and approval," he said. "The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the



Map shows boundaries of Tax Increment District No. 4.

Turn to District/back page

District from front page

time a project is scheduled for consideration."

He said if potential city projects are not outlined in a TID proposal now, they cannot be added later. However, downtown property owners can make future improvements not included in the plan at this time.

"All we're doing right now is creating the opportunity," Neal said. "There are no guarantees any of these projects will happen, we are simply setting the stage for future downtown redevelopment."

The Stoughton City Council gave city staff the green light in January to move forward with establishing a TID in downtown Stoughton. Since then, Neal has been working with Vierbicher Associates, an engineering and consulting firm based in Madison, to establish a timetable for creating a TID.

Neal said a major component in establishing a TID is the creation of a joint review board. The board, which is comprised of representatives from the four primary taxing bodies and one citizen-at-large, is expected to grant final approval for

the project on April 5.

Board representatives are Neal; Sandy Adell, Madison Area Technical College; Helen Johnson, Dane County Board; Myron Palomba, Stoughton Area School District; and the citizen-at-large is expected to be determined after press time.

According to Mayor Bob Barnett, the purpose of a TID is to promote the redevelopment of key downtown properties - specifically to remove the blight caused by the fire.

"The TID will help to make improvements to downtown infrastructure and generally improve the downtown streetscape," Barnett said. "This will improve the physical functioning of the downtown, support the general improvement of property and create an attractive area that will help draw more people downtown."

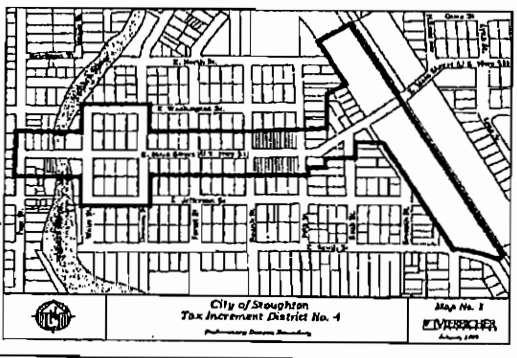
Neal said packets outlining the project are available at City Hall and city staff will be on hand at the public hearing to answer questions regarding the TID proposal.

NOTICE
CITY OF STOUGHTON
NOTICE OF PUBLIC HEARING
ON CREATION AND ADOPTION OF
TAX INCREMENT FINANCE
DISTRICT (TID) NO. 4
PROJECT PLAN AND DISTRICT
BOUNDARIES

NOTICE IS HEREBY GIVEN that on Wednesday, February 17, 1999, at 7:00 p.m., the City of Stoughton Plan Commission will hold a Public Hearing pursuant to sections 66.46(a) and 66.46(c) of the Wisconsin State Statutes at City Hall, 381 E. Main Street, Stoughton, Wisconsin. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TID Project Plan, District Boundaries, and proposed creation of said Tax Increment District.

The Project Plan will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting John Neal, Finance Director, City of Stoughton, 381 E. Main St., Stoughton, Wisconsin; Phone: (608) 873-6677.

A map showing the approximate boundaries of the area to be included in the proposed Tax Increment District follows:
John Neal, Finance Director
Published Feb. 4 and 11, 1999



Downtown TID gets green light

BY MELISSA LAMPE
Courier Hub Reporter

A proposed tax increment district (TID) in downtown Stoughton was approved by the Stoughton Planning Commission Feb. 17 after a public hearing was held to discuss the issue.

The proposal was given the green light by the commission (3-0, two absent) after several area residents and downtown business owners spoke in favor of establishing a TID along Main Street from the railroad tracks on the east side of the downtown to Page Street on the west side of the downtown.

Despite Ald. Donna Vogel's recommendation to extend the district boundaries east to Hillside Street and west to Prairie Street, the commission went ahead with plans as presented and said it would look into extending the boundaries at a later date.

According to Gary Becker, a TID consultant from Vierbicher Associates, Madison, TID boundaries can be amended once prior to the end of the seven year period.

John Neal, city finance director, said under TID statutes, a city can borrow funds to make infrastructure and streetscape improvements. The borrowed funds are then repaid through property taxes assessed against the building located within a TID.

Becker said a TID can only be established in an area where at least 50 percent of the property is blighted. In Stoughton's case, he said the blight isn't necessarily the downtown buildings, but the infrastruc-

ture beneath them.

