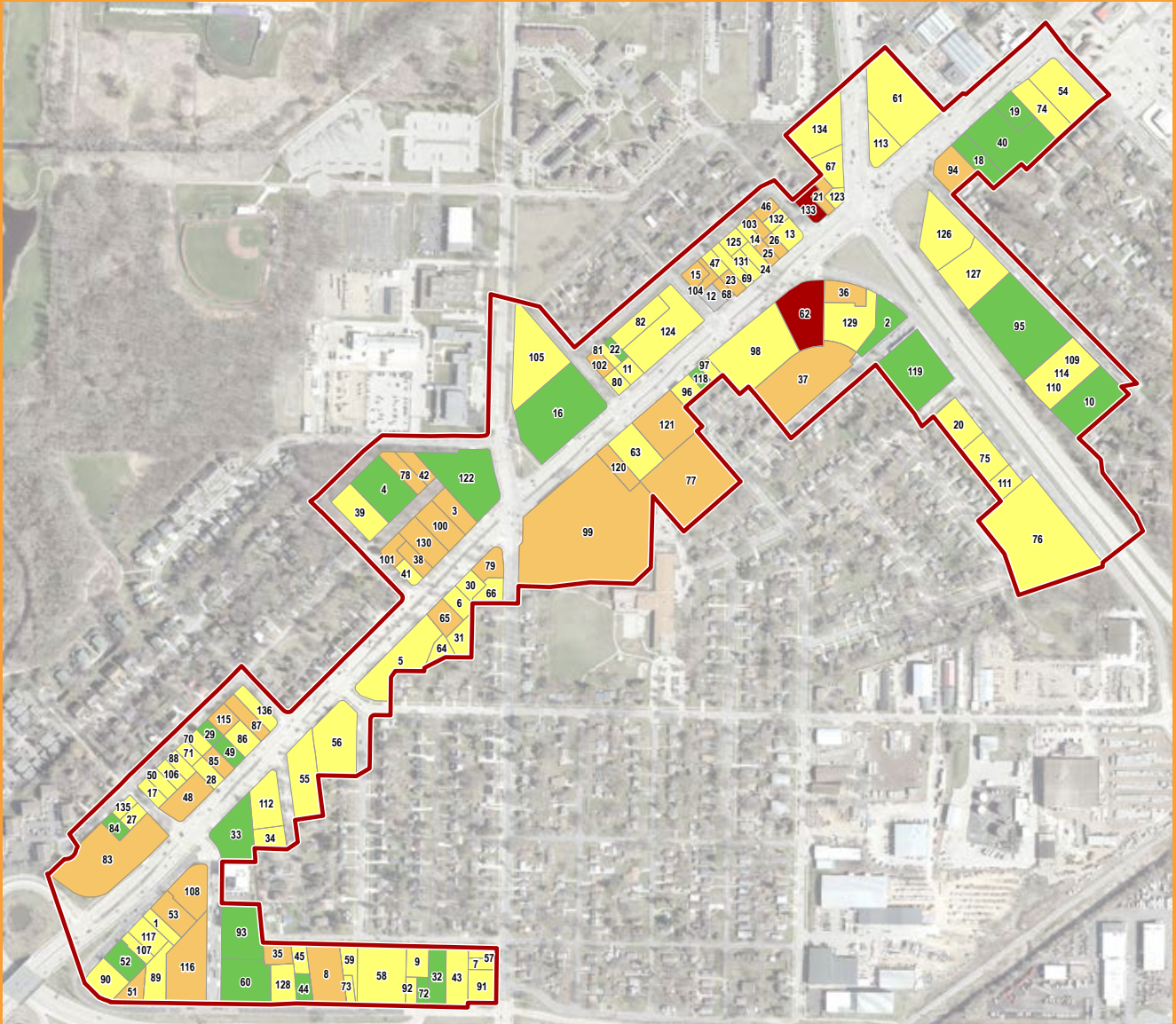


2023 E Washington Avenue (TID 52) Blight Study

Madison, WI



Prepared by MSA Professional Services, Inc.
April 14, 2023



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1. Executive Summary

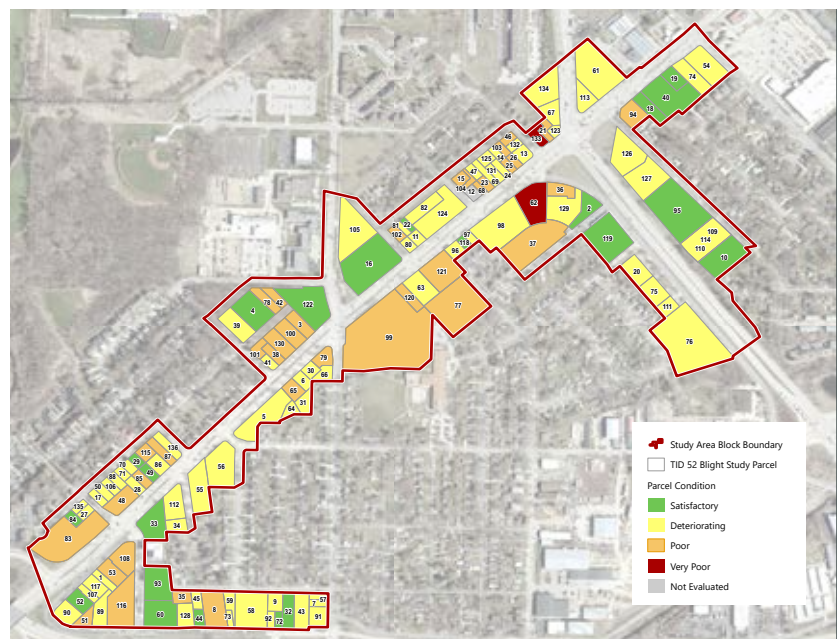
The City of Madison is considering creating a Tax Incremental Financing (TIF) district generally along E Washington Avenue between WI 30 and USH 51. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(ae)1. MSA evaluated 134 parcels (136 blight IDs) and scored them using a tool developed to standardize the evaluation process. We visited all parcels in March 2023, taking pictures and recording 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.

