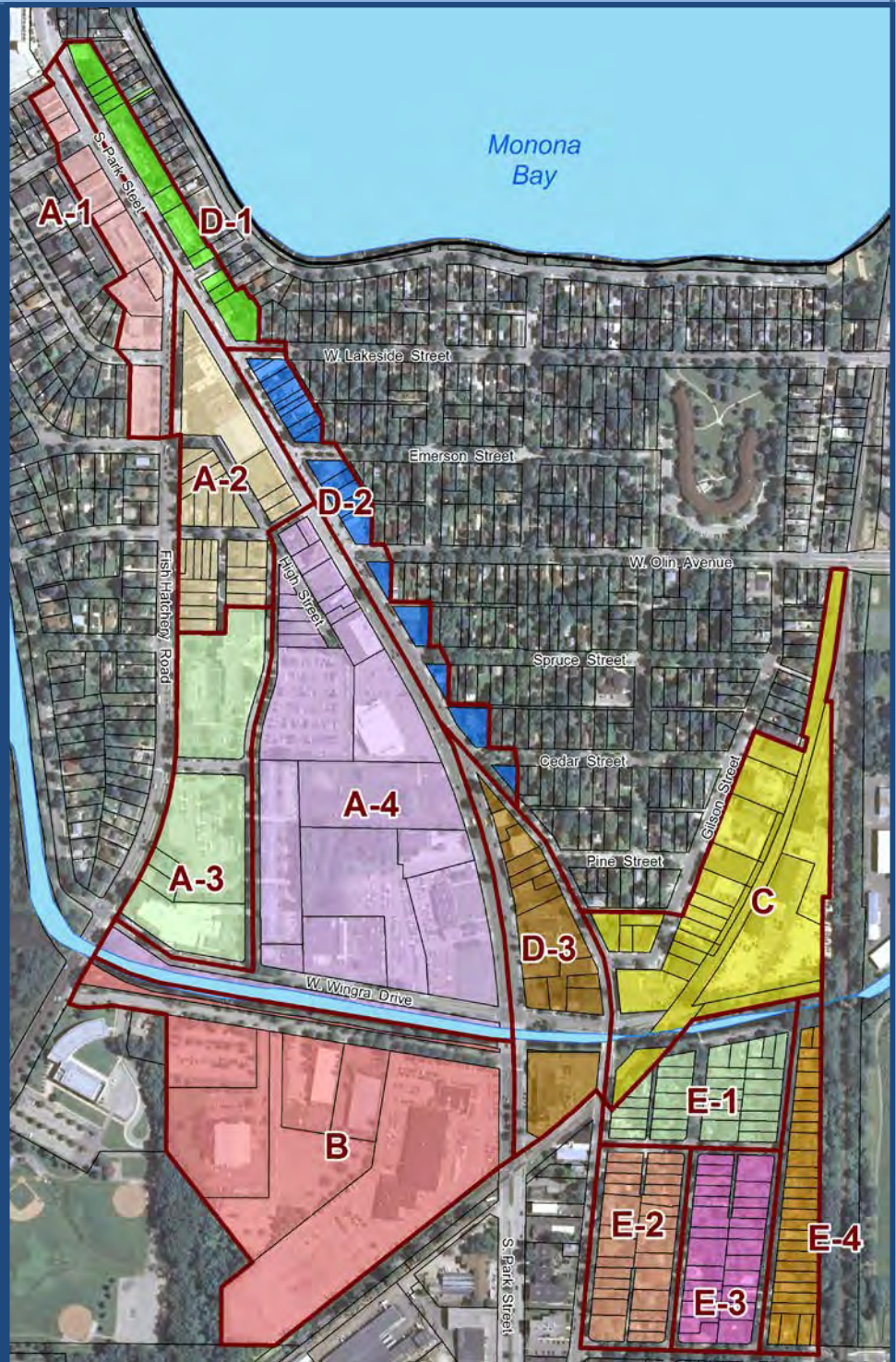


TID 42 – Blight Study

May 31, 2011

City of
Madison,
Wisconsin

**Note that this report was prepared with the expectation that the resulting TID would be number 41, so any reference herein to “TID 41” should be understood to mean “TID 42”.



PREPARED BY MSA PROFESSIONAL SERVICES, INC.

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Appendix

A. Parcel Photos

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1. EXECUTIVE SUMMARY

The City of Madison is considering creation of a Tax Incremental Financing District that would be known as TID 41. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(ae)1. MSA evaluated 252 parcels, eliminated seven due to active construction or inadequate access, and scored the remaining 245 parcels using a scoring tool developed to standardize the evaluation process. We visited each parcel in April and May 2011, taking pictures of conditions and recording those conditions in the scoring tool.

Our assessment assumed a full 100-point rating for each parcel and then we reduced that rating as we identified conditions consistent with the statutory definition of blight. Four general types of conditions were considered: Utilization, Primary Structure Condition, Site Improvements Condition, and Other Blighting Influences. As blighting conditions were identified the parcel score was reduced; parcels with a score of 80-100 are considered Satisfactory, a score of 60-79.9 is considered Deteriorating, a score of 30-59.9 is considered Poor, and 0-29.9 Very Poor. Parcels scoring below 60 (Poor and Very Poor) are considered Blighted.

We reviewed five years of police calls data for this area as provided by the City. Our analysis revealed an elevated number of calls in the TID 41 study area when compared against the city as a whole on a per-acre basis. Specific criminal activity occurring more frequently in this area in the past five years includes sexual assault, aggravated assault, robbery, burglary, stolen autos, and theft. We also evaluated the condition of the major public streets in the study area and found minor deterioration to have some negative influence on the surrounding parcels. In light of these blighting influences, especially the elevated crime rate, all parcel scores were uniformly reduced by four points.

We also reviewed 10 years of code violation data as provided by the City. Approximately 68% of the study area parcels have a recorded code violation in that period, and the average for all parcels is 3.1 code violations per parcel. The most common violations are graffiti, junk/trash/debris, and snow/ice removal violations. Individual parcel scores were reduced for parcels with multiple and recent violations.

MSA has determined that 44.1% of the 252 identified parcels, by area, are blighted. We organized the parcels into five primary sections with three sections further subdivided, totaling thirteen distinct areas of analysis. Four of the five sections (A, B, D and E) are less than 50% blighted. **Subsection A-3 and all parcels in Section B except the former Thorstad Dealership can be removed from the proposed district without disrupting the contiguity of the remaining parcels, resulting in a smaller district that is 55.3% blighted.**



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2. PARCEL AND STRUCTURE SURVEY METHODOLOGY

To evaluate the condition of each parcel in the proposed TID 41, we viewed and photographed every one from the public right-of-way, and we scored each one using an Excel spreadsheet. The spreadsheet tool features two different scoring systems – one for parcels with structures and one for parcels without a primary use structure. A parcel with only accessory structures such as fences or a small shed was evaluated as a “Parcel WITHOUT Structures”.

The parcel evaluation tool was developed to standardize the parcel evaluation process and to ensure that the evaluation focuses on conditions consistent with the statutory definition of blight (see box at right). The law indicates that the presence of any of a variety of conditions that impair the growth of the city, or are an economic or social liability, allows for the “blighted” designation.

Statute 66.1105(2)(ae)1. defines a blighted area as such:

“Blighted area” means any of the following:

a. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

Our approach with all parcels is to begin with an assumption of satisfactory conditions and a full 100-point rating, and then to deduct points as blighting conditions are observed. The rating scale for all parcels is divided into four levels:

80-100 – SATISFACTORY

60-79.9 – DETERIORATING

30-59.9 – POOR

0-29.9 – VERY POOR

Parcels scored as POOR or VERY POOR are considered blighted in accordance with the statutory definition.

The parcel scoring system includes four categories of characteristics, and each factors for a portion of the total score:

| Category | Parcels WITH Structures | Parcels WITHOUT Structures |
|-----------------------------|-------------------------|----------------------------|
| Utilization | 20% of total score | 20% of total score |
| Primary Structure Condition | 40% of total score | NA |
| Site Improvements Condition | 20% of total score | 40% of total score |
| Other Blighting Influences | 20% of total score | 40% of total score |

Sample evaluation forms are provided on the following pages. The form and its use are briefly described here.

PARCEL INFORMATION

The upper box on each form features basic information about the parcel, including its TID 41 ID number, address, size, use, preferred land use as designated in the comprehensive plan, zoning, height, number of residential units, and ratio of improvements value to land value.

UTILIZATION

In this category we consider the extent to which the use of the parcel is consistent with the use envisioned in the comprehensive plan (0-100%). For parcels with structures we consider the occupancy of those structures (0-100%), not including accessory structures. Most parcels receive full credit for occupancy unless there is clear indication of vacancy such as visible empty spaces and/or “For Lease” signs in the yard. For parcels without structures we consider the size and configuration of the lot and rate its suitability for the preferred land use as indicated in the comprehensive plan (0-100%).

PRIMARY STRUCTURE EXTERIOR CONDITION (Parcels WITH Structures only)

In this category we consider the basic building components: foundation, walls and cladding, roof, windows, canopy/porch, chimneys and vents, exterior stairs, and exterior doors. We look at each of these components and ask the following questions:

- Is this component part of the building design, but missing, either partially or entirely?
- Are there visible structural deficiencies indicated by crumbling, leaning, bulging, or sagging?
- Are there non-structural components missing such as window panes, flashing, etc.?
- Are there cosmetic deficiencies such as discoloring, dents or peeling paint?

If the answer to any of these questions is “yes”, the evaluator decides if the deficiency is major or minor and if it applies to some or most of the structure, and checks the appropriate box. The form deducts a portion of the points allotted to that component corresponding to the severity of the deficiency. A brief comment is inserted to explain the deficiency observed. If a building was designed without an element (e.g. no exterior stairs), or if the evaluator cannot see an element to evaluate is (e.g. a flat roof), that element is removed from consideration and its points removed from the calculation.

SITE IMPROVEMENTS CONDITION

In this category we consider the condition of accessory structures such as sheds or garages, storage and screening, signage, drives/parking/walks, and the public sidewalk. Each is evaluated using the same questions and scoring method as for the primary use structure, described above.

OTHER BLIGHTING INFLUENCES

In this category we consider an assortment of conditions that are unsafe or unsightly and may arrest the sound growth of the community, including minor maintenance issues (e.g. overgrown landscaping), major maintenance issues (e.g. piles of trash), compatibility of use or building bulk as compared to other parcels, safety hazards, erosion and stormwater management issues, and handicap accessibility. If the evaluator notes the presence of one of these conditions or issues, he or she decides if it affects just a portion or all of the parcel, and marks the appropriate box, thereby eliminating some or all of the points associated with that issue.

