



Capital Region  
Sustainable Communities

The success of our region depends  
on our ability to work together to  
tackle regional challenges

Ensuring a healthy and flourishing place for all, now and  
forever



# SHAPE STOUGHTON'S FUTURE

## 20,000 BY 2035

The Stoughton Future Urban Development Area planning study is evaluating different ways future growth could happen. The City of Stoughton and towns of Dunn, Dunkirk, Pleasant Springs and Rutland invite you to tell them how you would like Stoughton to be in 25 years. This is your opportunity to share how you think how future growth should occur. You will be asked 13 questions across several topics and shown trade-offs to consider before choosing one option over another. Responses will influence updates to community plans and future development.

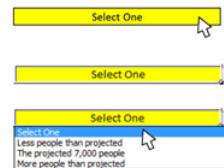
### Background

The Future Urban Development Area Planning Study is a joint effort between the City of Stoughton and the towns of Dunn, Dunkirk, Pleasant Springs and Rutland with assistance from the Capital Area Regional Planning Commission. The effort is intended to assist these communities achieve desirable and appropriate development, and preserve natural areas and farmland.

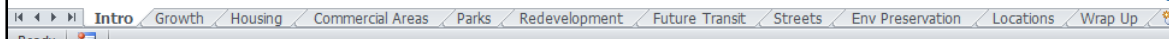
### How To Take The Survey

For each question, you'll see a yellow box that says "Select One." Click on the yellow box and an arrow icon will appear to the right of the box. Click that icon to see the choices and select one.

When you've answered all questions on the sheet, move to the next tab for questions on a new topic.



Ready to Get Started? Click on the "Growth" tab near the bottom of the screen to begin.



**In 2013, CARPC and Local Staff developed a scenario planning tool to investigate different ways that Stoughton might grow.**

## HOUSING

## Create-A-Neighborhood

Housing is a big part of future growth in Stoughton, and occupies 40% of the land in Stoughton today. Below are seven typical housing types and information to consider. Neighborhoods generally have many different housing types, so think about the mix you'd like most. Four neighborhood mixes are prepared for you *OR* you can make a custom mix.

