



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Common Council of the City of Stoughton, Wisconsin, will hold a regular or special meeting as indicated on the date and at the time and location given below.

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 will be held as a hybrid meeting.
Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 276 716 634 911 2

Passcode: Hk6vc9m3

Dial in by phone

[+1 929-352-2678,,109933245#](#) United States, New York City

[Find a local number](#)

Phone conference ID: 109 933 245#

In-person: Council Chambers, (2nd Floor of Public Safety Building)
321 South Fourth Street, Stoughton, Wisconsin

Live streamed: The meeting can also be live streamed on <https://wsto.tv/live> and Spectrum Channel 981 or TDS Channel 981. The WSTO-TV app is also available on Roku, Apple TV, Fire TV, Android and iOS.

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

ATTENTION COUNCIL MEMBERS: TWO-THIRDS OF THE MEMBERS NEEDED FOR A QUORUM (EIGHT). The Council may only conduct business when a quorum is present. If you are unable to attend the meeting, please notify the City Clerk's office via telephone (608)873-6677 or via email at cchristen@cityofstoughton.com

CALL TO ORDER

1. Roll Call
2. Certification of compliance with open meetings law
3. **Public Comment Period:**

- A. If you would like to speak during the public comment period, please fill out the form and submit it by 5:45 p.m. on July 22, 2025, <http://speak.cityofstoughton.com>.

4. Communications and Presentations:

- A. Introduction of a Historical Fact of Stoughton – Brett Schumacher
B. Yahara Bay Distillery purchase proposal update – Nels Forde
C. Authentix Stoughton City Council Presentation

5. 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. (*Landmarks recommends approval 5-0 on July 10, 2025*)

OLD BUSINESS

6. None

NEW BUSINESS

7. **R-101-2025** Road Maintenance Agreement with Town of Pleasant Springs (*Finance Committee recommended Common Council approval 5-0 on 6/24/2025*)

8. **R-102-2025** STI Holdings Gateway East Development-Park Naming (*Community Affairs/Council Policy recommends approval 6-0 on 7/01/2025*)

9. **R-103-2025** Accepting Stoughton Trailers Phase 1 Public Improvements

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

11. **R-105-2025** Approving an Extra-Territorial Land Division at Parcel Number 0611-293-8500-1, Town of Pleasant Springs (*Plan Commission recommends Council approval 7- 0 on 7/14/2025*)

12. **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 (*Plan Commission recommends Council approval 7 – 0 on 7/14/2025*)

FIRST READING

13. **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. (*Plan Commission recommends Common Council 7 -0 on 7/14/2025*)

14. **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 (*Plan Commission recommends Council approval 7 - 0 on 7/14/2025*)

15. **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 (*Plan Commission recommends Council approval 7 - 0 on 7/14/2025*)

16. **R-109-2025** Approving a change in zoning, located at 849 US Highway 51, Parcel Number: 051110285032 & 849 US Highway 51 Parcel Number: 051110286912 (*Plan Commission recommends Council approval 7 - 0 on 7/14/2025*)

17. **R-110-2025** Agreement with Ehlers for a proforma analysis – TID #8 – The Alexander Company, Inc. (*Finance Committee to consider on 7/22/2025*)

TIME SENSITIVE

18. **R-111-2025** Enter into an Agreement with Ehlers for a 2025 Tax Incremental District #7 Allocation Amendment (*Finance Committee to consider on 7/22/2025*)

TIME SENSITIVE

19. **R-112-2025** Amend the 2025 Capital Improvement Plan (CIP) Budget for the City Hall Renovation Needs Assessment (*Finance Committee to consider on 7/22/2025*)

TIME SENSITIVE

20. **R-113-2025** Amend the 2025 Capital Improvement Plan (CIP) Budget for the purchase of a Wildcat RHC-70 Trommel Screen at auction. (*Finance Committee to consider on 7/22/2025*)

TIME SENSITIVE

21. **R-114-2025** Authorizing City officials to execute a second amendment to the memorandum of agreement with the Alexander Company. (*RDA recommends approval 6-0 on 7/08/2025*)

22. **R-115-2025** Amendment to agreement phase II of Kettle Park West (*Finance Committee to consider on 07/22/2025*)***

TIME SENSITIVE

*** *The Council may meet in closed session per State Statute 19.85 (1)(e). Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Common Council may reconvene in an open session to discuss and take action on the subject matter discussed in the closed session. The Council may reconvene in open session to take action on matters discussed in closed session.*

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request such assistance, please call the City Hall at (608) 873-6677.

By: Mayor Tim Swadley and Council President Brett Schumacher

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BRINGING YAHARA BAY DISTILLERS TO STOUGHTON

A New Chapter for
Craft Spirits and
Community Growth

A TOAST TO OPPORTUNITY





**THE PERFECT BLEND OF
HERITAGE AND
OPPORTUNITY**

**ECONOMIC
IMPACT:
MORE THAN
JUST SPIRITS**

Job Creation

Increased Local Revenue

Tourism Growth

Local Collaboration

Supplier and Vendor Growth

**SUSTAINABILITY AND
COMMUNITY
INVOLVEMENT:
POURING BACK INTO
STOUGHTON**

Sustainable practices

Local Craft Makers

Resource Management

**INFRASTRUCTURE
AND SUPPORT:
WHAT WE NEED TO
MAKE IT HAPPEN**

Zoning and Permitting Assistance

Economic Incentives

Collaborative Marketing

Infrastructure Support

Cost Considerations

Facility and Transition Timing

**LET'S RAISE OUR GLASSES!
THE BEST CHAPTERS OF STOUGHTON'S
STORY ARE STILL BEING WRITTEN,
AND WE'D BE HONORED TO BE PART OF
THEM.**





Thank You!