CODE VIOLATIONS, POLICE CALLS, AND PUBLIC STREET CONDITIONS

The final parcel score is adjusted to account for code violations for the specific parcel (up to 10 point deduction) and all parcel scores are adjusted to account for police call data and public street conditions in the study area (uniform four point deduction). These deductions are explained in *Section Four – Other Blighting Factors*.

PARCEL EVALUATION FORM (Parcel with Structures)



| | | | |
|---|------------------------------|-----------------|---------------------|
| Study Area: City of Madison TID 41 | Evaluator: | Parcel #: | Date of Evaluation: |
| Street Name: | Area (sq. ft.): | Sheet Number: | |
| Preferred Land Use (Comp Plan): | Other Uses: | Zoning: | |
| Primary Occupancy: | # Dwelling Units: | Basement (Y/N): | |
| # Stories: | Code Violation last 5 years: | Picture ID: | |

| TYPE | Factor | Value | Condition | Points | Comments |
|---|------------|-------|-----------|------------|----------|
| Lot Utilization (compared to Land Use Plan) | 50 | 100% | 100% | 50 | |
| Occupancy (% of the building area) | 50 | 100% | 100% | 50 | |
| Total | 100 | | | 100 | |

| ITEM | Factor (0-5 per violation) | Energy Missing | | | Structural Deficiencies | | | Missing/ Irreparable Components | | | Cosmetic Deficiencies | | | Condition | Points | Comments |
|------------------|----------------------------|----------------|-----|------|-------------------------|-------|------|---------------------------------|-------|------|-----------------------|-------|-------------|------------|---|----------|
| | | most | all | some | major | minor | some | major | minor | many | few | major | minor | | | |
| Foundations | 5 | | | | | | | | | | | | 100% | 5 | Comments: (Structural Deficiencies = Crumbling, Leaking, Sagging, etc.) (Missing/Irreparable Nonstructural Components = Sliding, Flashing, Windows, Doors, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity). | |
| Walls & Chubbins | 15 | | | | | | | | | | | | 100% | 15 | | |
| Roof | 15 | | | | | | | | | | | | 100% | 15 | | |
| Windows | 15 | | | | | | | | | | | | 100% | 15 | | |
| Stairways/Porch | 15 | | | | | | | | | | | | 100% | 15 | | |
| Chimneys & Vents | 5 | | | | | | | | | | | | 100% | 5 | | |
| Exterior Stairs | 15 | | | | | | | | | | | | 100% | 15 | | |
| Exterior Doors | 15 | | | | | | | | | | | | 100% | 15 | | |
| Total | 100 | | | | | | | | | | | | 100% | 100 | | |

| ITEM | Factor (0-5 per violation) | Empty/Missing | | | Structural Deficiencies | | | Missing/ Irreparable Components | | | Cosmetic Deficiencies | | | Condition | Points | Comments |
|----------------------|----------------------------|---------------|-----|------|-------------------------|-------|------|---------------------------------|-------|------|-----------------------|-------|-------|-------------|------------|---|
| | | most | all | some | major | minor | some | major | minor | many | few | major | minor | | | |
| Accessory Structures | 30 | | | | | | | | | | | | | 100% | 30 | Comments: (Structural Deficiencies = Uneven Settling, Heaving, Crumbling, Leaking, Sagging, etc.) (Missing/Irreparable Nonstructural Components = Sliding, Flashing, Windows, Doors, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity). |
| Storage & Screening | 20 | | | | | | | | | | | | | 100% | 20 | |
| Signage & Lighting | 20 | | | | | | | | | | | | | 100% | 20 | |
| Driveways/Walks | 20 | | | | | | | | | | | | | 100% | 20 | |
| Public Sidewalk | 10 | | | | | | | | | | | | | 100% | 10 | |
| Total | 100 | | | | | | | | | | | | | 100% | 100 | |

| BLIGHTING INFLUENCES | Factor | Yes | | Condition | Points | Comments |
|---|------------|------|------|-------------|------------|----------|
| | | most | some | | | |
| Minor Maintenance Issues (Minor Cracks, Stains, etc.) | 20 | | | 100% | 20 | |
| Weathering (Siding, Shingles, etc.) | 30 | | | 100% | 30 | |
| Issues with Utilities (Gas, Water, etc.) | 10 | | | 100% | 10 | |
| Line Incompatible with Adjacent Use | 10 | | | 100% | 10 | |
| Building Bulk Incompatible with Neighborhood | 15 | | | 100% | 15 | |
| Safety Hazards | 10 | | | 100% | 10 | |
| Exterior and Stormwater Management Issues | 5 | | | 100% | 5 | |
| Building not Handicap Accessible | 5 | | | 100% | 5 | |
| Total | 100 | | | 100% | 100 | |

PARCEL EVALUATION FORM (Parcel Without Structures)



| | | | |
|----------------------------------|-------------------------------|-------------|---------------------|
| Survey Area: TID 41 Parcel # | City of Madison TID 41 | Parcel # | Evaluator |
| Street Name: | Street Number: | Zone: | Date of Evaluation: |
| Preferred Liant Use (Comp Plan): | Other Uses: | Picture ID: | |
| Code Violation 1 last 10 years: | Code Violations next 5 years: | | |

| TYPE | Factor | Value | Points | Comments |
|--|--------|-------|------------|----------|
| Lot Size/Layout (suitability for preferred land use) | 50 | 100% | 50 | |
| Lot Utilization (compared to land use plan) | 50 | 100% | 50 | |
| Total | | | 100 | |

| ITEM | Factor (5 = best) | Energy Missing | | Structural Deficiencies | | Cosmetic Deficiencies | | Points | Comments |
|------------------------|-------------------|----------------|------|-------------------------|------|-----------------------|------|------------|----------|
| | | most / all | some | most / all | some | most / all | some | | |
| Storage & Scavenging | 30 | | | | | | | 30 | |
| Signage & Lighting | 30 | | | | | | | 30 | |
| Driveway/Parking/Walks | 15 | | | | | | | 15 | |
| Public Sidewalk | 15 | | | | | | | 15 | |
| Total | 100 | | | | | | | 100 | |

| BLIGHTING INFLUENCES | Factor | Yes | | Points | Comments |
|---|------------|------------|------|------------|----------|
| | | most / all | some | | |
| Minor Maintenance Issues (Minor Exterior Repairs, Etc.) | 30 | | | 30 | |
| Major Exterior Repairs (Roofing, Siding, Gutters, Etc.) | 30 | | | 30 | |
| Utility Hazards (Dead/Overhanging Powerlines, Etc.) | 30 | | | 30 | |
| Potential Environmental Hazards or Contamination (Erosion and Stormwater Management Issues) | 15 | | | 15 | |
| Total | 100 | | | 100 | |

3. PARCEL AND STRUCTURE SURVEY FINDINGS

This blight study includes 252 parcels totaling 113.5 acres considered for possible inclusion in TID 41. We grouped these parcels by geographic proximity and similar or planned land use, resulting in four sections (including three sections being further subdivided). Blight findings are presented here by subsection/section rather than parcel-by-parcel, with detailed information about parcels found to be in POOR or VERY POOR condition. Aggregate results for the entire proposed TID will be presented in *Section 5*. As explained below, several parcels were removed from consideration, resulting in a net count of 245 “parcels” evaluated, totaling 112.7 acres.

Parcels Not Considered

Four parcels were not visible from the public right-of-way, were not distinguishable from adjacent parcels, and could not be rated or evaluated. These were omitted from consideration and the area of these parcels was not counted as part of the total TID 41 area.

Three parcels were under construction at the time of the evaluation. We determined that it was not appropriate to rate these parcels because conditions were changing daily and the end state remained uncertain. These parcels have also been omitted from consideration. All parcels not counted are noted in the section summaries.

All of these parcels were evaluated in April and May 2011.

Individual parcel evaluation sheets have been provided to the City, and photos of every parcel are compiled in Appendix A.

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SECTION A-1

Description

This subsection includes ten parcels ranging in size from 0.15 to 0.76 acres. All the parcels are designated for Community Mixed Use in the Comprehensive Plan, and are currently zoned C3 (except parcel 74, zoned C2, and parcel 65, zoned PUD). Of the ten parcels, eight have commercial uses (parcels 66, 67, 68, 69, 70, 71, 73, & 74) and two are parking lots (parcels 72 & 65).

Findings

Five of the parcels were found to be blighted (Poor condition), representing 60.8% of the subsection, by area. Detailed notes and photos of the five blighted parcels follow. Every parcel in this subsection lost points because of the site improvement conditions, most frequently a lack of screening around garbage containers. In addition, all the blighted parcels lost significant points for primary structure exterior conditions.



Section A-1 Parcels

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|----------|----------------|---------------|
| Satisfactory | 0 | 0 | 0.00% |
| Deteriorating | 5 | 66,991 | 39.24% |
| Poor | 5 | 103,731 | 60.76% |
| Very Poor | 0 | 0 | 0.00% |
| Total | 10 | 170,722 | 100% |

Blighted Parcels – Section A-1

The following parcels were determined to be blighted.

Parcel 65

Score: 38.6

Blocked entrances (lot not in use); missing fencing and the remaining fencing in poor condition; missing, crumbling, and cracked asphalt; trash present



Parcel 67

Score: 46.5

Rusted and corroded metal siding (especially around windows); rusted hinges on front door with a ripped and bent awning above it; side door dirty and rusted; no screening around dumpster



Parcel 69

Score: 52.7

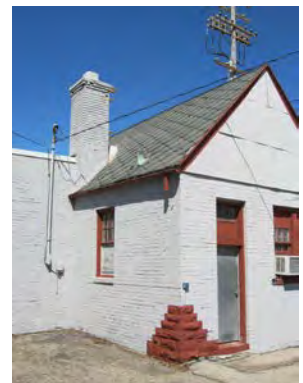
Paint wearing/worn off roof eaves; no screening around dumpsters; poor landscape maintenance (weeds, bushes dying/missing, etc.); trash along side of building



Parcel 73

Score: 36.5

Walls and cladding are cracked and have mortar deficiencies in areas; the foundation has cracks and is missing material; broken glass on the side and front windows; garage door is bent; billboard sign is rusted; uneven settling and cracked



asphalt; no screening around dumpster

Parcel 74

Score: 51.9

Walls and cladding worn, cracked, and dirty; the foundation has cracks and is missing material; signage in bad shape; chimney missing mortar between bricks; wood edging giving way along sidewalk edge



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SECTION A-2

Description

This subsection includes 26 parcels, ranging in size from 0.10 to 1.89 acres. All the parcels are designated for Community Mixed Use in the Comprehensive Plan. There are three zoning districts within this section: C3 (4 parcels), R4 (8 parcels), and R2 (14 parcels). This section has a mix of uses, including single family homes, duplexes, apartment buildings, and commercial uses. Of the 26 parcels, four are currently vacant (parcels 29, 30, 50, & 53) and one is an electrical transformer site (parcel 64).