# Housing Types

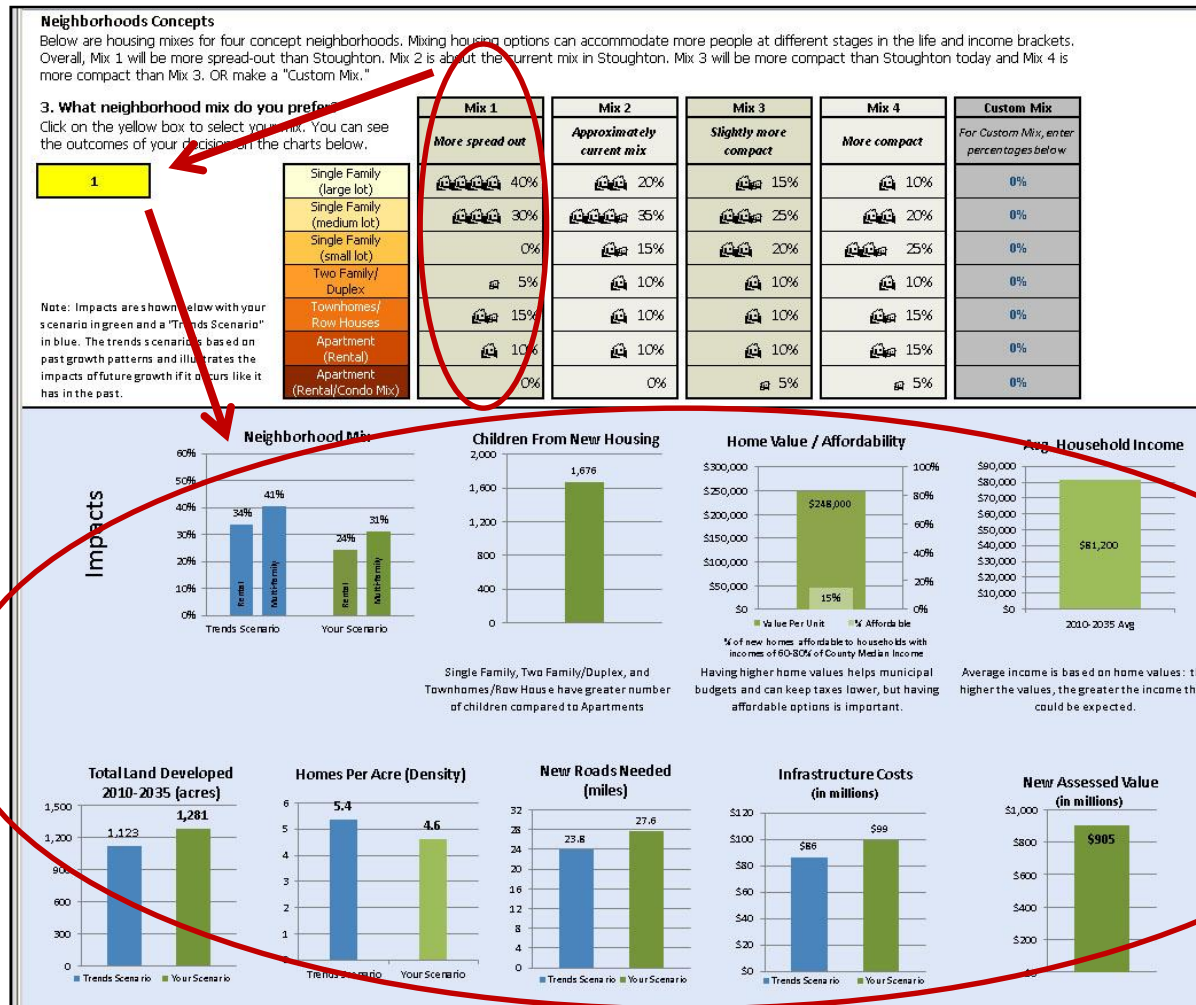


Lot Size	15,000 square feet	10,000 square feet	6,000 square feet	8,000 square feet	-	-	-
Homes per acre	3	4-5	6-8	10-12	18	24	32
Home value	\$300,000	\$250,000	\$220,000	\$160,000	\$200,000	\$140,000	\$240,000
% Rental	0%	5%	10%	75%	60%	100%	40%
People per unit	2.5	2.5	2.5	2.3	2.3	1.8	1.8

### Special considerations

- Having a variety of housing options is important for a community. By having a mix of housing types with varied sizes, prices, locations and designs, all people who would like to live in the Stoughton area would have the ability to do so. A variety of housing types also helps communities better respond to changes in home preference and market changes.
- Stoughton has fewer high-end homes than surrounding communities, and some feel these are needed.
- Existing plans discuss housing affordability without stating how many units are needed.
- Compact development requires fewer new roads and less infrastructure. These savings are passed on to home buyers. Once built, local governments must use tax dollars to maintain the infrastructure.
- Stoughton's Comprehensive Plan calls for 65% of future residences to be single family homes, approximately the current rate in the city.
- Recent national trends show increased demand for multi-family and rental housing.
- Enrollment is declining in Stoughton schools, creating financial challenges for the district and more children are needed to prevent increase in taxes. Single family homes, duplexes and townhomes tend to have higher rates of children than large multi-family buildings.
- Having a greater total assessed value helps reduce the overall tax burden on residents.
- Development will generally occur on farmland, and more compact growth requires less land to be converted from agricultural use.
- More compact growth creates less impervious surface overall, but tends to have a higher rate (%) in developed areas

The tool was designed to consider the trade-offs of growth, gain a better understanding of growth outcomes, and allow the community to make more informed decisions about the future.