He said the TID program was established in the 1970s as a means of stimulating new development. "A TID is a way for a community to recoup an investment in an area where property values increase as a result of new development," Becker said. "It's likely over the next 23 years, the value of downtown Stoughton could increase by \$10 million through TID improvements."

Howard Heggestad, a Stoughton resident in favor of the proposal said, "I compliment the mayor and city council for developing the TID plan. It covers what I regard as the heart of the city - Page Street to the railroad tracks."

PLAN COMMISSION

Downtown developer Rich Snieder, of Urban Prairie Investments, said tax incremental finance (TIF) districts are a great idea and should focus on economic development, not necessarily the redevelopment of blighted areas.

Snieder said a TID would benefit the community as a whole. "A project within a TID must finance itself and meet local design criteria. I think the focus of this proposal needs to be broadened to include Stoughton's wealth of historic downtown buildings," he said.

Snieder said while he feels a TID would be an asset to the city, it shouldn't necessarily focus on infrastructure, but the redevelopment of historic store fronts and facades.

"Everyone agrees that work needs to be done on our historic

buildings to make the downtown a desirable place to shop and do business," Snieder said. "Several downtown buildings are under-utilized, they have been poorly renovated, and some have deteriorated to the point that a successful renovation is no longer feasible."

Snieder urged city officials to meet with the village of Prairie Du Sac which established a successful TID program to provide downtown property owners with funds for storefront renovation. "It looks as though the focus of Stoughton's TID is infrastructure improvements. I understand the importance of such improvements, but I feel our storefronts are equally as important," he said.

"The city needs to call a duck a duck. The proposed TID loan to Kegonsa Plaza is to pay for an enclosed interior corridor in a private building. This is about as much an infrastructure improvement as the walkways at West Towne Mall in Madison," he said. "It's a loan designed to make a project economically feasible and will benefit the community relative to the 'hole' remaining in place. However, if this type of assistance is available to new development then it should most certainly be available to all property owners wishing to preserve the great buildings that make downtown Stoughton a special place."

Snieder said TID monies would enable property owners to go the extra mile to meet historic guidelines and criteria.

Snieder said if a property owner has a \$100,000 renovation plan, and the assessor agrees the value following the renovation would increase

project will be based on economic conditions and budgetary constraints at the time a project is scheduled for consideration by the City Council."

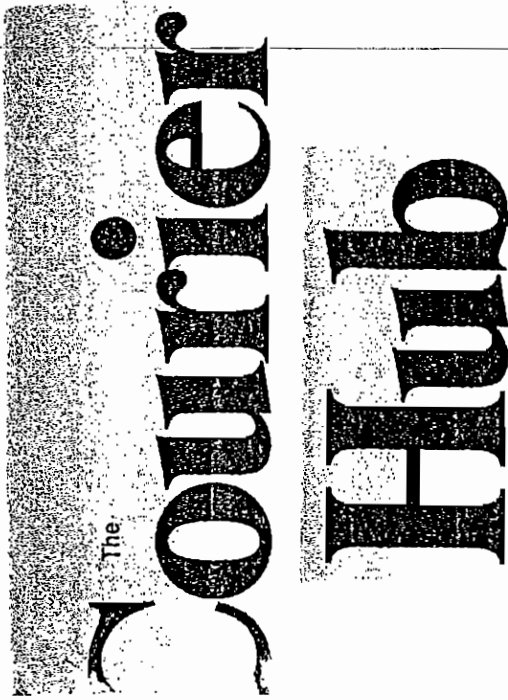
He said if potential projects are not outlined in a TID proposal now, they cannot be added later. However, downtown property owners can make future improvements not included in the plan at this time.

Council is expected to formally vote on establishing a TID on March 23. Meanwhile, the city's finance committee will begin working on financial guidelines for dispensing TID funds.

by \$100,000, then the project would qualify for \$20,000-\$25,000 in TID monies. To repay the loan, it would cost the property owner approximately \$2,400 a year if paid over a 15-year period.

Property owners have up to 23 years to repay TID funds once the district is in place.

Neal said while the city has outlined nearly \$2 million in potential TID improvements, the city is not mandated to make every improvement. "Each project will require case by case review," he said. "The decision to proceed with a particular



The Courier Hub

STOUGHTON, WISCONSIN 53589

THURSDAY, FEBRUARY 25, 1999

Kegonsa Plaza plans proceed

BY MELISSA LAMPE
Courier Hub Reporter

Kegonsa Plaza may open its doors as early as June 1999 if the project receives the go-ahead from the Stoughton City Council next month.