Findings

Eight of the 26 parcels were found to be blighted (Poor or Very Poor condition), representing 50.8% of the subsection, by area. Detailed notes and photos for these eight parcels follow. Nearly every parcel in this section lost points for “Lot Utilization” because the current uses are only marginally consistent with City’s preferred land use (Community Mixed Use). Community Mixed Use, as portrayed in the Comprehensive Plan, calls for high density uses and buildings that are a minimum of 2-stories in height, and the majority of the parcels in this section are single-story and/or low-density uses. The parcels that were determined to be blighted had lost points for a wide variety of structural and site problems, as well as other blighting influences.



Section A-2 Parcels

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|----------|----------------|---------------|
| Satisfactory | 2 | 15,532 | 6.08% |
| Deteriorating | 16 | 110,356 | 43.18% |
| Poor | 7 | 47,290 | 18.50% |
| Very Poor | 1 | 82,413 | 32.24% |
| Total | 26 | 255,590 | 100% |

Blighted Parcels – Section A-2

The following parcels were determined to be blighted.

Parcel 27

Score: 55.8

Wood siding dirty and paint wearing off; stone cladding dirty with rust areas; window frames are cracking and paint is wearing off; balcony is sagging and rusted; stairs are quite weathered; no screening around garbage containers



Parcel 29

Score: 43.5

Vacant parcel; yard debris and trash, especially along rear and side of lot; parking area in poor condition



Parcel 30

Score: 24.1

Cladding in poor condition or missing entirely; graffiti; doors in poor condition (dents, scrapes, rust, and graffiti); stairs weathered and paint is wearing off; rusted railings; overgrown shrubs



Parcel 45

Score: 48.8

Wood siding is worn, weathered, and missing in areas; fascia boards are rotted and missing in areas; stairs are weathered; framing around the door is rotted; garage in poor condition – leaning, covered up window, and weathered roof



Parcel 49

Score: 31.4

Weathered and cracking foundation; cladding significantly worn, weathered, or missing entirely; roof shingles rotted away; porch in poor condition (rotted wood, missing paint, columns missing material);



Parcel 60

Score: 58.3

Brickwork dirty; rear balcony is in poor condition; stairs are weathered and discolored; garage in poor condition (siding dirty, garage doors falling apart, etc.); driveway unpaved, unmaintained; junk along side of the garage



Parcel 61

Score: 57.8

Worn and discolored roof shingles and eaves; back window in poor condition; stairs are weathered, discolored, and missing concrete; stair railing is rusted; shed in poor condition; no screening around garbage containers



Parcel 62

Score: 44.9

Cladding dented, cracked, and weathered; roof shingles worn, weathered, and missing; window frames are worn and weathered; overgrown shrubs; gutters are coming off; 9 code violations in the past 10 years (including 5 in the last 5 years)



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SECTION A-3

Description

This subsection includes five parcels, ranging in size from 0.21 to 3.89 acres. All parcels are designated for Community Mixed Use in the Comprehensive Plan. Zoning in this section includes C2 (parcel 91), R4 (parcel 93), and PUD-SIP (parcels 92, 94, & 95). This subsection consists of an office building, a clinic and parking lot, and two single family homes.

Findings

None of the five parcels were found to be blighted (Poor condition). Two were found to be “satisfactory”, and the remaining three parcels were found to be in “deteriorating” condition.



Section A-3 Parcels

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|----------|----------------|-------------|
| Satisfactory | 2 | 224,814 | 54.4% |
| Deteriorating | 3 | 188,772 | 45.6% |
| Poor | 0 | 0 | 0.0% |
| Very Poor | 0 | 0 | 0.0% |
| Total | 5 | 413,586 | 100% |

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SECTION A-4

Description

This subsection includes 22 parcels, ranging in size from 0.1 to 4.2 acres. All parcels are designated for Community Mixed Use in the Comprehensive Plan, except parcel 75 is designated as Public. Parcels in this subsection are occupied by a variety of commercial, business, and residential uses. Zoning in this section include C2, R2, R4, and PUD.

Findings

Eight of the 22 parcels were found to be blighted (Poor Condition), representing 45.0% of the subsection, by area. Detailed notes and photos for these eight parcels follow. Of the remaining, twelve parcels were in “deteriorating” condition and two were in “satisfactory” condition. The parcels found to be blighted all suffer from poor building and site conditions.



Section A-4 Parcels

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|----------|----------------|--------------|
| Satisfactory | 2 | 203,894 | 17.9% |
| Deteriorating | 12 | 421,586 | 37.1% |
| Poor | 8 | 511,376 | 45.0% |
| Very Poor | 0 | 0 | 0.00% |
| Total | 22 | 1,136,856 | 100% |

Blighted Parcels – Section A-4

The following parcels were determined to be blighted.

Parcel 32

Score: 54.8

Brickwork is weathered and cracked; window sills and top lintels rusted and/or peeling; doors are dirty; rusted old sign post with no signage; public sidewalk has rust staining



Parcel 33

Score: 52.1

Brick cladding in poor condition (worn, weathered, patched holes, and cracks); rusted vents; window and doorways lintels rusted and peeling; no screening around garbage containers; sidewalk is rust-stained, patched, and uneven



Parcel 34

Score: 39.1

Brickwork worn and discolored; structural beams rusted; signs faded and/or rusted; vents are rusted; asphalt is crumbling and missing in areas; the public sidewalk has cracks and staining



Parcel 39

Score: 59.3

Foundation is weathered and discolored; wood siding is weathered and worn with paint coming off at the ground level and on the dormer; roof is worn, weathered, and discolored; stairs are very worn; door is dirty; driveway is bulging and cracked



Parcel 83

Score: 53.8

Vacant; front façade has dents, scratches, and marks from past signage; roof eaves are cracking; paint is wearing off vents; pavement cracked; rusted sign post with no signage; accessory building has cracks in the foundation, rusted areas near loading dock, and discoloration of the concrete block façade



Parcel 84

Score: 48.9

Brickwork is weathered and cracked; chimney cracked, weathered, rust-stained; steps weathered and cracked; dumpsters are not screened; pavement is faded, cracked, weeds; door is worn



Parcel 85

Score: 54.1

Brickwork cracked, discolored, and missing brick and mortar along foundation; fascia and siding water damaged and cracked; window sills are rusted; sign supports are rusted; parking signage very worn and weathered; walkway is stained



Parcel 90

Score: 52.3

Asphalt is worn, weathered, and in some areas crumbling; parking striping is wearing thin; sidewalk is weathered



SECTION B

Description

This section includes seven parcels, ranging in size from 0.7 to 11.0 acres. All of the parcels are designated for Community Mixed Use in the Comprehensive Plan, except parcel 96 is designated as Public. The parcels are zoned either CM 1 (parcel 96), M1 (parcels 79, 76, & 77), M1 W (parcels 78 & 80), M1 WP-18 (parcel 81). Parcels in the section are primarily occupied by commercial uses.

Findings

One of the seven parcels was found to be blighted (Poor condition). Detailed notes and photos for the blighted parcel follow. Of the remaining parcels, three were in “satisfactory” condition and three were in “deteriorating” condition.



Section B Parcels

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|----------|----------------|--------------|
| Satisfactory | 3 | 190,381 | 17.9% |
| Deteriorating | 3 | 394,462 | 37.1% |
| Poor | 1 | 479,160 | 45.0% |
| Very Poor | 0 | 0 | 0.0% |
| Total | 7 | 1,064,003 | 100% |

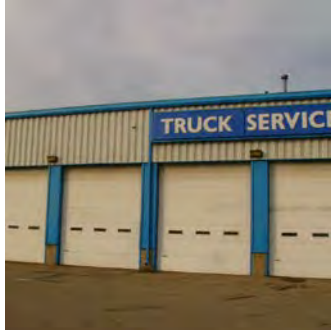
Blighted Parcels – Section B

The following parcels were determined to be blighted.

Parcel 81

Score: 59.0

Discoloration and cracks in concrete party wall; dirty and worn metal siding; poorly maintained canopy above repair entrance; majority of doors weathered and dirty; vents are weathered and some rusted; car dealership



parking is weathered and has minor cracks; back parking is severely deteriorated

SECTION C

Description

This section includes 24 parcels, ranging in size from 0.1 to 4.2 acres. Four small parcels (parcels 129, 130, 131, & 132) were not visible from the public right-of-way, were not distinguishable from adjacent parcels, and were omitted from consideration. Parcels are either designated as Low-Density Residential or Medium-Density Residential in the Comprehensive Plan. Parcels within this section are zoned M1, M1 R4, C3, and PUD-SIP.

Findings

Sixteen of the 21 ratable parcels were found to be blighted (Poor or Very Poor condition), representing 64.2% of the section, by area. Detailed notes and photos for these sixteen parcels follow. The majority of the parcels in this section lost points because current commercial/industrial uses are not consistent or compatible with the preferred Low-Density and Medium-Density Residential uses indicated in the Comprehensive Plan. In addition, the parcels found to be blighted all suffer from poor site conditions.



Section C Parcels*

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|-----------|----------------|---------------|
| Satisfactory | 0 | 0 | 0.00% |
| Deteriorating | 5 | 226,236 | 35.84% |
| Poor | 13 | 379,965 | 60.20% |
| Very Poor | 3 | 25,005 | 3.96% |
| Total | 21 | 631,206 | 100% |

*not including parcels #129, #130, #131, & #132

Blighted Parcels – Section C

The following parcels were determined to be blighted.