**This Excel-based model asked 13 questions on nine topics. Through user input, the model provided real-time updates to a range of charts and graphics that illustrated the impact(s) of their decisions.**



# SHAPE STOUGHTON'S FUTURE

20,000 BY 2035

**7,000 new people could move to Stoughton in 25 years!  
How should Stoughton grow?**

The Stoughton Future Urban Development Area (FUDA) planning study is evaluating different ways future growth could happen. The City of Stoughton and towns of Dunn, Dunkirk, Pleasant Springs and Rutland invite you to tell them how you would like Stoughton to be in 25 years. This is your opportunity to share how you think future growth should occur. You will be asked 13 questions across several topics and given trade-offs to consider before choosing one option over another. Responses will influence updates to community plans and future development.

## STOUGHTON GROWTH 2035

Stoughton is projected to add 7,000 new residents to its 12,600 (2010) residents by 2035. New residents could require developing new land, sewer, water, roads, and maintenance. New residents could support local businesses, provide tax dollars, and could help reverse declining school enrollment. Following recent trends, projected new development could replace 40 acres (30 football fields) of farmland a year.



### 1 How many new residents should Stoughton plan to accommodate in 25 years?

- ☐ Less than the 7,000 projected
- ☐ The projected 7,000 residents
- ☐ More than the 7,000 projected

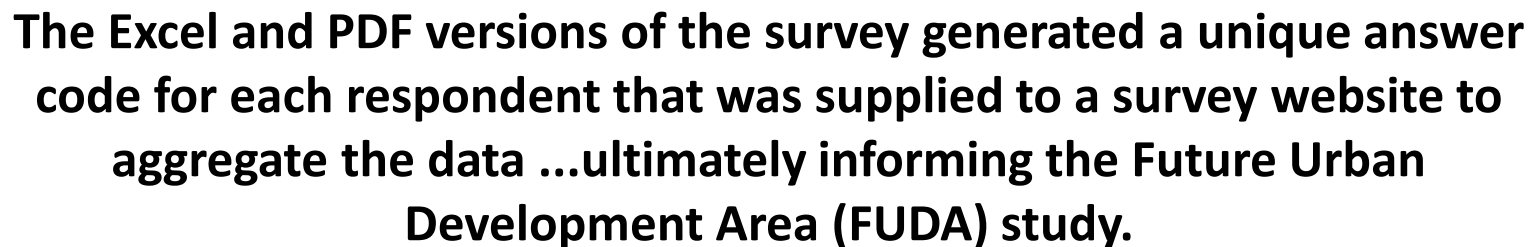
### 2 How much land should Stoughton use for new development?

- ☐ No new land outside the 500 acres in the city/service area
- ☐ Less than the projected 1,200 acres
- ☐ The projected 1,200 acres
- ☐ More land than projected 1,200 acres

FUDA Planning is a joint effort between the City of Stoughton and the towns of Dunn, Dunkirk, Pleasant Springs and Rutland with assistance from the Capital Area Regional Planning Commission, and is intended to assist these communities achieve desirable and appropriate development and preserve nature and farmland as they take on these new residents.



**In addition to being available in the fully-interactive Excel model, the survey was also available in a PDF and paper format.**







Bellwood | Berwyn | Forest Park | Maywood | Oak Park  
Creating Sustainable Communities Together