When we analyzed specific call types associated with blight, we found that the study area experienced a significantly higher call volume on a per-acre basis compared to the City as a whole. This includes homicide (33 times higher), sexual assault/rape (4 times higher), Robbery (8 times higher), Burglary (3 times higher, and both theft and auto theft (each 6 times higher). We also evaluated the condition of the public streets in the study area and found generally good conditions, with a few exceptions.

We also reviewed 10 years of code violation data as provided by the City. One hundred and twelve (112) of the one hundred and thirty-six (134) evaluated parcels (82%) have a recorded violation in that period, and the average for all parcels is 0.23 violations per parcel. The most common violations involved landscape maintenance, junk/trash/debris, parking in yard areas, and signage issues.

MSA has determined that 32% of the 134 evaluated parcels, by area, are blighted as of April 2023.



2. Parcel and Structure Survey Methodology

To evaluate the condition of each parcel in the study area, we viewed and photographed each parcel 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.

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.

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	40% of total score
Site Improvements Condition	20% of total score	20% of total score
Other Blighting Influences	20% of total score	20% 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 Blight Study ID number, address, size, use, preferred use as designated in the comprehensive plan, zoning, height, number of residential units, and ratio of improvements value to land value.

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.

UTILIZATION

In this category we consider the extent to which the parcel is utilized in a manner consistent with the comprehensive plan (0-100%), including type of use, intensity of use (building size) and building design. 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 discoloreding, 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 question 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 (single family and duplex homes are not evaluated for 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 (up to 10 point deduction) and all parcel scores are adjusted to account for police call data (up to 5 point deduction) and public street conditions (up to 5 point deduction) in the study area. These deductions are explained in Chapter Four – Other Blighting Factors.

NO. ###: [ADDRESS]

Study Area: D Blight Study #: 486 Evaluator/Date: Jeff Thelen
 Parcel PIN: 070935200950 Zoning: IL Preferred Land Use: E
 Area (sq. ft.): 37643.12 Value Ratio: 0 Stories: 1
 Basement (Y/N): Y Other Uses: LR
 Code Violations: (Last 10 Years) 0 (Last 5 Years) 0 # Dwelling Units: 1

Sub-Category	Factor	Condition	Points
Utilization	20	100%	20
Primary Structure Exterior	40	100%	40
Site Improvements	20	100%	20
Other Blighting Influence	20	100%	20
Deductions (code violations, streets, crime)			-#
	100		100

ITEM	Factor	Value		Not Preferred Use		Not Preferred Size		Not Preferred Design		Points	Comments
		Lot Utilization	Occupancy	Supports Preferred Use	Not Preferred Use	Building Height	Density	Building	Site		
Lot Utilization	25	25								25	
Occupancy	75	100								75	
	100									100%	100
B-Primary Structure Exterior											
ITEM	Factor	Entirely Missing		Structural Deficiencies		Missing/ Irreparable Components		Cosmetic Deficiencies		Points	Comments
		Most	Some	Major	Minor	Many	Few	Major	Minor		
Foundation	5									5	
Walls & Cladding	15									15	
Roof	15									15	
Windows & Awnings	15									15	
Porches & Overhangs	15									15	
Gutters & Downspouts	5									5	
Chimneys & Vents	5									5	
Exterior Stairs/Stoops/Ramps	15									15	
Exterior Doors & Entranceways	10									10	
	100									100%	100
C-Site Improvements											
ITEM	Factor	Entirely Missing		Structural Deficiencies		Missing/ Irreparable Components		Cosmetic Deficiencies		Points	Comments
		Most	Some	Major	Minor	Most	Some	Most	Some		
Accessory Structures	30									30	
Storage & Screening	20									20	
Signage & Lighting	20									20	
Drives/Parking/Walks	20									20	
Public Sidewalk	10									10	
	100									100%	100
D-Other Blighting Influence											
ITEM	Factor	Yes		Points	Comments						
		Most	Some								
Minor Maintenance	20			20							
Major Maintenance	40			40							
Use Incompatible	5			5							
Building Bulk Incompatible	5			5							
Safety Hazards	15			15							
Erosion and Stormwater	10			10							
Building not Handicap Accessible	5			5							
	100			100%	100						

Sub-Category	Factor	Condition	Points
Utilization	20	100%	20
Site Improvements	40	100%	40
Other Blighting Influence	40	100%	40
Deductions (code violations, streets, crime)			-X
	100		100

NO. Study Area: Blight Study #: Evaluator/Date: Preferred Land Use: Stories
 Parcel PIN: Zoning: Preferred Land Use: Stories
 Area (sq. ft.): Value Ratio:
 Basement (Y/N): Other Uses:
 Code Violations: (Last 10 Years) (Last 5 Years) # Dwelling Units:

ITEM	Factor	Not Preferred Use		Not Preferred Size		Not Preferred Design		CND	Points	Comments
		Supports Preferred Use	Not Preferred Use	Building Height	Density	Building	Site			
Lot Utilization (compared to land use plan)	50							0%	50	
Lot Size/Layout (suitability for preferred)	50	100						0%	50	
	100							100%	100	

ITEM	Factor	Entirely Missing			Structural Deficiencies			Missing/ Irreparable Components			Cosmetic Deficiencies			CND	Points	Comments
		Most	Some	None	Most	Some	None	Most	Some	None	Most	Some	None			
Storage & Screening	30													0%	30	
Signage & Lighting	30													0%	30	
Drives/Parking/Walks	25													0%	25	
Public Sidewalk	15													0%	15	
	100													100%	100	