The Stoughton Planning Commission recently approved building plans by developers Eric Peterson and Jim Jordan, pending a final exterior review, for a multi-tenant business center to be constructed on three Main Street lots left vacant by a 1996 fire.

According to Peterson and

Jordan, Kegonsa Plaza will house a variety of retail shops, offices, and possibly a restaurant.

The developers said plans call for two, two-story half-brick buildings with three arched windows on each floor. The buildings will be connected by a 20-foot-tall glass atrium with a cobblestone walkway for public use.

Peterson and Jordan have asked the city to contribute up to \$150,000 for the construction of a walkway by establishing a tax incremental district in downtown Stoughton. The walkway, which would connect Main

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Plaza from front page

Street to a municipal parking lot on Jefferson Street, would be heated in the winter, air-conditioned in the summer, and accessible from 8 a.m. to 10 p.m. daily.

Art Sandridge, president of D/L Design Builders, McFarland, the design/build construction firm for the project, said due to cost restraints, brick only will be used on the building's first-floor, while EFIS, a stucco-type building material similar to dryvit, will be used on the second-floor and rear of the building.

Peterson and Jordan were scheduled to hold an informal meeting with the Landmarks Commission (before press time) Wednesday to further discuss window spacing and design specifications on the proposed facade.

In addition, the planning commission has requested a full-color rendering of what the building is expected to look like when completed.

"We are entering into the home stretch of approving this project, and I was pleased to see that the only concerns with the proposal had to do with the exterior makeup," said Mayor Bob Barnett. "The developers have been extremely cooperative in working with the Landmarks Commission to blend Kegonsa Plaza with existing buildings downtown. They really went the extra mile to make this a win-

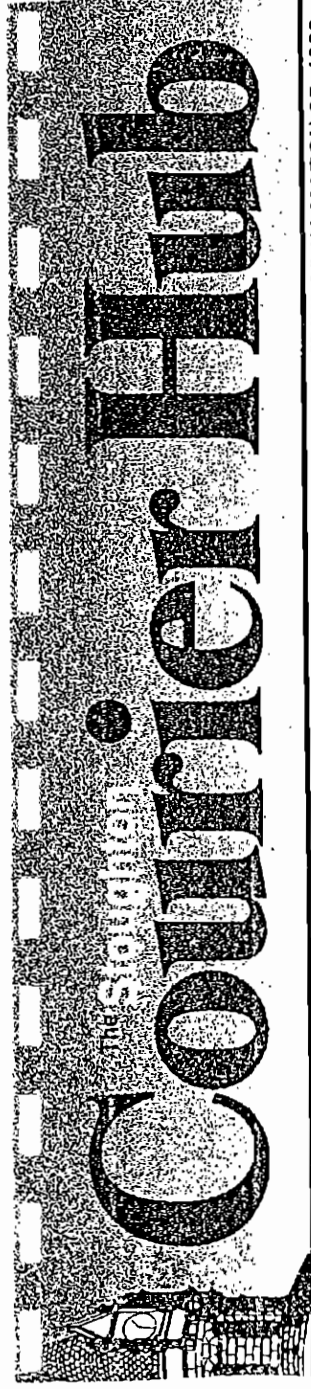
win situation for everyone."

Barnett said the planning commission is expected to grant final approval for the Kegonsa Plaza project on March 17.

"I think the entire process has been a very positive experience," Sandridge said. "The city has been extremely flexible in working with us."

Sandridge said Peterson and Jordan hope to begin removing debris from the hole within the next week to 10 days, and, weather permitting, hope to have the building completed sometime in June.

"I feel that our partnership with the city has set the tone for downtown redevelopment," Sandridge said.



Tax district, plaza move forward

TID boundaries approved

BY MELISSA LAMPE
Courier Hub Reporter

The Stoughton City Council approved on Tuesday the next-to-last step in implementing a tax incremental district (TID) in downtown Stoughton.

By a unanimous vote, the council approved both the TID boundaries, which encompass all commercial properties along Main Street from Page Street to the railroad tracks near Seventh Street, as well as the TID project plan.

According to Gary Becker, a TID consultant from Vierbicher Associates, Madison, a TID is a financing mechanism available to cities and villages for financing public improvements that will encourage new development and redevelopment.