# West Cook County Housing Collaborative: HUD Region 5 Sustainable Communities Grant Success Stories

October 2, 2014

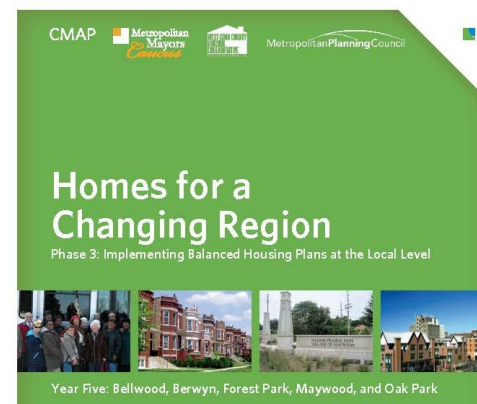


# TOD FUND





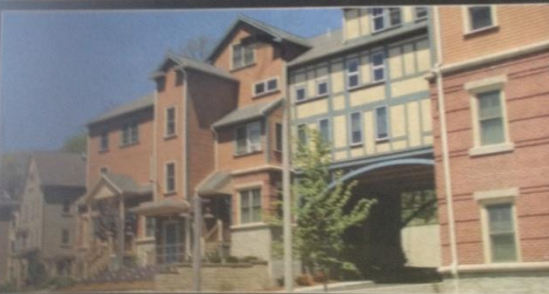
# Initial Intent





# GRANT FLEXIBILITY - Making Affordable Housing Happen

CAN YOU TELL WHICH OF THESE ARE  
**AFFORDABLE HOMES?**



SUPPORT OUR COMMUNITY  
BY SUPPORTING AFFORDABLE HOUSING.

FOR THE FACTS, VISIT US AT  
[WWW.YESTO AFFORDABLE HOMES.ORG](http://WWW.YESTO AFFORDABLE HOMES.ORG)

**AFFORDABLE HOMES. STABLE FAMILIES.  
STRONGER COMMUNITY.**



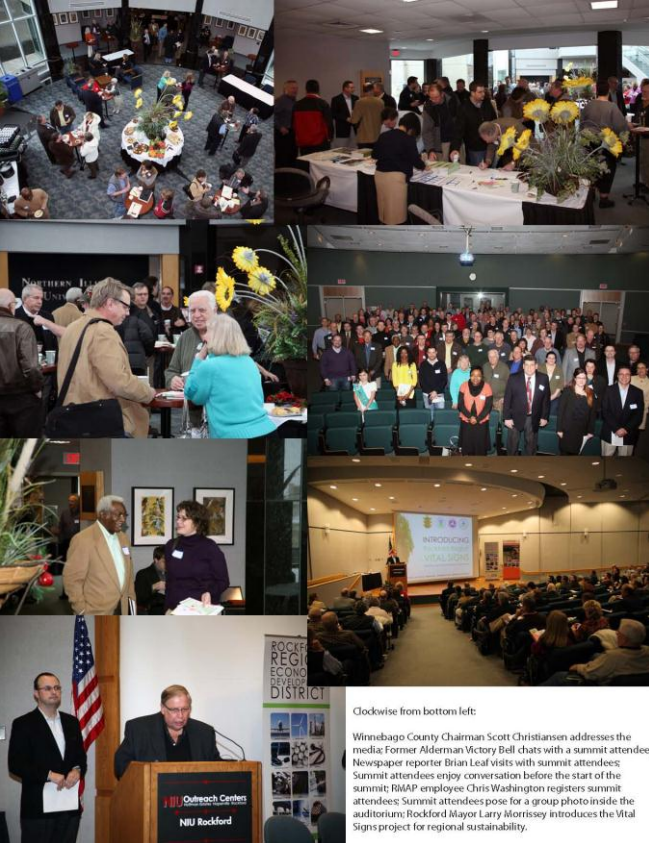
# ROCKFORD REGION VITAL SIGNS & ROCKFORD HOUSING AUTHORITY CHOICE NEIGHBORHOODS



friendly responsible good-housing family-oriented  
parks play-areas senior-mentors home-ownership oriented services  
retail safe home  
youth-oriented well-maintained attractive  
family leadership youth childcare  
schools respectful beautiful  
affordable clean