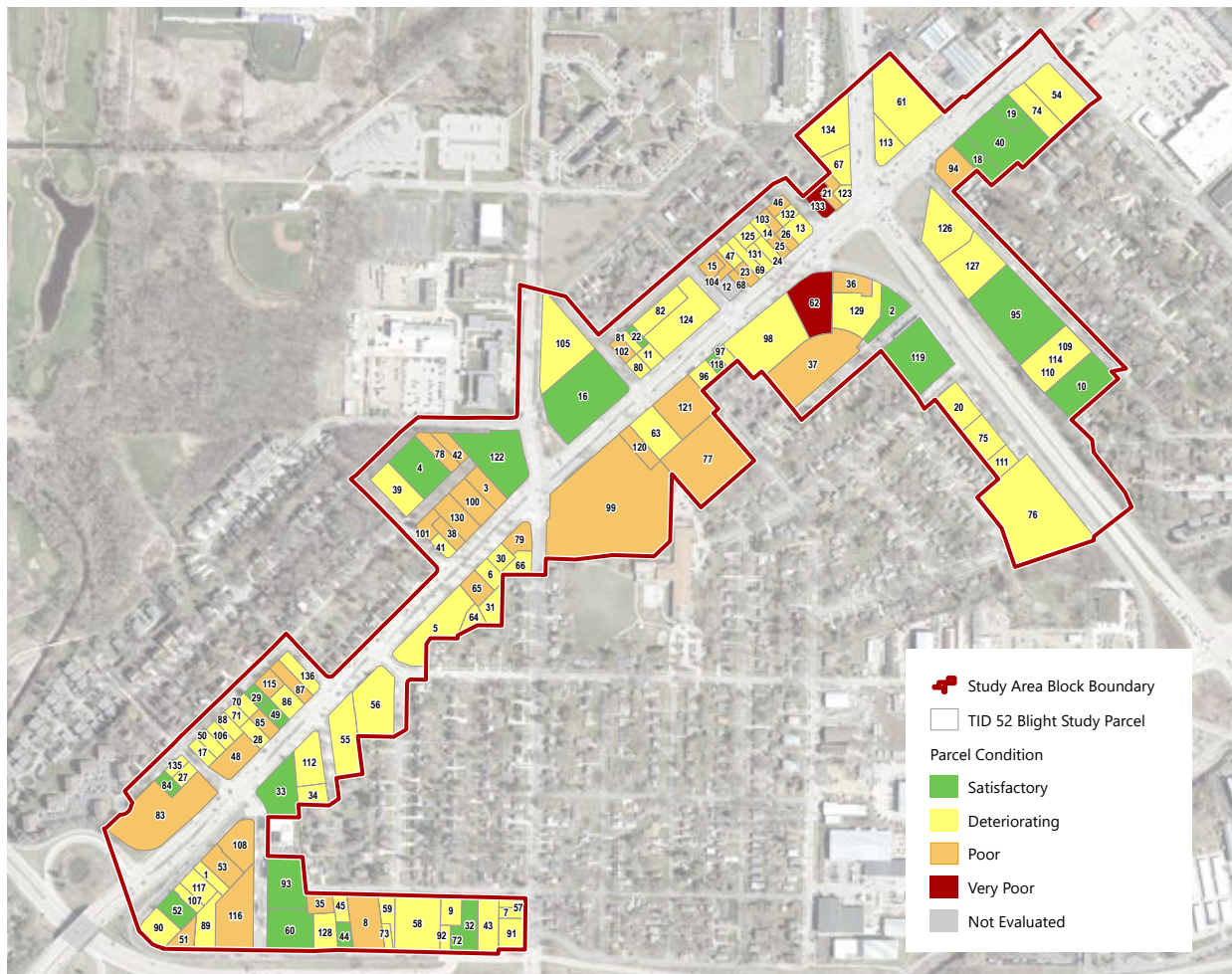
ITEM	Factor	Yes			CND	Points	Comments
		Most	Some	None			
Minor Maintenance	20				0%	20	
Major Maintenance	30				0%	30	
Safety Hazards	20				0%	20	
Erosion and Stormwater	15				0%	15	
Environmental Hazards	15				0%	15	
	100				100%	100	

3. Parcel and Structure Survey Findings

This blight study includes 134 evaluated parcels, totaling 83.01 acres. Blight findings are presented here, with notes and photos describing parcels found to be in POOR or VERY POOR condition.

All parcels were evaluated based on documentation collected in March 2023.

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



The following parcels were determined to be blighted:

PARCEL NO. 3 (3388 E Washington Ave)

Score: 57.1

Accessory Structures: shed extremely dented, Building not Handicap Accessible: true, Chimneys & Vents: rust and discoloration, Drives/Parking/Walks: minor crack, Exterior Stairs/Stoops/Ramps: stairs: peeling paint and chipping wood on rail post and stairs waist, Foundation: minor chipping concrete and crack, Major Maintenance: piled up trash, Porches & Overhangs: front porch: falling brick foundation column; faded, peeling paint, and chipping off on wooden foundation cover and the pole; Storage & Screening: discolored wooden fence and piled up trash, Walls & Cladding: cladding: faded, peeling paint, and missing component at the front gable end, Windows & Awnings: window: unsightly plastic covering; rotten wooden frame and damaged basement window.



PARCEL NO. 8 (3230 Commercial Ave)

Score: 32.5

Drives/Parking/Walks: significant pavement deterioration, Erosion and Stormwater: evidence of water pooling, Major Maintenance: trash, Public Sidewalk: no public sidewalk, Storage & Screening: none.



PARCEL NO. 15 (3553 Ridgeway Ave)

Score: 33.4

Accessory Structures: garage: missing door and unsightly temporary entrance covering; paint peeling; sagging gutter and missing downspouts, Building not Handicap Accessible: true, Chimneys & Vents: rust on vent, Drives/Parking/Walks: unpaved and flooded, Erosion and Stormwater: water pooling, Exterior Doors & Entrances: door: faded; entranceways: flooded, Exterior Stairs/Stoops/Ramps: discolored, rotten and worn wooden stairs, Foundation: discolored, chipping concrete, and peeling paint, Major Maintenance: piled up trash, Porches & Overhangs: porches: discolored and rotten wood; Public Sidewalk: none, Roof: missing fascia covering, Storage & Screening: storage: piled up trash; screening: discolored and missing element on wooden fence.