Parcel 102

Score: 56.0

Discolored foundation; dirty siding; window framing is worn and upper window is boarded up; covered porch in poor condition (rusty gutter, worn and weathered wood siding, missing and broken lattice work under the floor); weathered and discolored stairs; garage in poor condition (worn fascia board, cladding is weathered, and roof is worn)



Parcel 103

Score: 58.6

Brickwork is dirty; paint is inconsistent; roof eaves are in poor condition (rotted, missing, hanging off, or cracked portions); upper window framing is worn; upper porch is in bad shape (railing is warped, weathered, and cracked); front stair cracked and missing concrete, both side stairs weathered; no screening around garbage containers



Parcel 104

Score: 18.4

Vacant; not compatible with preferred land use (low-density residential); walls are cracked, worn, weathered, and concrete block pieces are missing; signs of graffiti; doors are dirty, worn, and the framing is in bad shape;



fencing is rotted, bent, and leaning; driveway has eroded to mostly dirt/weeds; no lawn care

Parcel 105

Score: 18.7

Vacant; walls are cracked, mismatched and worn paint; graffiti is present; doors are dirty, worn, and weathered; driveway is not paved



Parcel 118

Score: 57

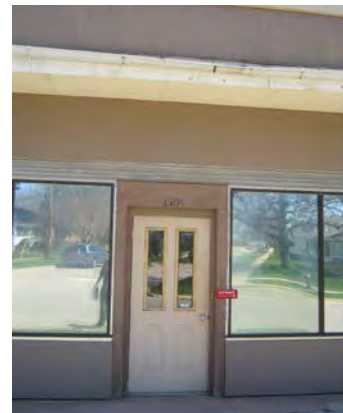
Use not compatible with residential; infilled window area; no screening around dumpsters; fence leaning and weathered; asphalt stained and crumbling in areas



Parcel 121

Score: 45.5

Use not compatible with residential; siding is weathered, cladding is worn and damaged at foundation; portions of the cornice are missing; door frame rotted and paint wearing off; no screening around garbage containers; rusted chain link fence



Parcel 122

Score: 47.4

Use not compatible with residential; cracks in mortar joints of concrete block; metal siding is weathered and dented in areas; missing shingles on overhang; dirty and worn window frames; chain link fence is rotted and the barbed wire is bent throughout



Parcels 123

Score: 38.4

No development (provides storage and parking); fencing and barbed wire is bent throughout; asphalt has cracks and is stained and crumbling in areas; debris (leaves, sticks, weeds, etc.) along fenceline; machinery and materials stored outside



Parcels 124

Score: 46.4

No development (provides storage and parking); fencing and barbed wire is bent throughout; asphalt has cracks and is stained in areas; debris (leaves, sticks, weeds, etc.) along fenceline; machinery and materials stored outside



Parcel 125

Score: 52.0

Vacant; inconsistent with preferred land use (medium-density residential); walls discoloring; cornice is worn; window frames in poor condition and brick sill is worn; vent in front quite rusted; fence is rusted; no screening around dumpster; signage is rusted and worn; signs of graffiti, (painted over with mismatched paint)



Parcel 126

Score: 45.5

Vacant; inconsistent with preferred land use (medium-density residential); cladding in poor condition (paint has worn off all sides of the building); roof shingles are worn, weathered, and discolored (possibly water damage); window framing is worn and weathered; stairs are entirely missing; door is worn and weathered; gutters are either missing or hanging off the roof eaves



Parcel 127

Score: 27.3

Vacant; not consistent with preferred land use (medium-density residential); blotchy exterior paint; wood over entrance worn and weathered, cracks in mortar joints between concrete blocks; window areas covered by wood paneling in poor condition; door are dented and poorly painted; signage is worn and blank; no paved parking area or walkway; no screening around garbage containers; weeds



Parcel 133

Score: 48.1

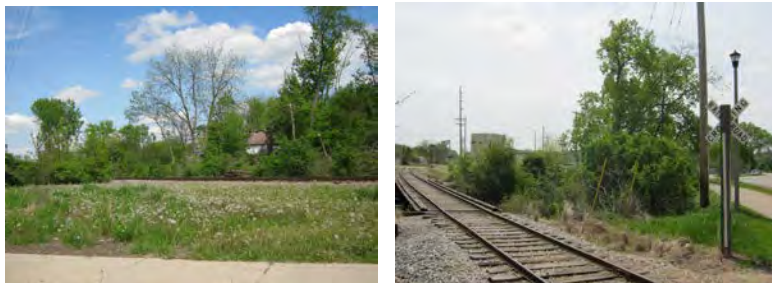
Use not compatible with residential; siding is weathered, rusted, and in areas missing; roof eaves rotted away on northern bldg. and the southern building has worn shingles; dirty signage and lighting fixture; pot holes and missing concrete in parking lot



Parcel 136

Score: 56.5

Not developable except for transportation use; not used in support of preferred residential use; landscape not maintained



Parcel 137

Score: 57.3

Use not compatible with residential; walls are weathered, stained (rust), and have graffiti; stored metal culverts are an eyesore and a potential safety hazard; pavement is cracked and is missing in areas; rusted metal screen over windows; sills rust stained



Parcel 140

Score: 57.4

Use not compatible with residential; walls are dirty and discolored; fencing in bad shape – barbed wire and fencing is bent and rusted; most of the parking and storage areas are not paved and cracks and staining in paved sections; walls dirt and has discoloration



SECTION D-1

Description

This subsection includes 12 parcels (parcel 10 was under construction and was omitted from consideration), ranging in size from 0.06 to 0.80 acres.

Parcel 1 is designated as public in the Comprehensive Plan and is zoned R2. All of the other parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned C2 (except parcel 3 is zoned PUD and parcel 19 is zoned C3). This is primarily a commercial area with relatively small buildings and lots; however, there are three parcels that are strictly residential (parcels 4, 5, & 9).

Findings

Four of the 11 parcels were found to be blighted (Poor or Very Poor condition), representing 25.5% of the subsection, by area. Detailed notes and photos for these four parcels follow. Of the remaining parcels, four were in “satisfactory” condition and three were in “deteriorating” condition. For the most part, the current uses are low density and are primarily single story, which is not consistent with the City’s preferred land use, Community Mixed Use, as defined in the Comprehensive Plan. The parcels found to be blighted all suffer from poor building and site conditions.



Section D-1 Parcels*

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|----------|----------------|---------------|
| Satisfactory | 4 | 60,820 | 48.73% |
| Deteriorating | 3 | 32,191 | 25.79% |
| Poor | 3 | 27,820 | 22.29% |
| Very Poor | 1 | 3,976 | 3.19% |
| Total | 11 | 124,807 | 100% |

* Parcel 10 is under construction

Blighted Parcels – Section D-1

The following parcels were found to be blighted.

Parcel 2

Score: 37.6

Vacant; inconsistent with preferred land use (not high-density or multi-storied); tires on roof; roof flashing is bent and missing paint; window frames corroding and peeling; vents are quite rusted; asphalt is cracked and has uneven settling; overgrown shrubs and weeds



Parcel 3

Score: 28.4

Concrete block on sides bulging and paint is wearing off; window frames are worn/dirty and concrete sill is discolored; canopy is rotted in portions, missing wood, and dirty; graffiti on front door and mailbox; chain link fence leaning on adjacent building; driveway in poor condition (patchwork, discoloration, and missing portions); inconsistent with preferred land use (not high-density or multi-storied)



Parcel 4

Score: 57.0

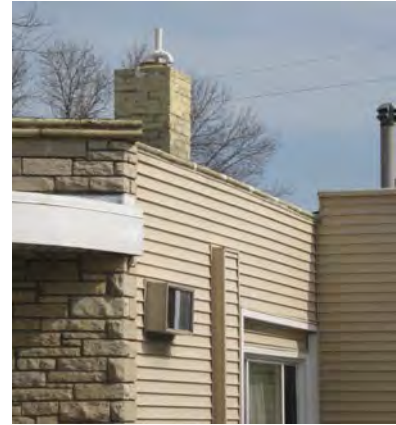
Foundation is cracked and weathered; cladding is corroding, dirty, dented, and coming off facade; window framing quite worn; porch supports sagging and overall quite dirty; garage is in poor condition (roof sagging, dirty, and weathered); driveway not paved; inconsistent with preferred land use (not high-density)



Parcel 7

Score: 51.0

Cornice in bad shape (discoloration and starting to crumble); window sills quite weathered; canopy siding dirty and mismatch of white paint hues; chimney has bulging brickwork, cracked mortar joints, and discoloration; door is rusted and worn; entire sign (including pole) is rusted and electrical outlet box is open; paved area has cracks and missing portions of concrete; inconsistent with preferred land use (not high-density or multi-story)



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SECTION D-2

Description

This subsection includes 19 parcels, ranging in size from 0.1 to 0.4 acres. All of the parcels are designated for Community Mixed Use in the Comprehensive Plan and all of the parcels are zoned C2, except parcel 101 is zoned R2. This is primarily a commercial area with relatively small buildings and lots; however, there are five parcels that are strictly residential (parcels 15, 23, 25, 26, & 101).

Findings

Thirteen of the 19 parcels were found to be blighted (Poor or Very Poor condition), representing 56.4% of the subsection, by area. Detailed notes and photos for these thirteen parcels follow. Of the remaining parcels, five were in “deteriorating” condition and one in “satisfactory” condition. Many of the parcels lost points because the current uses are not

consistent with the preferred use as identified in the Comprehensive Plan. All of the parcels considered blighted have both building and site maintenance issues.



Section D-2 Parcels

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|-----------|----------------|--------------|
| Satisfactory | 1 | 16,887 | 11.4% |
| Deteriorating | 5 | 47,538 | 32.2% |
| Poor | 12 | 76,843 | 52.0% |
| Very Poor | 1 | 6,500 | 4.4% |
| Total | 19 | 147,767 | 100% |

Blighted Parcels – Section D-2

The following parcels were found to be blighted.

