

Meeting of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**
Date//Time: Tuesday, July 22, 2025, at 7:00 p.m.
Location: The meeting of the Common Council was held as a hybrid meeting.

Members: Mayor Tim Swadley, Sarah Abel, Patrick Butler, Phil Caravello, Regina Hirsch, Greg Jenson, Adrienne Nienow, Lisa Reeves, Jonathan Schroerlucke, Brett Schumacher, Jordan Tilleson, Mike Vienneau, and Christina Wozniak Scanlon

CALL TO ORDER

Mayor Swadley called the meeting to order at 7:00 p.m.

Roll Call

Clerk Christen called roll and noted 11 alders present. Alder Abel was absent and excused.

Certification of compliance with open meetings law

Mayor Swadley noted the meeting had been properly noticed.

Public Comment Period:

- Kyle Schalow, 608 Telemark Road – KPW/Oak Opening Drive extension
- Kenneth Schuck, 1616 Spring Road (Pleasant Springs) – address numbering/semi traffic
- Faith Schuck, 1616 Spring Road (Pleasant Springs) – address numbering/semi traffic

Communications and Presentations:

- A. Introduction of a Historical Fact of Stoughton – Brett Schumacher
 - Mandt Park – named after Oler Mandt, donated the land in 1938
 - Amundson, Bjoin, and Schelfker Parks named after families; East Side, River, West View, Lowell named after locations; Schumacher invited any families to provide back history.
- B. Yahara Bay Distillery purchase proposal update – Nels Forde, provided updates on potential plans
- C. Authentix Stoughton City Council Presentation – presented details of proposed multiplex and apartment development

Consent Agenda:

- A. Council Minutes – July 8, 2025
- B. Committee Minutes and Reports:
RDA (1/15/2025, 2/19/2025, 4/16/2025, 5/14/2025); Finance Committee (6/24/2025); Park & Rec. (6/17/2025)
- C. **R-100-2025** Confirming the Mayor’s Citizen Appointments to Boards, Committees, and Commissions, Pursuant to 2-127 of the Municipal Code.

Motion by Tilleson, second by Schumacher to approve the consent agenda. Motion carried 11-0.

OLD BUSINESS

None

NEW BUSINESS

R-101-2025 Road Maintenance Agreement with Town of Pleasant Springs

Motion by Butler, second by Wozniak Scanlon to approve **R-101-2025** Road Maintenance Agreement with Town of Pleasant Springs. Motion carried 11-0.

R-102-2025 STI Holdings Gateway East Development-Park Naming

Motion by Nienow, second by Vinneau to approve R-102-2025 STI Holdings Gateway East Development-Park Naming. Motion carried 11-0.

R-103-2025 Accepting Stoughton Trailers Phase 1 Public Improvements

Motion by Tilleson, second by Reeves to approve R-103-2025 Accepting Stoughton Trailers Phase 1 Public Improvements. Motion carried 11-0.

R-104-2025 Appointed agent for Professional Services in conjunction with Section 10-7, Establishing the City as a designated Municipality.

Motion by Reeves, second by Tilleson to approve R-104-2025 Appointed agent for Professional Services in conjunction with Section 10-7, Establishing the City as a designated Municipality. Motion carried 11-0.

R-105-2025 Approving an Extra-Territorial Land Division at Parcel Number 0611-293-8500-1, Town of Pleasant Springs.

Motion by Caravello, second by Schumacher to approve R-105-2025 Approving an Extra-Territorial Land Division at Parcel Number 0611-293-8500-1, Town of Pleasant Springs. Motion carried 11-0.

O-27-2025 Approving a rezoning from Rural Holding (RH) District to Planned Business (PB) District for the area known as 1420 Nygaard, Tax Parcel 051106287112, Stoughton, Wisconsin.

Caravello read O-27-2025 Approving a rezoning from Rural Holding (RH) District to Planned Business (PB) District for the area known as 1420 Nygaard, Tax Parcel 051106287112, Stoughton, Wisconsin as a first reading. It will be back before council on August 12.