**PARCEL NO. 21 (3608 E Washington Ave)
Score: 48**

Drives/Parking/Walks: cracks, Erosion and Stormwater: water pooling, Major Maintenance: trash; unsightly concrete barriers, Occupancy: small, irregularly-shaped lot.



**PARCEL NO. 23 (3566 E Washington Ave)
Score: 51.6**

Building not Handicap Accessible: true, Drives/Parking/Walks: cracking and deterioration throughout, Erosion and Stormwater: evidence of water pooling, Exterior Stairs/Stoops/Ramps: rust on stairs handrail, Foundation: discolored and unmatched painting, Major Maintenance: large tree stump, Signage & Lighting: rust and missing element on sign post, Storage & Screening: discolored and missing element on wooden fence, Walls & Cladding: cladding: dented, Windows & Awnings: front window frame rotted.



**PARCEL NO. 25 (3582 E Washington Ave)
Score: 54.7**

Chimneys & Vents: discolored and rust on vent, Drives/Parking/Walks: minor cracking, Exterior Doors & Entranceways: faded; and dent and opening on the garage door, Foundation: discolored, paint peeling, and minor crack, Minor Maintenance: rusty guard rail, Occupancy: does not appear to be in use as a garage, Storage & Screening: rust on post and chain fence, Walls & Cladding: wall: faded, crack, mismatched painting and missing mortar, rusty.



PARCEL NO. 26 (3586 E Washington Ave)
Score: 47.9

Chimneys & Vents: missing vent cap, Drives/Parking/Walks: cracked and water pooling, Erosion and Stormwater: water pooling, Exterior Doors & Entrances: door: rust on handle; and garage door and frame, Major Maintenance: piled up trash, Signage & Lighting: missing element on signage, Storage & Screening: storage: piled up trash; screening: missing element and falling fence, Walls & Cladding: cladding: dented at corners.



PARCEL NO. 35 (3215 Burke Ave)
Score: 54.9

Chimneys & Vents: rust vent, Drives/Parking/Walks: discolored and cracked pavement degrading, Erosion and Stormwater: water pooling, Exterior Doors & Entrances: doors faded and discolored, Major Maintenance: trash deposit, Public Sidewalk: no public sidewalk, Storage & Screening: rotten and sagging wooden fence, Walls & Cladding: Block wall: missing mortar, discolored paint, stain, and chipping; Metal wall: discolored and algae.



PARCEL NO. 37 (3539 E Washington Ave)
Score: 51.2

Drives/Parking/Walks: pavement cracked and deteriorating, Erosion and Stormwater: water pooling in parking lot, Porches & Overhangs: discolored roof and canopy; chipping on exposed wood joist; Walls & Cladding: discolored, paint peeling, water damage.



PARCEL NO. 38 (3366 E Washington Ave)

Score: 52.9

Accessory Structures: garage: discolored, missing, and rotten cladding, Building not Handicap Accessible: true, Chimneys & Vents: discolored and rust, Drives/Parking/Walks: minor crack, Exterior Doors & Entrances: door: faded; entranceway: not visible, Exterior Stairs/Stoops/Ramps: stair: peeling paint; chipping concrete; and missing rail, Foundation: discolored, peeling paint and chipping concrete, Major Maintenance: piled up trash, Porches & Overhangs: discolored, rotten and deteriorating wooden porch at the rear second floor, Roof: discolored, Storage & Screening: storage: piled up trash; screening: discolored and rotten wooden fence, Walls & Cladding: faded.



PARCEL NO. 46 (1618 Rowland Ave)

Score: 35.9

Accessory Structures: Garage: missing fascia board; missing door; falling off window; and mismatched siding color, Building not Handicap Accessible: true, Drives/Parking/Walks: unpaved driveway and parking, Erosion and Stormwater: water pooling, Exterior Doors & Entrances: door: discolored; graffiti on door glass; deteriorating wooden frame; entranceways: discolored; crack, Exterior Stairs/Stoops/Ramps: stair: discolored; missing rail; and deteriorating wooden stairs, Foundation: discolored and chipping concrete at the front edge, Major Maintenance: piled up trash, Porches & Overhangs: rear porch roof: discolored, Public Sidewalk: none, Storage & Screening: piled up trash; rust on post and wire fence, Walls & Cladding: Cladding: discolored and peeling paint, Windows & Awnings: Window: discolored and deteriorated wooden frame; and graffiti on exterior glass.



PARCEL NO. 48 (3206 E Washington Ave)

Score: 52

Accessory Structures: car vacuum stand: graffiti on vacuum machine; discolored brick, chipping concrete, and rust on angle support at the base; Drives/Parking/Walks: significant cracks, decay, potholes, Erosion and Stormwater: evidence of water pooling, Major Maintenance: graffiti on the wall and the vacuum machine, Minor Maintenance: overflowing trash cans, trash across parking lot, Signage & Lighting: lighting: rust on the iron pole; deteriorating electric pole; and rust on exposed electric board, Storage & Screening: dumpster unscreened; missing bricks on the fence; rust and missing components on the fence gate; Walls & Cladding: wall: discolored, missing mortar, and chipping brick; graffiti on wall.



PARCEL NO. 36 (3586 E Washington Ave)
Score: 49.8

Drives/Parking/Walks: major cracks and water pooling, Erosion and Stormwater: water pooling, Porches & Overhangs: porch: rust on post and missing element on the pole frame, Roof: faded, Signage & Lighting: signage: missing element and collapsed plastic signage; rust on post; faded signage, Storage & Screening: dumpsters unscreened, Walls & Cladding: wall: faded; and missing mortar on brick column.



PARCEL NO. 42 (3396 Ridgeway Ave)
Score: 53

No public sidewalk.