Parcel 13

Score: 44.6

Exterior paint in poor condition (peeling, streaks, not enough coats, etc.); cladding is dirty and paint is wearing off in areas; back staircase worn and weathered; no screening around dumpsters; chain link fence in poor condition; walkway cracked, discolored, and weathered; parking pavement is weathered, cracked, stained, and missing asphalt; weeds and dead grass on side of the building; corner landscaping base falling apart; inconsistent with preferred land use (not high-density or multi-story)



Parcel 14

Score: 56.4

Vacant; paint wearing thin on side of building; paint wearing off roof metal paneling; missing sign face; lack of maintenance between the building and the next; poor painting around doors, windows, and sidewalk (splashes of paint); inconsistent with preferred land use (not high-density or multi-story)



Parcel 15

Score: 27.6

Vacant; shingle siding lifting from building along side; fascia boards worn or missing; window framing is cracking and worn; chimney brickwork is weathered and missing mortar, and metal cap is rusted; door is worn and weathered; multiple areas of poorly covered graffiti; no screening around garbage containers; parking in poor condition - stained, discolored, cracked, missing asphalt; inconsistent with preferred land use (not high-density)



Parcel 16

Score: 54.4

Siding is bent, dented, coming off; cladding below door very worn; paint coming off window sills, interior blinds and displays in poor condition; stairs are weathered; weeds alongside and front of the building; inconsistent with preferred land use (not high-density or multi-story)



Parcel 17

Score: 46.9

Walls are worn and weathered on front/sides and in very poor condition on the backside; roof is worn and weathered; rusted electrical support pipe; shed is weathered and the door is dirty; no screening around garbage containers; some rust on light poles; paved area is cracked, stained, and missing concrete; remnants of pay phone (eye sore); trash and litter along property line; inconsistent with preferred land use (not high-density or multi-story)



Parcel 18

Score: 59.8

Cladding has rust staining, discoloration, and dented/bent metal flashing; rusted electrical wire support pole; chimney is weathered; stairs are discolored and weathered; paved area has cracks, discoloration; signs of graffiti on side of building; debris in the back of the building; no screening around garbage containers; inconsistent with preferred land use (not high-density or multi-story)



Parcel 20

Score: 54.5

Foundation is dirty and weathered; cladding is dirty, weathered, and has areas of dents and discoloration; infilled window areas do not match the rest of the building; canopy dirty, discolored, and rusted; stairs in poor condition - missing concrete and paint is almost entirely worn off; mismatched fencing materials; porch light is rotted and weathered; inconsistent with preferred land use (not high-density); not compatible with neighboring commercial uses



Parcel 21

Score: 43.6

Foundation is weathered and discolored; fascia boards are in bad shape; roof shingles are worn and the roof eaves are rotting; window frames are worn and weathered; balcony in poor condition (paint peeling, etc.); no screening around garbage containers; driveway is discolored and stained; protection posts are rusted; inconsistent with preferred land use (not high-density)



Parcel 22

Score: 58.6

Foundation is weathered and paint is wearing off in areas; cladding is worn, dirty, and dented in areas; fascia board is cracked and weathered; roof shingles are worn and flashing is rusted; window framing is worn and weathered; stairs are weathered and have major staining; sidewalk and driveway are stained and discolored; inconsistent with preferred land use (not high-density)



Parcel 23

Score: 50.3

Foundation is weathered and discolored; cladding worn and dirty with some dents; paint peeling off brick; roof eaves are rotting; boarded up basement windows; part of door boarded up (eyesore); the fence is cracked with peeling paint; paving along the side of the building in poor condition; incompatible with neighboring commercial uses; inconsistent with preferred land use (not high-density)



Parcel 26

Score: 54.2

Cladding is dirty with broken pieces; paint wearing off; roof is worn with rusted metal joint; window framing is weathered and worn; canopy is weathered with peeling paint; stairs and doorway are weathered and discolored with missing pieces of concrete; garage in poor condition (garage door dirty, siding is cracked); no screening around garbage containers; fence is missing support pole; cracked driveway entrance and rest of driveway is gravel; inconsistent with preferred land use (not high-density)



Parcel 99

Score: 53.1

Foundation cracked, settling; cladding is dirty, missing, or growing mold (possible water damage); roof eaves are cracked and paint is wearing off; no flashing between roof membrane and dormer; some window frames are dented; porch roof has cracked wood, and worn/weathered wood flooring; accessory structure is missing a gutter system; no screening around garbage containers; driveway is stained/weathered; billboard rusted and not compatible with residential uses; primary use not ADA accessible



Parcel 101

Score: 50.6

Cladding is dirty, discolored, and missing material; roof is worn; back addition is missing protection (only a roof membrane); most window framing is worn; in-filled window areas poorly match existing cladding; porch has cracked wood in the roof eaves and cladding is missing pieces; door and framing is dirty; gutters are coming off roof eaves and downspouts are missing; garage is weathered and door is missing material; fence is worn and missing fencing; garage access drive is not paved; inconsistent with preferred land use (not high-density)



SECTION D-3

Description

This section consists of 14 parcels, ranging in size from 0.1 to 1.6 acres. All of the parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned C3, except parcel 134 is zoned C3 WP-18. This is primarily a commercial area with relatively small buildings and lots; however, one parcel is strictly residential (parcel 110) and two are undeveloped green spaces (parcels 115 & 135).

Findings

Nine of the 14 parcels were found to be blighted (Poor or Very Poor condition), representing 58.7% of the subsection, by area. Detailed notes and photos for these eight parcels follow. Of the remaining seven parcels, two were in “satisfactory” condition and three were in “deteriorating” condition. All of the parcels considered blighted lost points because of building and site maintenance issues.



Section D-3 Parcels

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|----------|----------------|--------------|
| Satisfactory | 2 | 76,212 | 32.00% |
| Deteriorating | 3 | 22,031 | 9.3% |
| Poor | 8 | 135,130 | 56.7% |
| Very Poor | 1 | 4,760 | 2.0% |
| Total | 14 | 238,133 | 100% |

Blighted Parcels – Section D-3

The following parcels were found to be blighted.

Parcel 106

Score: 45.1

Cladding is worn; missing mortar between concrete blocks; brickwork falling apart; metal support above window rusted; rusting around window frames; broken glass in window; back porch in poor condition (paint peeling and cladding worn); side door is dented and missing glass; back stairs rusted; fence is bent and leaning; no screening of garbage containers; lack of lawn care; some parts of building appear vacant ('for rent' signs posted)



Parcel 107

Score: 47.4

Water damage at the base of the building; green/gold paint splattering the brickwork; window frames are worn, some broken; metal siding on canopy is bent; stairs on side of building worn and weathered; exterior doors dirty; accessory structure in poor condition (discoloration and staining of building; paint peeling off wood trim, etc.); rotted sign post with no sign and dangling wires; cracks and uneven driveway; signs of graffiti on front façade; retaining wall missing pieces; partially vacant ('for rent' sign posted)



Parcel 109

Score: 59.0

Paint on walls worn; sills of windows not painted; some rust on exterior vents; exterior stairs are missing concrete; exterior doors are weathered; no screening around the dumpsters; some rust on sign pole; driveway is discolored, cracked, and missing material due to crumbling; weeds along building; inconsistent with preferred land use (not multi-story)



Parcel 110

Score: 53.6

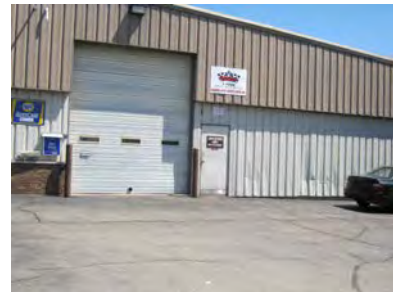
Brick stained from water damage; paint peeling off roof eaves; side stairs have rust staining and are missing concrete at step edges; door and framing are dirty; no screening around garbage containers; weeds in walkway's expansion joints; dead grass and dirt where drive access would be; overgrown shrubs and lack of lawn care



Parcel 111

Score: 51.4

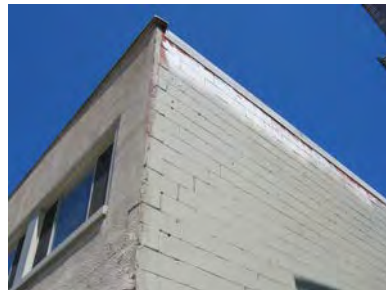
Cladding is bent, rusted, dirty, and discolored; noticeable past graffiti (now covered); rust on exterior vents; exterior doors are dented with rusted hinges; no screening around tires or garbage dumpsters; signs and lighting and rust stained; drive is cracked and oil stained; weeds growing out of public sidewalk; inconsistent with preferred land use (not multi-story)



Parcel 112

Score: 56.6

Front cladding is weathered with cracks and missing material; there is covered up graffiti on the side; mismatched paint; no screening of garbage; back pavement is weathered and stained; piles of garbage; no landscaping



Parcel 116

Score: 47.9

Metal siding is eroding and rusting in areas; windows are worn and dirty; a/c unit and exterior vents are rusted; exterior doors dirty; no screening around garbage containers; sign pole rusted; cracking in drive; rusty canisters and other junk along the back; inconsistent with desired land use (not multi-story)



Parcel 134

Score: 42.9

Cladding is discolored and cracked; vents rusting; ramp is weathered and stained; exterior doors are dirty, weathered, and dented; no screening around dumpsters; sign very rusted and missing pieces; drive is discolored and cracked; graffiti (existing and previous); inconsistent with preferred land use (not multi-story)



Parcel 135

Score: 28.0

Not buildable; not utilized; not maintained



SECTION E-1

Description

This section consists of 30 parcels, parcels, ranging in size from 0.09 to 0.27 acres. All of the parcels are designated for Low Density Residential in the Comprehensive Plan and are zoned R3 or R4, except parcel 172 is zoned C2. This is a residential area with relatively small buildings and lots; however, one parcel is strictly commercial (parcel 172). There are a few parcels that are undeveloped “yard” spaces (parcels 169, 173, 181, and 183) and one parking lot (parcel 171). Parcel 177 is currently under construction, and was omitted from consideration.



Findings

Eleven of the 29 parcels were found to be blighted (Poor condition), representing 38.1% of the subsection, by area. Detailed notes and photos for these eleven parcels follow. Of the remaining parcels, sixteen were in “deteriorating” condition and two were in “satisfactory” condition. All of the parcels considered blighted lost points because of building and site maintenance issues.

Section E-1 Parcels*

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|-----------|----------------|--------------|
| Satisfactory | 2 | 11,940 | 6.7% |
| Deteriorating | 16 | 98,060 | 55.2% |
| Poor | 11 | 67,616 | 38.1% |
| Very Poor | 0 | 0 | 0.0% |
| Total | 29 | 177,616 | 100% |

* Parcel 177 under construction

Blighted Parcels – Section E-1

The following parcels were found to be blighted.