# Regional Engagement

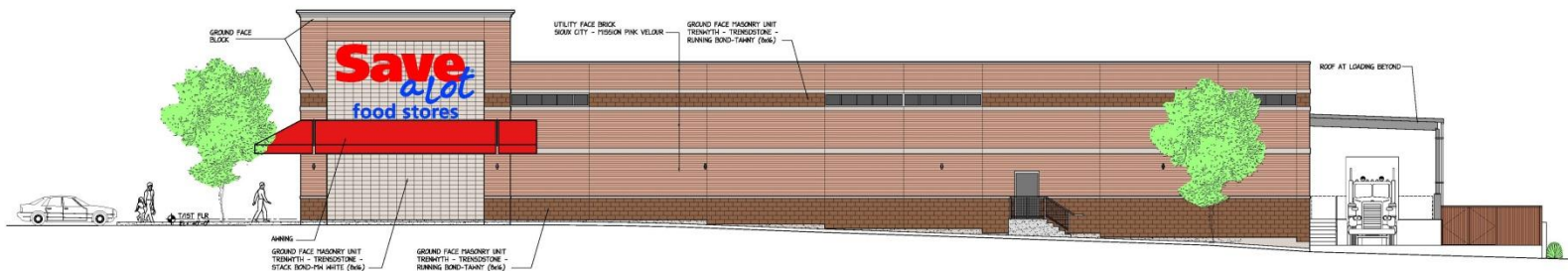


Clockwise from bottom left:

Winnebago County Chairman Scott Christiansen addresses the media; Former Alderman Victory Bell chats with a summit attendee; Newspaper reporter Brian Leaf visits with summit attendees; Summit attendees enjoy conversation before the start of the summit; RMAP employee Chris Washington registers summit attendees; Summit attendees pose for a group photo inside the auditorium; Rockford Mayor Larry Morrissey introduces the Vital Signs project for regional sustainability.







1 EAST ELEVATION  
SCALE N.T.S.



2 SOUTH ELEVATION  
SCALE N.T.S.

## New grocery store possible for west Rockford



KEVIN HAAS/RRSTAR.COM |  
A Save-A-Lot grocery store may be built at the corner of West State Street and Central Avenue in Rockford.

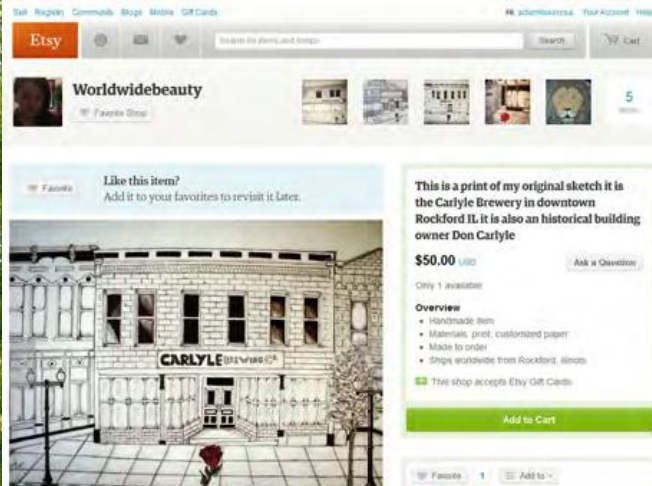
By Kevin Haas  
Rockford Register Star  
Posted Jul. 29, 2014 @ 6:35 pm  
Updated Jul 29, 2014 at 7:45 PM