PARCEL NO. 51 (3102 Commercial Ave)
Score: 48.6

Accessory Structures: Rear storage structure: In extremely poor condition, Drives/Parking/Walks: Parking pavement: discolored and minor cracks, Exterior Doors & Entranceways: Doors: discolored, interior glass has a ripped plastic over it, Exterior Stairs/Stoops/Ramps: none, Gutters & Downspouts: gutters: Missing and falling gutters; downspouts: stained, Minor Maintenance: Overgrown shrubs, Public Sidewalk: No public sidewalk, Signage & Lighting: Side signage area: missing sign remnant support in poor condition with a sagging wall lighting; Address sign rusted, Storage & Screening: Faded pole fence, collapsing and rusting iron pipe gate, and discolored wall fence, Walls & Cladding: siding: faded, mismatch paint treatment on the side and bent siding at the base.



PARCEL NO. 53 (3165 E Washington Ave)

Score: 58.8

Accessory Structures: none, Drives/Parking/Walks: minor cracking all through the parking and driveway; chipping along curb, Foundation: Rear side: minor cracking, stain and paint chipping off, Gutters & Downspouts: slight displacement of the downspout cap at the rear, Major Maintenance: graffiti on curbing, Minor Maintenance: overgrown shrubs, Public Sidewalk: No public sidewalk, Signage & Lighting: crooked sign post, Storage & Screening: fence: bent, Walls & Cladding: Block wall: cracked, stained, and paint peeling at the side and rear; Brick: discolored ; parapet wall: discolored, missing mortar, chipping and discolored cap, Windows & Awnings: Front Window: wooden plastic behind window ; concrete seal chipping and discolored; window frame deteriorating ; bent awnings support.



PARCEL NO. 62 (3575 E Washington Ave)

Score: 29

Accessory Structures: faded; peeling paint; rust at the base of the cladding; chipping and discolored fascia, Building not Handicap Accessible: true, Chimneys & Vents: rust on chimney, Drives/Parking/Walks: major cracks and potholes, Erosion and Stormwater: water pooling, Exterior Doors & Entranceways: doors: faded, Exterior Stairs/Stoops/Ramps: stairs: discolored, chipping concrete, and rust on hand rails, Gutters & Downspouts: discolored, Major Maintenance: piled up trash, Roof: discolored, mismatched shingles, Signage & Lighting: signage: rust on pole and frame; missing component and faded board, Storage & Screening: piled up trash; rusty and discolored post and chain fence, Walls & Cladding: wall: faded and peeling paint; crack; and missing mortar; cladding: faded, Windows & Awnings: deteriorating window frame, unsightly reflecting plastic cover behind class; missing glass at the gable window.



PARCEL NO. 65 (3361 E Washington Ave)

Score: 51.3

Drives/Parking/Walks: crack, Erosion and Stormwater: water pooling, Exterior Doors & Entranceways: door: okay; entranceway discolored and cracked, Foundation: foundation: faded and peeling paint; and minor crack, Porches & Overhangs: discolored, rust on cladding and supporting rods, Signage & Lighting: signage: rust on the post and frame, Walls & Cladding: wall: discolored, cracked ,and chipping brick at the base of the front wall.



PARCEL NO. 77 (1010 Mayfair Ave)

Score: 59

Drives/Parking/Walks: driveway: cracked, deteriorating, Exterior Stairs/Stoops/Ramps: stair: chipping concrete on edges, Storage & Screening: screening: faded wooden fence; rust on pole and chain fence, Walls & Cladding: siding: faded, discolored, Windows & Awnings: rust on window frame.



PARCEL NO. 78 (3392 Ridgeway Ave)

Score: 47

Major Maintenance: piled up trash, Public Sidewalk: none, Signage & Lighting: none.



PARCEL NO. 79 (3375 E Washington Ave)

Score: 45.9

Accessory Structures: discolored and rotten wood storage, Chimneys & Vents: rust on chimneys and vents, Drives/Parking/Walks: major cracks, deterioration, Erosion and Stormwater: water pooling, Exterior Doors & Entranceways: Door: faded, peeling paint, and deteriorating wood frame, Gutters & Downspouts: missing downspout, Major Maintenance: used tires piled in view, Porches & Overhangs: porch: discolored and rust on the iron pole, Roof: discolored, damaged fascia cover at the front edge, Walls & Cladding: wall: faded paint, crack, missing mortar, and stain; cladding: stain; faded; and mismatched plywood and aluminum material, Windows & Awnings: paint peeling on the aluminum window frame.



PARCEL NO. 83 (3100 E Washington Ave)
Score: 55.7

Drives/Parking/Walks: minor cracking, Erosion and Stormwater: evidence of water pooling, Minor Maintenance: landscaping plastic showing through in places, Occupancy: building appears to be vacant, Roof: missing element on roof covering; little rust on fascia cover, Walls & Cladding: wall: discolored.



PARCEL NO. 85 (3210 E Washington Ave)
Score: 44.9

Accessory Structures: garage: missing component on roof and door; paint peeling and falling door, Building not Handicap Accessible: true, Chimneys & Vents: chimney: discolored and missing mortar, Drives/Parking/Walks: driveway unpaved and rutted; no front walk, Erosion and Stormwater: evidence of water pooling, Exterior Stairs/Stoops/Ramps: stairs: peeling paint; rotten wooden; and faded paint on rail, Gutters & Downspouts: gutter sagging, Major Maintenance: vehicles parked throughout rear yard, trash in sideyard, Minor Maintenance: overgrown trees and bushes around house, Walls & Cladding: faded cladding.



PARCEL NO. 87 (3230 E Washington Ave)
Score: 56.4

Building not Handicap Accessible: true, Drives/Parking/Walks: driveway unpaved, rutted, Exterior Doors & Entranceways: entranceways not paved, Exterior Stairs/Stoops/Ramps: stair: rust on handrail and concrete chipping at the base, Foundation: peeling paint; and chipping concrete, Porches & Overhangs: peeling paint and discolored on front porch, Roof: discolored; missing component and peeling paint on the fascia, Walls & Cladding: faded, peeling paint, and chipping wooden wall frame at the rear, Windows & Awnings: window: chipping wooden frame at the rear.