R-106-2025 Approving a Conditional Use Permit (CUP) for Multiplex and Apartments (Authentix) per Sec. 78-105(g)3A, located at Parcel Number - 281/0611-313-9623-2, on Lot 50 of Stoughton Trailers Gateway East Lots 2-3 and Outlot 1 of CSM 16445, Location in Section 31, Town 6 North, Range 11 East, Plat.

Motion by Caravello, second by Tilleson to approve **R-106-2025** Approving a Conditional Use Permit (CUP) for Multiplex and Apartments (Authentix) per Sec. 78-105(g)3A, located at Parcel Number - 281/0611-313-9623-2, on Lot 50 of Stoughton Trailers Gateway East Lots 2-3 and Outlot 1 of CSM 16445, Location in Section 31, Town 6 North, Range 11 East, Plat. Motion carried 11-0.

R-107-2025 Approving a Conditional Use Permit (CUP) for multiple principal buildings on a Lot per Sec.78-205 (9), located at 431 Glacier Moraine Drive, Stoughton, WI, Parcel Number 061132498652

Motion by Caravello, second by Tilleson to approve R-107-2025 Approving a Conditional Use Permit (CUP) for multiple principal buildings on a Lot per Sec.78-205 (9), located at 431 Glacier Moraine Drive, Stoughton, WI, Parcel Number 061132498652. Motion carried 11-0.

R-108-2025 Approving a Two Lot Certified Survey Map (CSM), located at 849 US Highway 51, Stoughton, WI, Parcel Numbers: Parcel Number - 281/0511-102-8503-2.

Motion by Caravello, second by Butler to approve R-108-2025 Approving a Two Lot Certified Survey Map (CSM), located at 849 US Highway 51, Stoughton, WI, Parcel Numbers: Parcel Number - 281/0511-102-8503-2. Motion carried 11-0.

R-109-2025 Approving a change in zoning, located at 849 US Highway 51, Parcel Number: 051110285032 & 849 US Highway 51 Parcel Number: 051110286912.

Attorney Manthe directed this to come back in August as an Ordinance for first reading.

R-110-2025 Agreement with Ehlers for a proforma analysis – TID #8 – The Alexander Company, Inc.

Motion by Butler, second by Wozniak Scanlon to approve R-110-2025 Agreement with Ehlers for a proforma analysis – TID #8 – The Alexander Company, Inc. Motion carried 11-0.

R-111-2025 Enter into an Agreement with Ehlers for a 2025 Tax Incremental District #7 Allocation Amendment.

Motion by Butler, second by Hirsch to approve R-111-2025 Enter into an Agreement with Ehlers for a 2025 Tax Incremental District #7 Allocation Amendment. Moti carried 11-0.

R-112-2025 Amend the 2025 Capital Improvement Plan (CIP) Budget for the City Hall Renovation Needs Assessment.

Motion by Butler, second by Wozniak Scanlon to approve R-112-2025 Amend the 2025 Capital Improvement Plan (CIP) Budget for the City Hall Renovation Needs Assessment. Motion carried 10-1 (Tilleson).

R-113-2025 Amend the 2025 Capital Improvement Plan (CIP) Budget for the purchase of a Wildcat RHC-70 Trommel Screen at auction.

Motion by Butler, second by Schumacher to approve R-113-2025 Amend the 2025 Capital Improvement Plan (CIP) Budget for the purchase of a Wildcat RHC-70 Trommel Screen at auction. Motion carried 11-0.

R-114-2025 Authorizing City officials to execute a second amendment to the memorandum of agreement with the Alexander Company.

Motion by Hirsch, second by Wozniak Scanlon to approve R-114-2025 Authorizing City officials to execute a second amendment to the memorandum of agreement with the Alexander Company. Motion carried 11-0.

R-115-2025 Amendment to agreement phase II of Kettle Park West.

Motion by Butler, second by Schumacher to approve R-115-2025 Amendment to agreement phase II of Kettle Park West. Attorney Manthe provided notice was received that there was an outstanding mortgage to be satisfied before release. Motion carried 11-0.

ADJOURNMENT

Motion by Caravello, second by Tilleson to adjourn the meeting. Motion carried 11-0. 9:00 p.m.

Respectfully submitted,

Candee Christen
City Clerk