Becker said once a district boundary is established, and its base value is set, the taxes generated by the base value continue to flow to the overlying taxing jurisdictions such as the county, school district, technical/vocational school, and city. He said for any new development that occurs within a TID once the boundaries are set, the taxes of the new value, and any increases that occur within the

district, go into a special account to finance public improvements that are made within the district.

Becker said the city has seven years to incur costs and make improvements associated with a TID. "Typically the city will borrow money to cover the costs of the improvements being made and then the TID revenues - taxes generated by the new development - are used to make the debt service payments on project financing," he said.

City finance director John Neal, said the city has outlined nearly \$2 million in potential TID improvements, however it is not mandated to make every improvement. "Each project will require case-by-case review," he said. "The decision to proceed with a particular project will be based on economic conditions and budgetary constraints at the time a project is scheduled for consideration by the City Council."

He said if potential projects are not outlined in a TID proposal now, they cannot be added later. However downtown property owners can make future improvements not included in the plan at this time.

With the Main Street Bridge

scheduled for replacement in 2000, Ald. Gary Locke expressed concern about TID funds being used to finance bridge construction.

"When the idea of the TID first came before this council, I was against it," Locke said. "It's very difficult for me to understand exactly what a TID is. I've done a lot of homework, I've attended the public hearings to get information and feedback, and I want to thank the business owners that attended because they opened my eyes to what they wanted and that changed my non-support to my support."

Locke said however, there is one item in the city's budget that troubles him and that's the use of TID funds to replace the Main Street bridge.

"It was my understanding that the bridge was going to be replaced, and there was no talk of a TID," he said. "Now those business owners are going to be responsible to pay for the replacement of a bridge that will benefit the whole community. I would rather see the bridge money put into loans and grants

for improvements, and use general tax revenue for repairing the bridge. I have a real hang-up with that bridge being designated as part of the TID."

To clarify Locke's point, Neal said by including the expenditures of the bridge in the TID, this will allow the city to recover some or all of the costs of the bridge repair through the TID mechanism. "We are not putting any extra burdens on anyone, especially on any of the downtown business owners," he said.

Becker said the property owners and businesses in a TID pay the same amount of taxes if a TID is in place or not. "If they made improvements and have a high value and are paying more taxes because of the higher value, the extra taxes they are paying would go to the TID and those funds could be used to repay some of the city's expenses for replacing the bridge," he said.

Becker said the actual decision if TID revenue will be used for the bridge has not yet been made. "We're putting it in the

project plan to have that option, but it's a decision that the City Council will have to make," he said.

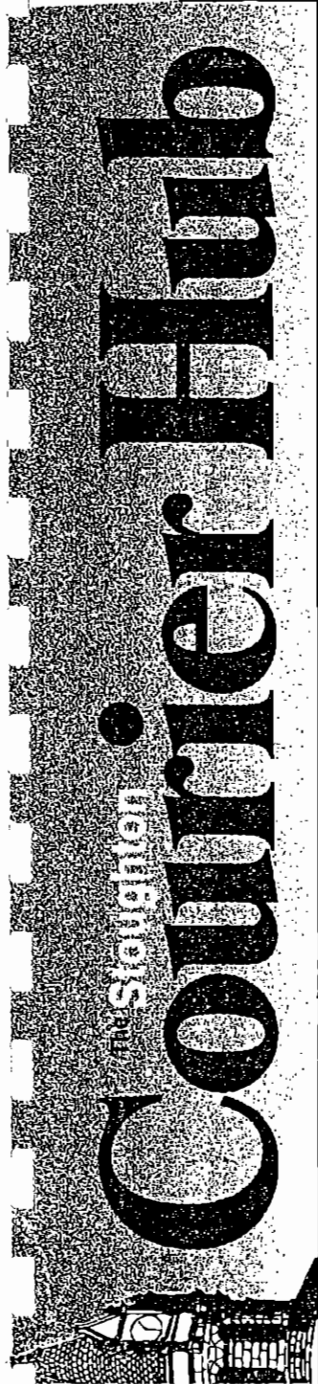
"I'm the only one on the council who owns property and a business in this district, and if I thought I had to pay for improvements of that bridge out of my pocket, I'd be screaming on your side, Gary," said Ald. Paul Selbo.

Locke said, "This discussion certainly is not enough to make me change the way I'm going to vote in support of this project, but when those (bridge-related) items come back to council, I'll be looking closely at them."