PARCEL NO. 94 (3715 E Washington Ave)

Score: 56.7

Chimneys & Vents: rust on chimneys,
 Drives/Parking/Walks: major cracks,
 Erosion and Stormwater: water pooling,
 Exterior Doors & Entranceways: discolored,
 Exterior Stairs/Stoops/Ramps: discolored,
 Foundation: crack, stain, and discolored,
 Gutters & Downspouts: Downspouts:
 disconnected ; Gutter: discolored and bent,
 Major Maintenance: broken retaining wall,
 Roof: discolored; sagging eaves; and rotten
 wooden fascia boards, Signage & Lighting:
 Signage: discolored, Storage & Screening:
 dumpsters unscreened, Walls & Cladding:
 stained and discolored brick wall.



PARCEL NO. 99 (3401 E Washington Ave)

Score: 52.1

Drives/Parking/Walks: minor cracking,
 Occupancy: vacant building, surrounded
 by fencing, Porches & Overhangs: rust and
 paint peeling on entrance porch, Storage
 & Screening: rust on pole and chain fence,
 Walls & Cladding: discolored and missing
 mortar, Windows & Awnings: missing
 element on frame; discolored wooden
 covering; and chipping concrete seal.



PARCEL NO. 100 (3382 E Washington Ave)

Score: 55

Building not Handicap Accessible: true,
 Chimneys & Vents: Chimney: discolored;
 missing mortar and cracking, Drives/
 Parking/Walks: minor cracking in driveway;
 front walk missing, Exterior Doors &
 Entranceways: door: chipping and paint
 peeling on frame, Exterior Stairs/Stoops/
 Ramps: stairs: discolored, faded wooden
 handrail, Foundation: discolored; chipping
 concrete and minor crack, Roof: chipping
 and paint peeling on the eaves, Walls &
 Cladding: Cladding: faded and peeling paint;
 Brick: discolored, cracked, and missing
 mortar, Windows & Awnings: chipping
 wooden frame; peeling paint; and faded
 awnings.



PARCEL NO. 101 (1013 Grover St)

Score: 56.3

Building not Handicap Accessible: true, Drives/Parking/Walks: pavement: cracked and deteriorating, debris accumulating, Exterior Doors & Entranceways: entrance way: piled up trash; door: missing panel on garage door; screen porch door screening ripped open, Exterior Stairs/Stoops/Ramps: discolored and cracked concrete stairs, Minor Maintenance: toys in yard, Porches & Overhangs: faded and unstained wooden porch, Public Sidewalk: no sidewalk, Roof: peeling paint on garage fascia, Storage & Screening: wooden retaining wall: discolored, rotten, and collapsing, Walls & Cladding: cladding: stained and paint peeling.



PARCEL NO. 102 (1413 Reindahl Ave)

Score: 55.5

Accessory Structures: Garage: damage roof; missing fascia cover and garage door; fallen cladding at the front edge; Store: discolored door frame and rust on cladding at the base, Drives/Parking/Walks: no walkways to house; driveway pavement breaking down, growing grass, Erosion and Stormwater: water pooling, Exterior Doors & Entranceways: door: discolored, unpainted wooden frame, Exterior Stairs/Stoops/Ramps: ramp: discolored and chipping concrete, Major Maintenance: trash in yard, Roof: fascia discolored, Signage & Lighting: trash container in front of house, Storage & Screening: piled up trash; fence rusty and crooked.



PARCEL NO. 103 (3585 Ridgeway Ave)

Score: 49.6

Building not Handicap Accessible: true, Drives/Parking/Walks: minor crack, Exterior Doors & Entranceways: Door: discolored, rotten wooden frame, and stained panel, Exterior Stairs/Stoops/Ramps: Stair: discolored and chipping concrete, Gutters & Downspouts: dirt in the gutters and broken downspout at the side, Major Maintenance: piled up trash, lawn damaged by vehicle parking, Porches & Overhangs: porch: peeling paint on eaves; stain and faded wooden frame, Roof: rotten fascia board, Storage & Screening: piled up trash; rust on fence, Walls & Cladding: Cladding: discolored, stained, and peeling paint, Windows & Awnings: discolored and chipping window frame.



PARCEL NO. 104 (1617 Schmedeman Ave)
Score: 44.5

Accessory Structures: plywood covering garage door opening; faded and peeling paint on fascia board, Drives/Parking/Walks: unpaved; piled up trash, Erosion and Stormwater: evidence of water pooling, Exterior Doors & Entranceways: Entrance door: faded; damaging, Gutters & Downspouts: gutter: discolored and peeling paint; growing weeds, Major Maintenance: piled up trash, Roof: discolored, peeling paint, and chipping fascia board, Storage & Screening: piled up trash; discolored and rotten wooden fence.



PARCEL NO. 108 (3177 E Washington Ave)
Score: 56.8

Chimneys & Vents: rust and dent on the chimneys and HVAC equipment, Drives/Parking/Walks: cracking, deterioration, Exterior Doors & Entranceways: faded door at the rear, Major Maintenance: Trash and junk at different locations, retaining walls failing, large tree branches in landscaping, Roof: main roof not visible; slight opening and sagging on the roof fascia cladding at the rear and side, Storage & Screening: no screening for dumpster, Walls & Cladding: brick is stained, water damaged, Windows & Awnings: chipping and discolored window frame at the rear.



PARCEL NO. 115 (3229 Ridgeway Ave)
Score: 45

Minor Maintenance: weedy, overgrown, Public Sidewalk: none.



PARCEL NO. 116 (3116 Commercial Ave)

Score: 56.7

Chimneys & Vents: discolored and rotten chimney, Drives/Parking/Walks: pavement cracking, deteriorating, Exterior Doors & Entranceways: garage doors discolored, stained, some damaged; rear door rusty, Major Maintenance: piled up trash, Porches & Overhangs: dilapidated entrance porch at the side door, Public Sidewalk: missing sidewalk along one side, Storage & Screening: junk piled up, Walls & Cladding: Wall: cracked, discolored and peeling wall paint, signs of structural failures, Windows & Awnings: discolored and flaking window seal.