Parcel 169

Score: 50.0

Inconsistent with preferred land use (not providing housing or “convenience” commercial); walkway is worn and weathered; lack of lawn care (weeds and not mowed)



Parcel 172

Score: 54.2

Cladding has peeling paint and bent aluminum; window framing is weathered; doors are quite weathered; shed locker siding is worn and deteriorating at the base; fencing weathered and paint is peeling off; inconsistent with preferred land use (not a “convenience” good or service for neighborhood)



Parcel 174

Score: 53.0

Weathered foundation; siding is dirty, worn, and stained in areas; shingles are quite worn; roof eaves and soffits are worn; stairs are worn and weathered; railing is rusted; walkway is worn and weathered



Parcel 183

Score: 58.0

Lot not accessible from street and is inconsistent with preferred land use (not providing housing or “convenience” commercial); shed is weathered and rusted in areas; lawn is a bit overgrown



Parcel 184

Score: 47.0

Foundation very worn and material eroding on outside; siding is very worn and weathered; roof eave worn, bent in areas, and has tar residue on metal cover; front concrete stair in very poor condition; front door is very worn



Parcel 186

Score: 55.4

Siding is very worn and eroding at the base; shingles are worn and coming up in a couple areas; roof eave and gutters worn and dirty; light fixture missing shade/cover; driveway and walkway has uneven settling and cracks; lack of lawn care



Parcel 187

Score: 56.2

Siding is pretty worn and has marks from past shutter placement; shingles are worn; roof eave is cracked and dirty; gutters very dirty; chimney worn, weathered, and discolored; driveway very worn, weathered, and cracked; lack of lawn care



Parcel 188

Score: 57.2

Siding and shingles slightly worn; gutters dirty; door is dented and worn at the bottom; walkway very worn and crumbling; access drive is worn, weathered, and cracked; lack of lawn care



Parcel 189

Score: 56.9

Foundation quite worn and weathered; siding worn and dirty in areas; window framing quite worn, weathered, and has a mismatch of paint on sills; chimney brickwork discolored, dirty, and missing mortar between some of the bricks; stairs and railing are worn and weathered; overgrown shrubs and weeds in lawn



Parcel 191

Score: 47.0

Foundation is worn, weathered, and missing material in areas; siding is dirty and worn; shingles are quite worn and discolored; window framing and shutters are dirty and worn; side door is dirty and missing a decorative piece; sheds in poor condition; lack of lawn and landscaping maintenance



Parcel 194

Score: 51.9

Siding is worn, especially at the base; roof eave and soffits has dirty, bent/warped wood; window framing slightly worn; light fixture weathered and missing cover/shade; garbage carts in front yard unscreened; lack of lawn care



SECTION E-2

Description

This section consists of 27 parcels, ranging in size from 0.13 to 0.39 acres. All of the parcels are designated for Low Density Residential in the Comprehensive Plan and are primarily zoned R3 or R5, except parcels 149-153 are zoned R4 and parcel 141 is zoned C1. This is a residential area with relatively small buildings and lots; however, two parcels are park spaces (parcel 153 & 160) and two are undeveloped lots (parcels 141 & 151).

Findings

Nine of the 27 parcels were found to be blighted (Poor condition), representing 30.4% of the subsection, by area. Detailed notes and photos for these nine parcels follow. Of the remaining parcels, three were in “satisfactory” condition and fifteen were in “deteriorating” condition. All of the parcels considered blighted lost points because of building and site maintenance issues.



Section E-2 Parcels

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|----------|----------------|--------------|
| Satisfactory | 3 | 27,816 | 13.5% |
| Deteriorating | 15 | 115,327 | 56.1% |
| Poor | 9 | 62,410 | 30.4% |
| Very Poor | 0 | 0 | 0.0% |
| Total | 27 | 205,553 | 100% |

Blighted Parcels – Section E-2

The following parcels were found to be blighted.

Parcel 141

Score: 31.8

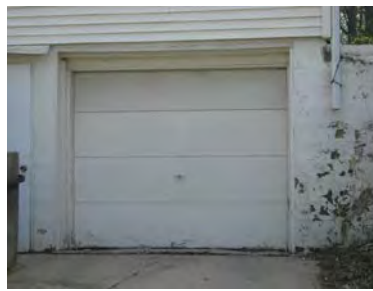
Inconsistent with preferred land use (not providing housing or “convenience” commercial); pavement is mostly deteriorated, otherwise cracked and quite weathered; lack of lawn care (weeds, not mowed, litter)



Parcel 142

Score: 45.7

Foundation has cracks and paint is peeling off; siding is dirty, loose in areas, and marked up from past awning over doorway; window framing is weathered, worn, and dirty with peeling paint; gutters dirty, slightly worn, rusted, and bent; garage door weathered and worn at base; sheds in poor condition; lack of lawn care



Parcel 144

Score: 59.6

Siding has minor dents; gutters and soffits dirty; window framing weathered; window sills deteriorating, some with peeling paint; door very worn, especially at the base; steps very uneven, weathered, cracked with rusted railing; lack of lawn and landscaping maintenance



Parcel 148

Score: 56.1

Foundation has some cracks; mismatched aluminum siding and peeling paint from wood siding; roof shingles are worn and loose in areas; gutters bent and dirty; fascia board deteriorated with peeling paint; chimney worn and discolored with missing mortar between some of the bricks; back fence worn and weathered; walkway uneven and weathered; front lawn mostly dirt and weeds



Parcel 150

Score: 48.0

Siding broken, bowing, loose, and paint is peeling off; window framing weathered and worn; window sills deteriorating; awnings very worn and weathered; gutters dirty and bent in areas; fence in bad condition (rusted, bent, and broken in areas); walkway uneven and overgrown with grass/weeds; weeds and overgrown lawn around fenceline



Parcel 157

Score: 49.8

Roof shingles very worn and some discoloration from roof vents/chimney; gutters very dirty; canopies are very worn and weathered; vents rusted and chimney cap is very worn; walkway very uneven, weathered, cracked; lack of lawn and landscaping maintenance



Parcel 158

Score: 50.9

Brickwork is worn and stained near window sill patchwork; mismatch brick near entrances; window sills poorly patched; sills are worn; canopy has stained metal supports, weathered and discolored wood, and is sagging in the middle; steps have cracks and rust staining from rusted railings; retaining wall worn, discolored, and has missing blocks



Parcel 165

Score: 51.2

Siding quite weathered and worn; roof shingles very worn and missing in areas; window covered by wood paneling; stairs quite worn and weathered with a rusty railing; door extremely weathered and worn; walkway uneven, weathered, worn; lack of lawn care



Parcel 166

Score: 57.7

Siding is bent and dented in areas; corner pieces missing in a few areas; roof shingles are worn, weathered, and curling; window framing dirty in areas; steps uneven, weathered, and has minor staining from rusted railing; parking area is just gravel, weeds, and dirt; lack of lawn care



SECTION E-3

Description

This section consists of 26 parcels, ranging in size from approximately 0.11 to 0.36 acres. All of the parcels are designated for Low Density Residential Use in the Comprehensive Plan and are currently zoned R3. This is residential area with primarily small lots. There is one parcel that is undeveloped (Parcel 206).

Findings

Seven of the 26 parcels were found to be blighted (Poor condition), representing 29.6% of the subsection, by area. Detailed notes and photos for these seven parcels follow. Of the remaining parcels, three were in “satisfactory” condition and 16 were in “deteriorating” condition. All of the parcels considered blighted lost points because of building and site maintenance issues.



Section E-3 Parcels

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|----------|----------------|--------------|
| Satisfactory | 3 | 26,008 | 12.8% |
| Deteriorating | 16 | 122,628 | 60.3% |
| Poor | 7 | 54,700 | 26.9% |
| Very Poor | 0 | 0 | 0.0% |
| Total | 26 | 203,336 | 100% |

Blighted Parcels – Section E-3

The following parcels were found to be blighted.

Parcel 203

Score: 56.9

Front left corner of the foundation has problems; dormer roof is missing fascia, eave, and soffit; there are also signs of mold in the dormer; exterior steps are discolored and the paint is coming off; several window frames are in need of repair; accessory structure in poor condition (paint peeling, roof sagging in the middle); garbage containers not screened; inoperable car in driveway



Parcel 207

Score: 55.4

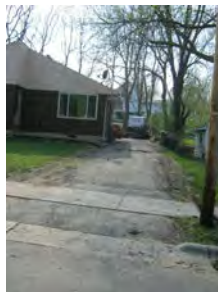
Foundation discolored; cladding very dirty and worn; shingles worn and roof eaves under the paneling worn and/or missing; vents are rusted; fence damaged in places; driveway stained and cracking; lots of weeds in yard



Parcel 214

Score: 54.6

Foundation is worn and weathered; cladding is degraded; shingles very worn; gutters bent, sagging, and missing; driveway severely cracked and crumbling; missing pieces of asphalt; erosion around driveway and walkway



Parcel 215

Score: 59.5

Foundation has minor cracks; cladding is dirty and dented in areas; window frames are worn with paint wearing off; exterior stairs very worn; exterior door dirty; accessory structure in poor condition (dirty, shingles curling, roof sagging); driveway uneven and cracked with patched asphalt; asphalt worn away from end of driveway; missing part of downspout



Parcel 220

Score: 55.6

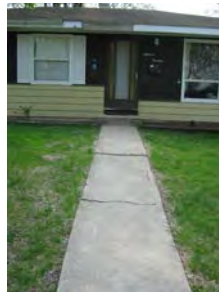
Cladding dirty in some areas; shingles are worn; the exterior steps are discolored and worn; garbage containers in the front yard; front walkway worn; front steps missing pieces (tripping hazard); public sidewalk is uneven and settling; side of house is covered in scrap material; random items strewn about yard; yard is full of weeds



Parcel 221

Score: 55.4

Siding worn; make-shift fascia board does not match rest of the roof eave; window frames and shutters worn; plywood frame for air conditioner is an eyesore; garbage containers in front lawn; fencing worn; driveway and walkway have cracks; front planter in disrepair; missing section of gutter



Parcel 222

Score: 50.2

Foundation worn; cladding dirty; shingles worn; side entry addition has mold growing over the shingles; paint is wearing off the window frames; broken blinds in front visible from the outside; paint is



wearing off the back porch (visible from the street); fencing is broken, leaning, and rusted; front driveway in poor condition; front walkway cracked, worn, etc.; lack of lawn care; junk in rear

SECTION E-4

Description

This section consists of 29 parcels, ranging in size from approximately 0.07 to 0.2 acres. All of the parcels are designated for Low-Density Residential Use in the Comprehensive Plan and are currently zoned R3. This is primarily a residential area characterized by small lots and buildings. Within this area, there are three parcels that do not have structures on them (Parcels 243, 244, and 251). One parcel (parcel 228) was removed from consideration because it was currently under construction.

Findings

Seventeen of the 28 evaluated parcels were found to be blighted (Poor condition), representing 64.4% of the subsection, by area. Detailed notes and photos for these seventeen parcels follow. Of the remaining eleven parcels, three were in “satisfactory” condition and eight were in “deteriorating” condition. All of the parcels considered blighted lost points because of building and site maintenance issues.