The next and last step in implementing a TID in downtown Stoughton will take place on April 5, when the Joint Review Board makes a final decision based on recommendations from the council, Stoughton Planning Commission, and feedback received from a Feb. 17 public hearing.

If the board approves the TID, it would become effective that day.

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Kegonsa Plaza plans OK'd

By MELISSA LAMPE
Courier Hub Reporter

Kegonsa Plaza developers Eric Peterson and Jim Jordan were granted final approval from Stoughton Planning Commission on March 17 to move forward with plans to fill the three Main Street lots left vacant by a 1996 fire.

Art Sandridge, president of D/L Design Builders, McFarland, the design/build construction firm for the project, delivered a final presentation regarding the building's exterior color scheme and overall design to the planning commission at last week's meeting.

Sandridge said that the facade of the two-story building will feature a dark-colored brownish-blue brick on the first floor, a cream, stucco-type material on the second floor and rear, and decorative white coines on each side of the building.

He said the multi-tenant business center also will include a 20-foot-tall glass atrium, a cobblestone walkway at ground level through the center of the building, and a variety of retail shops, offices, and possibly a restaurant.

Sandridge said the aside from some engineering problems which are currently being worked out, Kegonsa Plaza may open its

doors as early as this summer. The planning commission expressed little concern over the overall make-up of the facade, however commission member Norm Gerber said the dark-colored bricks may make the building appear a little too "modern."

Sandridge said the the dark-colored bricks were selected to compliment the Sundby Pharmacy building immediately to the east of the proposed development, as well as the wide-variety of colors used downtown. "This has turned out to be a very exciting project, and it's going to look fantastic when finished," he said.

Sandridge said pending final approval of a downtown tax incremental district, excavation and foundation work could begin within the next two weeks.

"I feel we have had a good working relationship with city and the Stoughton Landmarks Commission," Sandridge said. "The building fits the location, and is a combination of natural colors and materials that will blend well with surrounding buildings."

"The planning commission seems pleased with the proposed colors and overall design," said Mayor Bob Barnett.

Barnett said he is confident

Plaza from front page

Kegonsa Plaza will be an appropriate match with neighboring downtown properties. "If the planning commission is okay with it, then

it's a go," he said. Planning director Rodney Scheel, said, "The planning commission was in favor of seeing something positive in the downtown area, and things went the way we predicted."

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The Courier Hub

JUNE 119, NO. 28

STOUGHTON, WISCONSIN 53589

THURSDAY, JANUARY 21, 1999

Downtown TIF district plan advances

BY MELISSA LAMPE
Courier Hub Reporter

Per approval by the Stoughton City Council last week, the city of Stoughton is moving forward with establishing a tax incremental financing (TIF) district in downtown Stoughton.

According to city finance director John Neal, under TIF district statutes, a city can borrow funds to make infrastructure and streetscape improvements such as upgraded sidewalks and historic lighting. The borrowed funds are recouped through property taxes assessed against the buildings located within a TIF district.

"The whole concept of a TIF district is the hope that tax revenue will go up, property value will go up, people will improve their properties, and the overall downtown will become more valuable," Neal said. "That, in turn, will generate

the property tax increments that will then be used to pay back the costs of doing this project."

Neal said the city is proposing that the TIF district extend from the railroad tracks near Seventh Street west to Page Street. The boundary would encompass the entire downtown including the Main Street bridge, which is slated for replacement in 2000.

Neal said once TIF district boundaries are established, the properties within the district are listed and their current assessed values are established to create a base. Property taxes accruing from any increase in the value of the district would be used by the city to pay for the costs of improving the district.

A TIF district takes about three months to establish and the city has hired Vierbicher Associates, Madison, to set up the district at a cost of \$12,000.

The next step to establish the

TIF district will occur Feb. 17 when the planning commission holds a public hearing regarding the issue. In addition, a joint review board will meet the week of Feb. 8 where a representative from each

erate the tax incremental district's (TID) creation. The Stoughton City Council is expected to vote on formally establishing the TIF district March 23. If approved, the joint review board could officially establish the district as early as April 5.

Other TIF districts already serve Industrial Park South and Business Park North, and the proposed one will not be the downtown's first. In the late 1970s a TIF district was established to obtain the Quinn Chrysler dealership to build a municipal parking lot on Jefferson Street.

According to Mayor Bob Barnett, the catalyst for the TIF district stemmed from a proposal by "hole" developers Eric Peterson and Jim Jordan to build a multi-tenant business center, Kegonsa Plaza, which would house a variety of retail shops, restaurants and offices.