PARCEL NO. 121 (3501 E Washington Ave)

Score: 59.8

Chimneys & Vents: discolored and rust, Drives/Parking/Walks: significant cracking, Erosion and Stormwater: water pooling, Exterior Doors & Entranceways: rear door: faded, peeling paint, and rusted door panel, Exterior Stairs/Stoops/Ramps: Ramp: discolored, cracked and chipping concrete, Porches & Overhangs: rusted porch pole, Signage & Lighting: faded signage at the front, Storage & Screening: rusted pole and chain fence, Walls & Cladding: Cladding: faded; peeling paint; rust; and folded panel and edges.



PARCEL NO. 130 (3370 E Washington Ave)

Score: 57.4

Accessory Structures: Garage: leaning, faded roof, peeling fascia board paint, missing or broken garage door, junk around the garage, Building not Handicap Accessible: true, Chimneys & Vents: discolored, Drives/Parking/Walks: discolored, major cracking, Erosion and Stormwater: evidence of water pooling, Exterior Stairs/Stoops/Ramps: discolored, cracked and chipping entrance stairs, Foundation: discolored concrete foundation, Major Maintenance: piled up trash, Porches & Overhangs: discolored porch wall and chipping concrete cover at the front, and rotten wooden rail at the rear terrace, Roof: faded roof covering and peeling paint on the fascia board, Storage & Screening: junk on site, Walls & Cladding: discolored brick wall and cladding.



PARCEL NO. 133 (3602 E Washington Ave)
Score: 21.5

Drives/Parking/Walks: pavement failing, crumbling, Erosion and Stormwater: soil and pavement eroding onto sidewalk, Exterior Doors & Entranceways: rotten wooden door frame at the side, Exterior Stairs/Stoops/Ramps: discolored and cracked entrance ramp, Major Maintenance: trash all over site, Minor Maintenance: grown weeds around the building and parking lot, Occupancy: Appears empty, Storage & Screening: not properly aligned concrete screening, Walls & Cladding: discolored, varied painting, and little cracking on the wall, Windows & Awnings: poorly sealed up windows.



PARCEL NO. 68 (3562 E Washington Ave)
Score: 43.6

Drives/Parking/Walks: cracking and potholes, Exterior Doors & Entranceways: door: deteriorating frame; Foundation: discolored, chipping brick, Gutters & Downspouts: sagging gutter, Major Maintenance: trash around building, Roof: dented, discolored, Storage & Screening: discolored and deteriorating wooden fence, Walls & Cladding: discolored, irregular painting, opening on cladding at the side.



PARCEL NO. 120 (3433 E Washington Ave)
Score: 56.3

Drives/Parking/Walks: cracking, some deterioration, Exterior Doors & Entranceways: entranceways: discolored, Storage & Screening: fence: rust on the base of the post, Walls & Cladding: stained and discolored, peeling paint.



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. Our analysis revealed higher police call data in this area when compared to the entire City and few deficiencies with the public streets. The data and the evaluation are described below.

Code Violations

The City’s Code of Ordinances includes a variety of regulations to ensure the safety and proper upkeep of property. This code addresses things like winter sidewalk maintenance, graffiti, lawn and yard maintenance, and signs. The greater the number and frequency of code violations, the more likely that an area is “detrimental to the public health, safety, morals, or welfare” of its citizens.

There were 596 code violations in the City of Madison portion of the study area from January 2013 through December 2021. This is an average of 0.23 violations per parcel. 112 of the 134 parcels evaluated (84%) have a recorded violation in that period. Approximately 82% of parcels with violations were repeat offenders. The most common violations involved landscape maintenance, junk/trash/debris, parking in yard areas, and signage issues.

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

Using these guidelines, 87 of the parcel scores were reduced due to code violations.

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)(a)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 the E Washington and USH 51 study area, we examined the number of police calls in this area and city-wide from 2018 to 2022 on a per-acre basis (calls divided by acres). Data was provided by the City. We compared both total police calls and several specific types of calls.

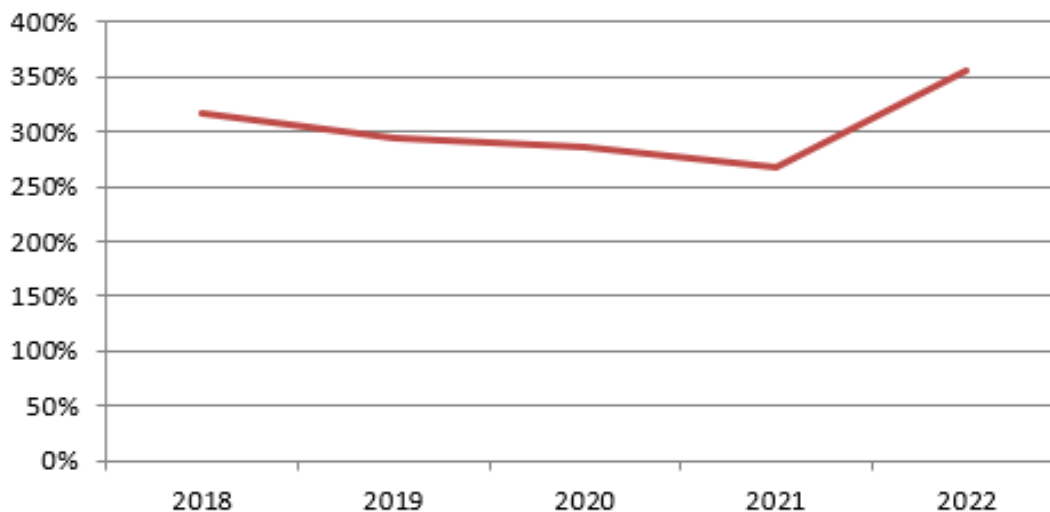
Total Police Calls

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. We have removed from consideration calls coded as informational, assistance, conveyance, annoying/obscene phone calls, special events, lost property, and 911 calls that are abandoned, disconnected, misdialed, etc.