Section E-4 Parcels*

| | Parcels | Area (sq. ft.) | % by Area |
|------------------|-----------|----------------|--------------|
| Satisfactory | 3 | 16,827 | 10.3% |
| Deteriorating | 8 | 41,161 | 25.3% |
| Poor | 17 | 105,010 | 64.4% |
| Very Poor | 0 | 0 | 0.0% |
| Total | 28 | 162,998 | 100% |

* Parcel 228 is under construction

Blighted Parcels – Section E-4

The following parcels were found to be blighted.

Parcel 224

Score: 57.8

Cladding dirty; shingles worn and mismatched; eaves, soffits and gutters dirty; window framing and shutters worn; exterior door weathered and worn especially at base; accessory structure worn and weathered; light missing bulb; walkway and driveway are worn and weathered with minor cracks; no lawn care; front door lifted off ground with no step



Parcel 225

Score: 50.8

Cladding dirty; roof eaves are cracked and stained with paint wearing off; completely missing soffit on one side; wood columns to porch are worn; paint wearing off door; accessory structure missing shingles and siding; driveway cracked and worn; weeds; mattress and other junk in yard (visible from street)



Parcel 226

Score: 48.3

Foundation discolored; cladding is dirty with mold growing on the side; the corner of the cladding is missing and/or mangled; roof is worn and gutters are very dirty; window framing is in poor condition; exterior doors are dented; walkway is discolored and cracked; no lawn care; pile of lumber in driveway;



Parcel 227

Score: 56.8

Brick is worn with paint marks; siding is dirty and curling; shingles are curling; paint is chipping off the gutters; paint is peeling and uneven on the front door; storage is very worn; cracks in driveway; no lawn maintenance; landscape edging is worn and weathered



Parcel 232

Score: 55.3

Cladding worn and dirty; shingles, gutters, and eaves are all dirty, discolored, and worn; shutters worn; door and frame are weathered; accessory structure is worn and dirty; driveway weathered and cracked; no lawn care



Parcel 235

Score: 45.3

Foundation worn; cladding dirty with loose siding, missing corner treatment, and red marks; shingles are curling; paint is wearing off windows; door is dirty with marks on the bottom; no shade/cover on exterior light; walkway worn and weathered; significant area of yard is dirt and weeds and the rest of the yard needs to be mowed;



Parcel 236

Score: 57.4

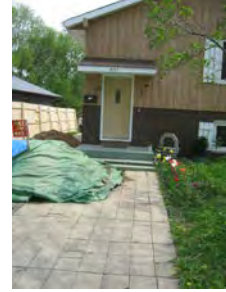
Foundation dirty; cladding worn; shingles are worn; front window is not complete; garbage containers in front yard; drive and walkway are mismatched, worn, cracked. Area of lawn are just dirt and weeds



Parcel 237

Score: 52.6

Cladding worn and very dirty; shingles worn; window frames dirty; wood and shingles on the canopy are worn; shed is dented; fencing leaning; drive and walkway cracked with minor crumbling; weeds in yard; yard needs to be mowed



Parcel 238

Score: 45.5

Siding and brick are worn and dirty; gutters and roof eaves are very dirty; window frames are worn and dirty; shutters bent and missing; exterior stairs are very worn with paint peeling and rusted railing; garbage cans in the front of the house (not screened); no exterior light fixture; drive way weathered and settling with weeds growing out of the cracks; no lawn maintenance



Parcel 239

Score: 49.0

Cladding and foundation worn; mismatched paint; missing or mangled gutters; missing flashing; front window not trimmed; trim on the addition not



complete; varying types of fence materials; garbage in front yard (unscreened); front walk uneven and settling; no lawn maintenance

Parcel 240

Score: 56.9

Cladding is filthy and bent, dented, and worn in areas; parts of the foundation have materials missing; fascia board around the roof is worn and stained; gutters dirty; paint chipping off exterior stairs; fence is bent in areas; the driveway is settling with weeds growing out of the cracks; no lawn maintenance



Parcel 243

Score: 36.0

Vacant lot with no road access; not preferred land use; no public sidewalk



Parcel 246

Score: 57.4

Cladding worn; fascia board cracked; shingles are worn; plastic taped over outside of windows; roof is sagging in the middle of the carport; garbage containers in front yard; lawn needs to be maintained; drive and walkway in poor condition



Parcel 247

Score: 59.1

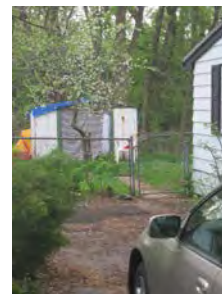
Foundation discolored; siding and shingles worn; air conditioner propped up in front window with plywood (eyesore); garbage unscreened in front yard; needs lawn maintenance; driveway worn and weathered with cracks and patchwork.



Parcel 248

Score: 49.5

Cladding and shingles worn and dirty; windows dirty; accessory structure in poor condition (worn, weathered, rusty, tarp over roof, possible water issues); chainlink fence is weathered, rusted, and leaning; garbage containers in front yard unscreened; driveway cracked and weathered; overgrown trees and shrubs; weeds



Parcel 249

Score: 52.2

Cladding dirty; brick is weathered; shingles worn; gutters dirty; front porch the wood is worn and the railing is missing a slat; exterior stair and stoop have moss growing on them; missing part of a stair; accessory structure in poor condition; driveway is weathered and cracked; debris along the driveway; no lawn maintenance



Parcel 252

Score: 58.6

Cladding is worn; shingles are showing wear; plastic taped over outside of windows; accessory structure in poor condition; exterior light fixture missing shade/cover; walkway patched; driveway uneven, worn, weathered; lawn is spotty; landscape fabric not covered with mulch



4. OTHER BLIGHTING FACTORS

The parcel scores include considerations for three factors that indicate and influence conditions consistent with blight – code violations, police calls, and the condition of public streets in the study area. Scores for all parcels were reduced by two points due to the generally elevated police call data in this area and minor deficiencies of the public streets in the area. Scores were reduced at an individual parcel basis for a history of code violations, up to a maximum of 10 points. The data and the scoring are described below.

Code Violations

The greater the number and frequency of code violations the more likely that the area is “detrimental to the public health, safety, morals, or welfare” of its citizens. The City of Madison has a Code of Ordinances which provides regulations on everything from plumbing and electricity, to civil rights, to landlord and tenant relations.

General Observations

There were 768 code violations in the TID 41 study area from April 2002 thru April 2011. This is an average of 3.1 violations per parcel. Approximately 68% of the 252 parcels received violations and only 16% of these were single-time offenders; the majority of the parcels received multiple violations.

There are many different categories of code violations; however violations fall in to 18 different categories: construction, exterior housing, general maintenance exterior, graffiti, grass/weeds, inoperable/abandoned vehicle, housing, junk/trash/debris, mechanical, occupancy complaints, other, parking on lawn, property maintenance, sign, snow/ice, trash carts at front, weeds/overgrowth, and zoning (see figure 4.1).

Graffiti, junk/trash/debris, and snow/ice removal violations are the most common violation in the study area – accounting for 54% (418) of the violations over the 2002-2011 period.

Many of the violations within these categories, including those listed above, are factors contributing to blight.

Parcel Score Deductions for Code Violations

We assigned point deductions to individual parcels using the following guidelines:

- Properties with no code violations within the past five years received no deduction
- Parcels with two or fewer violations in the past ten years received no deduction
- Parcels with three or more violations and at least one in the past five years received a deduction of one-half point per violation, to a maximum of a 10-point total deduction

| Code Violations | |
|---------------------------------|-----|
| | # |
| Construction | 26 |
| Exterior Housing | 7 |
| General Maintenance Exterior | 65 |
| Graffiti | 134 |
| Grass/weeds | 12 |
| Inoperable or Abandoned Vehicle | 5 |
| Housing | 61 |
| Junk, Trash, & Debris | 143 |
| Mechanical | 9 |
| Occupancy Complaints | 20 |
| Other | 9 |
| Parking on Lawn | 3 |
| Property Maintenance | 36 |
| Sign | 21 |
| Snow/Ice Removal | 141 |
| Trash Carts at Front | 18 |
| Weeds & Overgrowth | 24 |
| Zoning | 34 |

Police Calls

There are a variety of different conditions which, if present, can support a determination of blight. As defined in Statute 66.1105(2)(ae)1., these conditions include those that are “conducive to...juvenile delinquency and crime, and [are] detrimental to the public health, safety, morals or welfare...”

To analyze the levels of crime within TID 41, we examined the number of police calls in TID 41 and city-wide from 2006 to 2010 on a per acre basis (calls divided by acres). The City provided crime data for Sectors 306 and 310, an area roughly double the size of and including most of the TID 41 study area. We compared both total police calls and several specific types of calls.

Total Police Calls

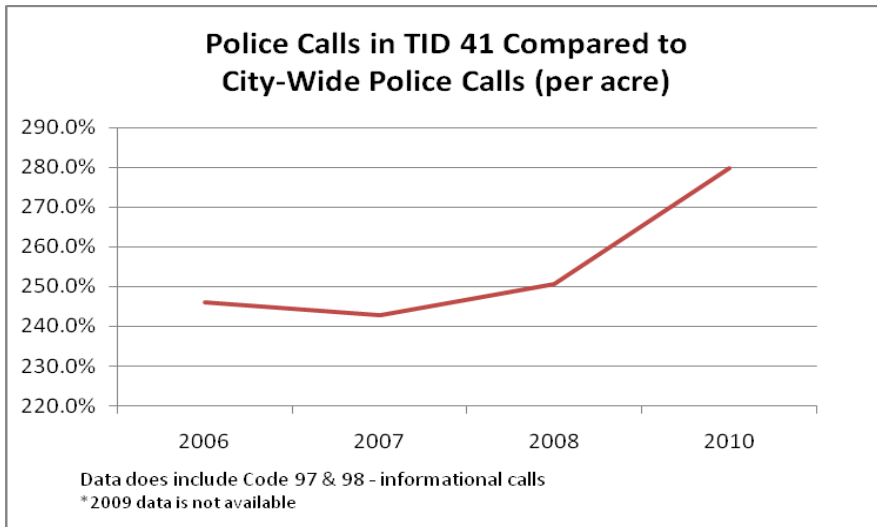
It is important to note that “police calls” include nearly 150 types of contact tracked by the City of Madison Police Department, including reported crimes but also including 911 phone calls and requests for information. In addition, the available crime data includes areas within the TID 41 study area as well as areas surrounding it (see image on the right).



Over the past five years there have been, on average, 4,587 calls per year in Sectors 306 and 310 combined, or about 8.2 per acre. City-wide, over the same period, the average is 152,466 calls per year, or about 3.11 per acre. This indicates that total police calls average about 263% higher in Sectors 306 and 310 combined (includes the TID 41 study area) than in the City as a whole.