### Rockford aldermen approve west-side grocery

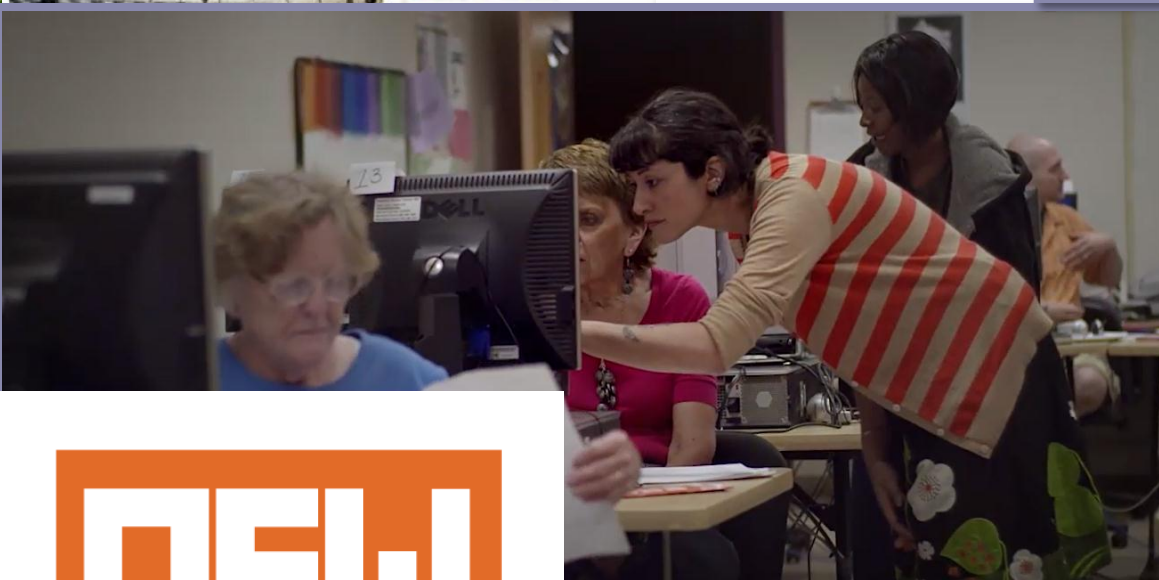
By [Kevin Haas](#)  
[Rockford Register Star](#)  
[Posted Aug. 4, 2014 @ 9:50 pm](#)  
[Updated Aug 4, 2014 at 10:47 PM](#)


ROCKFORD — Aldermen approved an incentive package Monday to bring a new [grocery store to West State Street](#). City Council members voted 11-1 in favor of a redevelopment agreement with IFF, a nonprofit developer that plans to lease to [Save-A-Lot](#) grocery.

<b>CIVIL ENGINEER</b> ROBERT W. MOSELEY & ASSOCIATES 1001 E. STATE STREET, SUITE 100 ROCKFORD, ILL. 61101 PH: (815) 398-1100 FAX: (815) 398-1101	
<b>STRUCTURAL ENGINEER</b> JAMES W. MOSELEY & ASSOCIATES, INC. 1001 E. STATE STREET, SUITE 100 ROCKFORD, ILL. 61101 PH: (815) 398-1100 FAX: (815) 398-1101	
<b>ELECTRICAL ENGINEER</b> R. J. MEYER, INC. / ELECTRICAL ENGINEERING, LLC 300 N. MAIN STREET, SUITE 100 ROCKFORD, ILL. 61101 PH: (815) 398-1100 FAX: (815) 398-1101	
<b>ISSUED FOR SCHEMATIC DESIGN</b> 08.02.14 NO. REVISION DATE	
<b>NEW DEVELOPMENT</b> Save-A-Lot food stores WEST STATE STREET ROCKFORD, IL	



# Etsy



 @MayorMorrissey

@chaddickerson Since we need an "Etsy Economy" has Etsy begun any partnerships with high schools or job training? We'd love to explore.

 Reply  Retweet  Favorite  More

1

RETWEET

4

FAVORITES



11:14 PM - Aug 30, 2012

There will be haters, there will  
be doubters, there will be  
non-believers,  
and then there will be  
**YOU**  
proving them wrong.



223 South Winnebago Street  
Rockford, Illinois 61102

[www.newmixrockford.com](http://www.newmixrockford.com)





# Urban Farming at PHAs





**Exploring the Academy Expo**  
**Students explore countless careers**  
**during the annual Alignment Rockford**  
**Academy Expo on Tuesday, Sep. 16,**  
**2014 at the BMO Harris Bank Center in**  
**Rockford.**  
Posted Sep. 16, 2014