Over the past five years there have been, on average, 841 calls per year in the E Washington and USH 51 study area, or about 6.30 per acre. City-wide, over the same period, the average is 137,302 calls per year, or about 2.08 per acre.

Figure 4.1 shows “police calls per acre” in the E Washington and USH 51 study area as a percentage of the same number city-wide, and it reveals that police calls in the E Washington and USH 51 area are substantially higher than that of the city as a whole, at a variation rate. The comparison rate decline from about 300% to 260% between 2018 and 2021, and increased again to above 350% in 2022.

Figure 4.1- Police Calls per Acre, E Washington and USH 51 area Versus the 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 4.2 displays reported crimes that threatened personal safety within the E Washington and USH 51 study area and within Madison. For ease of comparison, the numbers are reported on a per-acre basis. Most of these crimes were reported three times more often in the E Washington and USH 51 study area than in the city as a whole, including homicide (due to 2 in 2022), sexual assault, burglary, theft and stolen autos.

Based on the elevated police calls per acre and the elevated crimes affecting personal safety, there is a four (4) point deduction from the blight scores for crime conditions.

Table 4.2-Reported Crimes in E Washington and USH 51 area & City of Madison

Reported Crimes Threatening Personal Safety in Study Area (per acre)						
	2018	2019	2020	2021	2022	Average
Homicide	0.0000	0.0000	0.0000	0.0000	0.0150	0.0030
Madison	0.0001	0.0001	0.0002	0.0001	0.0000	0.0001
	<i>Compared to Madison</i>					3295.7%
Sexual Assault 1-2-3-4/Rape	0.0075	0.0225	0.0075	0.0225	0.0075	0.0135
Madison	0.0033	0.0032	0.0030	0.0033	0.0034	0.0033
	<i>Compared to Madison</i>					413.0%
Robbery (armed & strong armed)	0.0524	0.0225	0.0150	0.0150	0.0150	0.0240
Madison	0.0042	0.0037	0.0035	0.0021	0.0018	0.0031
	<i>Compared to Madison</i>					768.5%
Aggravated Assault	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0000	0.0001	0.0000	0.0000	0.0000	0.0000
	<i>Compared to Madison</i>					0.0%
Burglary (res & non-res)	0.0449	0.0899	0.0749	0.0225	0.0225	0.0509
Madison	0.0195	0.0233	0.0166	0.0174	0.0161	0.0186
	<i>Compared to Madison</i>					266.9%
Stolen Autos	0.1048	0.0374	0.0524	0.0899	0.0374	0.0644
Madison	0.0135	0.0092	0.0114	0.0101	0.0087	0.0106
	<i>Compared to Madison</i>					593.5%
Theft	0.4493	0.5916	0.7264	0.3670	0.2771	0.4823
Madison	0.0979	0.0800	0.0757	0.0904	0.0872	0.0862
	<i>Compared to Madison</i>					576.3%
Arson	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0002	0.0001	0.0001	0.0002	0.0002	0.0002
	<i>Compared to Madison</i>					0.0%

Public Street Conditions

Though we focused mostly on the condition of the *parcels*, it is also important to consider the condition of the public streets, alleys and medians adjacent to the parcels we evaluated, and also public improvements such as street lights and bus stops. Whereas the sidewalk and terrace is (or should be) maintained by the adjacent property owner and was evaluated as part of the adjacent parcel, these other features are 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 street infrastructure reveals that conditions ranging from good (portions of E. Washington Ave., Melvin Ct.), to fair (other parts of E. Washington Ave., N. Fair Oaks Ave), to poor (Grover St., Concord Ave., Commercial Ave.) to very poor (Ridgeway Ave). Based on these conditions all parcels received a three (3) point deduction for these infrastructure deficiencies.

Carpenter Str, off E Washington Ave. (fair to poor condition, crack, uneven surfaces)



Commercial Av., near I-39 ALT (fair to good condition, crack, potholes, uneven surfaces)



E Washington Av.,(good condition)



Grover St., near E Washington and Wright St. Junction (fair condition, some cracking and uneven surfaces)



Ridgeway Ave, North of Grover Ave, (poor condition, untarred, water pooling surfaces)



Ridgeway Ave, near E Washington Ave and Wright St, junction (fair condition, crack, no curb and drainage, uneven surfaces)



Lexington Ave, off E Washington Ave (good condition)



Melvn Ct, off E Washington Ave, (good condition)



N Fair Oaks Ave, near E Washington junction (fair to good condition, minor crack)



N Stoughton Rd, (fair to good condition, some cracking)



Concord Rd, near N Stoughton Rd (fair condition, crack)



N Stoughton Rd, Service Rd, (fair condition, crack, uneven surfaces)



Pinecrest Dr, Near E Washington Ave, (fair condition, cracking, no gutter)



Prairie Av, near N Stoughton Rd, (good condition, but minor cracking)



Rethke Ave (good condition)



Rowland Ave (fair condition, crack, pothole)



Schmedeman Ave off E Washington Ave (fair condition, crack, uneven surfaces)



5. Summary and Conclusions

Of the total area evaluated for blight (approximately 83 acres), 32.03% (approximately 26.19 acres) has been determined by this study to be blighted.

A blight TID requires that 50% of the real property within the district must be blighted. This area, taken as a whole, has not exceeded that threshold.

Status	Parcels	Area (sq. ft.)	Area (acre)	% by Area
Satisfactory	23	795,236.35	18.26	21.99%
Deteriorating	72	1,654,334.16	37.98	45.75%
Poor	37	1,094,787.68	25.13	30.28%
Very Poor	2	63,292.00	1.45	1.75%
Not Evaluated	1	8,234.00	0.19	0.23%
TOTAL	135	3,615,884.19	83.01	100.00%