Figure 4.2 shows “police calls per acre” in TID 41 as a percentage of the same number city-wide. The figure reveals that police calls in TID 41 has significantly increased over the last few years, as compared to the city-wide police calls

Figure 4.2 – Police Calls per Acre, TID 41 versus City of Madison



Selected Police Calls

We also considered the occurrence of specific police calls associated with crimes that are particularly detrimental to actual or perceived personal safety (sexual assault, aggravated assault, burglary/robbery, theft, etc.).

Table 4.3 displays reported crimes that threatened personal safety within TID 41, and within Madison. For ease of comparison, the numbers are reported on a per acre basis. Of these selected crimes, all occurred approximately twice as often in TID 41 as in the city as a whole over the past five years.

Table 4.3 – Reported Crimes in TID 41 & City of Madison

| Reported Crimes Threatening Personal Safety in TID 41 & Madison (per acre) | | | | | | |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | Average |
| Sexual Assault 1-2-3-4/Rape | 0.0036 | 0.0036 | 0.0018 | 0.0000 | 0.0053 | 0.0029 |
| Madison | 0.0015 | 0.0013 | 0.0010 | 0.0007 | 0.0021 | 0.0013 |
| <i>TID 41 compared to Madison</i> | | | | | | 185.85% |
| Robbery (armed & strong armed) | 0.0196 | 0.0232 | 0.0143 | 0.0321 | 0.0160 | 0.0210 |
| Madison | 0.0089 | 0.0074 | 0.0075 | 0.0075 | 0.0068 | 0.0076 |
| <i>TID 41 compared to Madison</i> | | | | | | 277.12% |
| Aggravated Assault | 0.0214 | 0.0196 | 0.0232 | 0.0249 | 0.0570 | 0.0292 |
| Madison | 0.0102 | 0.0091 | 0.0100 | 0.0099 | 0.0110 | 0.0100 |
| <i>TID 41 compared to Madison</i> | | | | | | 285.30% |
| Burglary (res. & non-res.) | 0.0517 | 0.0623 | 0.0980 | 0.0748 | 0.1122 | 0.0798 |
| Madison | 0.0333 | 0.0423 | 0.0418 | 0.0312 | 0.0337 | 0.0365 |
| <i>TID 41 compared to Madison</i> | | | | | | 221.98% |
| Stolen Autos | 0.0321 | 0.0125 | 0.0232 | 0.0089 | 0.0303 | 0.0214 |
| Madison | 0.0102 | 0.0105 | 0.0104 | 0.0073 | 0.0077 | 0.0092 |
| <i>TID 41 compared to Madison</i> | | | | | | 234.35% |
| Theft | 0.3758 | 0.3848 | 0.3456 | 0.2957 | 0.2547 | 0.3313 |
| Madison | 0.1129 | 0.1168 | 0.1192 | 0.1241 | 0.1270 | 0.1200 |
| <i>TID 41 compared to Madison</i> | | | | | | 278.24% |

Public Street Conditions

Though we focused mostly on the condition of the parcels that would be located in TID 41, it is also important to consider the condition of the public streets and medians adjacent to the parcels we evaluated. Whereas the sidewalk and terrace is (or should be) maintained by the adjacent property owner and was evaluated as part of the adjacent parcel, the street itself and the median is maintained only by the City. The condition of this public infrastructure can positively or negatively impact perceptions of the area and investment and maintenance decisions of surrounding property owners.

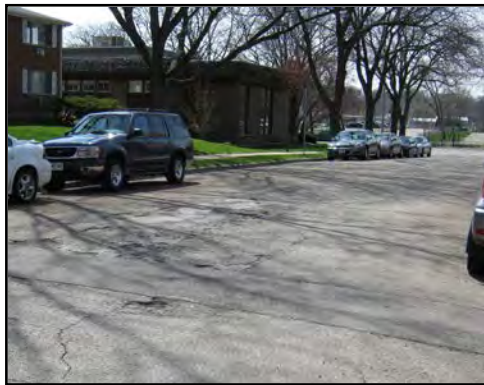
Our qualitative review of the public streets and medians reveals the majority are in fair condition with several roads showing cracking and crumbling deficiencies. The following pictures are some of the street conditions within the TID 41 study area.



Fish Hatchery and Park, looking NW
(weathered signal light/pole, paint wearing)



Fish Hatchery and Plaenert, looking north
(cracks, tarred cracks, minor crumbling)



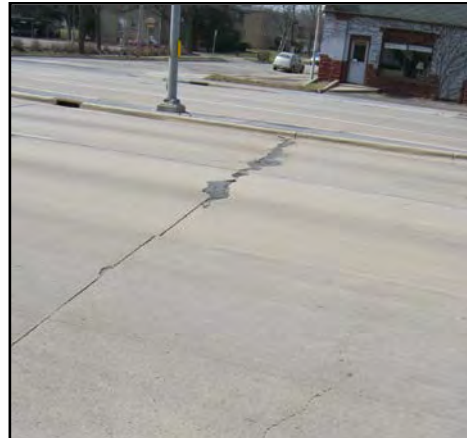
South St (near Appleton), looking south
(several cracks, patchwork, crumbling)



South Street (north of Appleton), looking north
(patchwork, cracks, faded crosswalk striping)



Park and Cedar, looking east
(asphalt cracking, concrete curb cracking)



Park and First, looking west
(small cracks and patchwork)



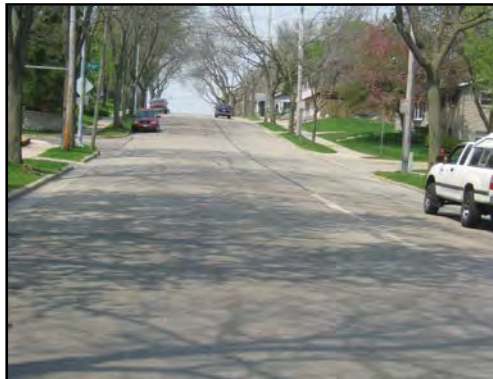
Plaenert (just west of Park), looking west
(asphalt in fair to poor condition-crumbling)



Garden Street, looking north
(no sidewalks or curbs, cracks, & missing asphalt due to severe deterioration)



Beld Street (near Wingra), looking north
(fairly good condition with tarred cracks)



Bram (just east of Baird), looking west
(fairly good condition)

Parcel Score Deductions for Police Calls and Street Conditions

The quantitative police call data and the qualitative street condition evaluations are both relevant to conditions and blight determinations in the study area parcels. Though neither can be assigned to specific parcels, it is fair to account for the affect of these conditions by making a standard deduction to all parcels.

Based on the elevated police calls and the limited street condition deficiencies we have deducted 4 points from every parcel in the TID 41 study area.

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5. SUMMARY AND CONCLUSIONS

Of the total area evaluated for blight (113.5 acres), 44.1% of this area (50.02 acres) has been determined by this study to be blighted.

| Section | Satisfactory | | Deteriorating | | Poor | | Very Poor | | Total Parcels | | Blight |
|--------------|--------------|----------------|---------------|------------------|------------|------------------|-----------|----------------|---------------|------------------|---------------|
| | # | Area | # | Area | # | Area | # | Area | # | Area | % of Area |
| A-1 | 0 | 0 | 5 | 66,991 | 5 | 103,731 | 0 | 0 | 10 | 170,722 | 60.76% |
| A-2 | 2 | 15,532 | 16 | 110,356 | 7 | 47,290 | 1 | 82,413 | 26 | 255,591 | 50.75% |
| A-3 | 2 | 224,814 | 3 | 188,772 | 0 | 0 | 0 | 0 | 5 | 413,586 | 0.00% |
| A-4 | 2 | 203,894 | 12 | 421,586 | 8 | 511,376 | 0 | 0 | 22 | 1,136,856 | 44.98% |
| B | 3 | 190,381 | 3 | 394,462 | 1 | 479,160 | 0 | 0 | 7 | 1,064,003 | 45.03% |
| C* | 0 | 0 | 5 | 226,236 | 13 | 379,965 | 3 | 25,005 | 21 | 631,206 | 64.16% |
| D-1* | 4 | 60,820 | 3 | 32,191 | 3 | 27,820 | 1 | 3,976 | 11 | 124,807 | 25.48% |
| D-2 | 1 | 16,887 | 5 | 47,538 | 12 | 76,843 | 1 | 6,500 | 19 | 147,768 | 56.40% |
| D-3 | 2 | 76,212 | 3 | 22,031 | 8 | 135,130 | 1 | 4,760 | 14 | 238,133 | 58.74% |
| E-1 | 2 | 11,940 | 16 | 98,060 | 11 | 67,616 | 0 | 0 | 29 | 177,616 | 38.07% |
| E-2 | 3 | 27,816 | 15 | 115,327 | 9 | 62,410 | 0 | 0 | 27 | 205,553 | 30.36% |
| E-3 | 3 | 26,008 | 16 | 122,628 | 7 | 54,700 | 0 | 0 | 26 | 203,336 | 26.90% |
| E-4* | 3 | 16,827 | 8 | 41,161 | 17 | 105,010 | 0 | 0 | 28 | 162,998 | 64.42% |
| TOTAL | 27 | 871,131 | 110 | 1,887,339 | 101 | 2,051,051 | 7 | 122,654 | 245 | 4,932,175 | 44.07% |

*not including parcels #10, #129, #130, #131, #132, #177, & #228

The 252 parcels that were examined for the proposed TID 41 have been grouped into thirteen sections, for ease of analysis. Based on our evaluations there are blighted parcels throughout much of the study area, though the percentage of blight, by area, within each section ranges from 0% (Section A-3) to 64.4% (Section E-4).

A blight TIF requires that 50% of the area of the proposed district must be blighted. This area has not met that threshold; however, it is possible to meet this standard by eliminating Section A-3, which was determined to be in satisfactory condition with no parcels being deemed “blighted”, and all parcels in Section B except the former Thorstad Dealership (Parcel 81). This would result in a smaller contiguous district of 90.31 acres with 55.3% of the land area considered “blighted”.

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City of Madison

Dane County, Wisconsin

TID #41 - Blight Rating Map

| Legend | | |
|------------------|-----------------------|---------------|
| TID #41 Boundary | Parcels | Satisfactory |
| City of Madison | TID #41 Blocks | Deteriorating |
| Lakes | Condition | Poor |
| Rivers | Not Evaluated | Very Poor |



Source:
- Base Data provided by Dane Co. LEO
- TID data provided by the City of Madison
- 2010 NAIP orthophoto



Drawn: LSL Date: 03-29-12 File: p1112000