The developers' plan includes an enclosed walkway connecting Main Street to Jefferson Street. If the TIF district is approved, the city would pay up to \$150,000 toward the walkway's construction and related infrastructure improvements. "The Kegonsa Plaza proposal is what set the TIF district in motion," Barnett said. "The only thing that can come of this is good."

Aside from infrastructure improvements, potential projects for downtown property owners are expected to evolve over the next year or so. "We want to know what people think should or could be done downtown," Neal said.

When asked about the Main Street bridge repairs, Neal said anything done in a TIF district that is of a public works nature, such as the installation of new water and sewer lines, could be a TIF district expense

taxing body - city, county, school district and vocational/technical schools - will select a local representative to join them as they deliberate

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Neal said while some people have expressed concern about not wanting to see taxpayer dollars supporting the Kegonsa Plaza project, they need to realize there is a much broader reason for establishing a TIF district. "This is a potential kick-off to overall downtown improvement," he said.

According to the Kegonsa Plaza proposal, the firm's current assessed value is \$15,000, which results in a \$127 tax gain a year for the city. Once developed the site would generate approximately \$20,000 in property taxes annually.

City council president Paul Selbo, who also is a downtown business owner, said while he cannot speak for other downtown business owners, he "would rather see a kool-aid stand at the fire site than an empty lot."

"We don't need a hole in the ground, we don't need a park, we don't need tables and umbrellas, we need ongoing business and the TIF district and Kegonsa Plaza project would help provide it," he said. "The TIF district is a great way for the city to help the business community. I have not heard one negative thing about this proposal from downtown business owners, and I hope Peterson and Jordan are able to make a go of it. Establishing a TIF district can't hurt it can only help."

In hindsight, Selbo said it's unfortunate TIF money wasn't available for the ongoing full-scale tobacco warehouse renovation by Stoughton resident Clay Tyler, or when the brick facade of the warehouse across the street suffered severe damage as a result of a November wind storm.

"The idea of a TIF district is something good, it's no free lunch, and I anticipate only good things will



The Courier Hub

VOLUME 119, NO. 28

STOUGHTON, WISCONSIN 53589

THURSDAY, JANUARY 21, 1999

Kegonsa Hotel in wings?

BY MELISSA LAMPE
Courier Hub Reporter

Since a devastating early morning fire destroyed three historic buildings on Main Street in 1996, speculation has swirled over what will become of the vacant site dubbed "the hole."

When it was purchased late last year by developers Eric Peterson and Jim Jordan, the Stoughton Landmarks Commission worked closely with them to

create a building which would not only be functional, but also would compliment the historic style of downtown Stoughton.

As the city moves forward with establishing a tax-incremental financing (TIF) district in downtown Stoughton, Peterson and Jordan are moving forward with plans to build a multi-tenant business center, Kegonsa Plaza, to house a variety of retail shops, offices, and a restaurant.

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Kegonsa/from front page

According to Peterson, the proposed building will have a Victorian-era facade, and would compliment neighboring properties such as the Sundby Pharmacy building which the developers hope to purchase and convert back to a hotel.

While nothing has been set in stone, Peterson said he would eventually like to see a hotel connected to Kegonsa Plaza. The current Sundby Building site has been a hotel or an inn since the 1850s.

According to a walking tour brochure of Main Street published by the landmarks commission, the present brick building located at 101 W. Main St. was constructed between 1912 and 1926.

Community founder Luke Stoughton persuaded Alvin West to establish an inn on the property in 1855. Hotels occupying this site in the past were of wood frame construction and have had a number of different names: The Stoughton House, the Mt. Vernon House, The Higbee House, the Tutson House, and the Hotel Kegonsa.

While there are a number of downtown restoration projects currently underway such as the City Hall Opera House and the former

Asleson's True Value Hardware building, Peterson and Jordan said they hope the project serves as a catalyst for a full-scale reconditioning of downtown Stoughton.

According to the landmarks commission, the loss of the original three buildings "goes beyond leaving a hole on Main Street, it is historic and social as well."

"The role each of those buildings has played in Stoughton's history, and the businesses and apart-

ments that occupied those buildings, is gone," the commission said. "It is a tragic demonstration of the importance of preserving those buildings that embody the soul of a community."

The commission said it is hoped that new buildings, respectful of the scale and character of Main Street, will soon replace those that have been lost and will knit the hole that dominates the street.