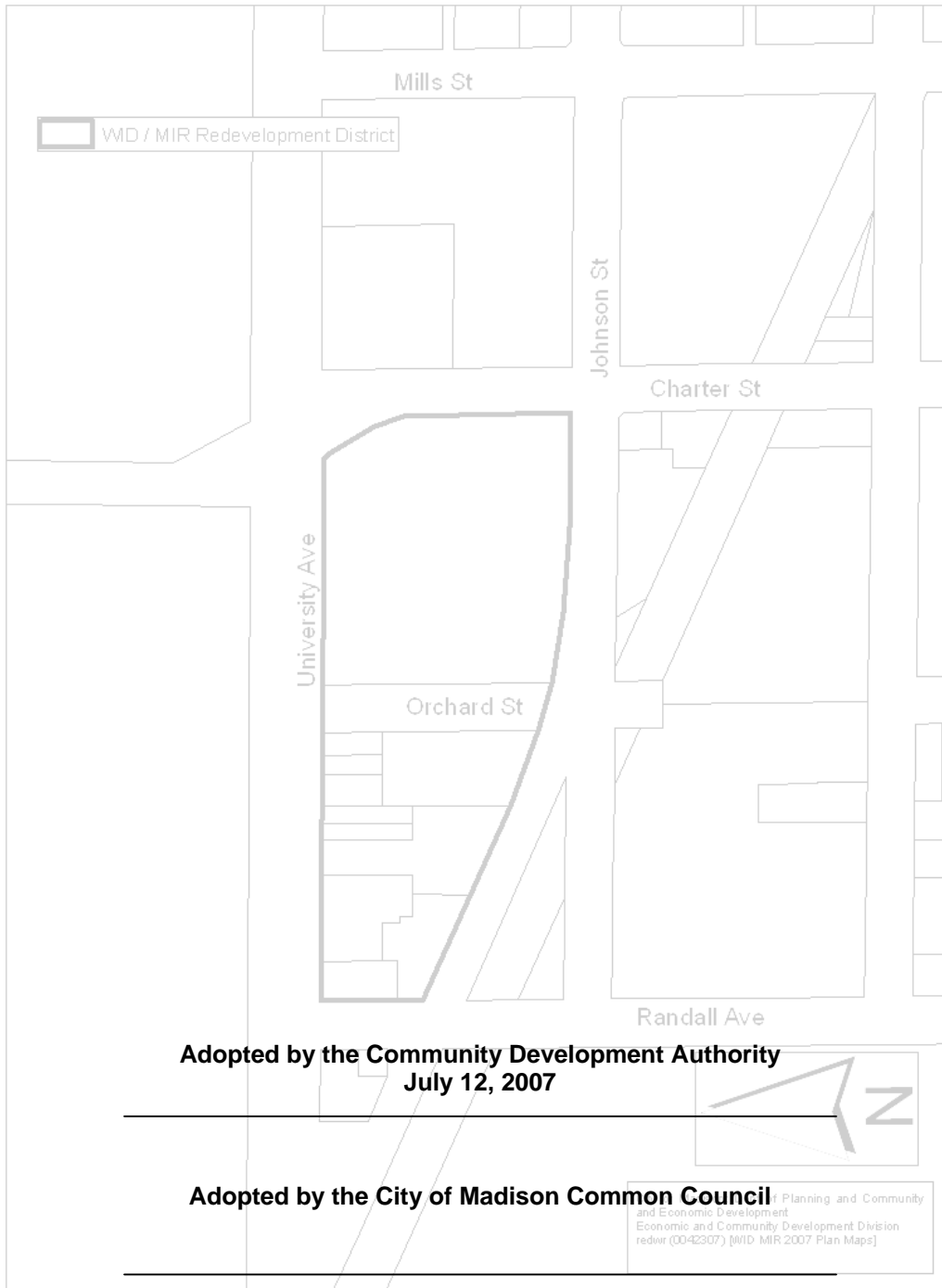


Community Development Authority (CDA) of the City of Madison
Redevelopment Plan for the WID / MIR Redevelopment District



(Termination Date: December 31, 2017)

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A. Intent, Purpose, and Objectives

The Community Development Authority (CDA) of the City of Madison proposes to create a redevelopment district to advance the redevelopment of the University Avenue area.

It is the CDA's intent to be prepared to respond to any anticipated projects and other opportunities in a timely and orderly fashion in order for development to occur. To implement this strategy, the City of Madison ("City") may use various tools such as the CDA's tax-exempt or taxable bonds, Madison Capital Revolving Fund (MCRF) and where necessary and appropriate, the CDA's eminent domain powers and the City's tax incremental financing (TIF) authority.

The purpose of the WID / MIR Redevelopment District ("Redevelopment District") is to ensure that development of the Wisconsin Institute for Discovery / Morgridge Institute for Research ("WID / MIR") occurs in a timely and orderly fashion that assists in the elimination of blighted conditions within the Redevelopment District.

This Redevelopment Plan meets multiple objectives as set forth in Volume II, Chapter 2 (Land Use) of the City's Comprehensive Plan including, but not limited to the following:

- **Objective 22:** Seek to reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment, and higher development densities at locations recommended in City plans as appropriate locations for more intense development.
- **Objective 34:** Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan.
- **Objective 38:** Retain and enhance public and community based institutions and facilities, such as schools, churches, libraries and parks, as important neighborhood centers and providers of employment, services and amenities.
- **Objective 39:** Provide for the growth and expansion of major community institutions such as colleges and universities; schools, medical facilities; governmental, civic and cultural facilities, and similar uses while protecting the character and integrity of adjacent neighborhoods.
- **Objective 44:** Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.

This Redevelopment Plan meets several objectives as set forth in Volume II, Chapter 5 (Economic Development) of the City's Comprehensive Plan including, but not limited to the following:

- **Objective 1:** Grow the City's role as a leader of economic prosperity in the region and the predominant urban economic center.
- **Objective 2:** Develop partnerships and strategies with other communities, area research, education, and health care institutions, utilities and other organizations to promote industries identified in the economic development plan and implementation strategies as key opportunities for growing the Madison economy.

- **Objective 6:** Nurture and cultivate the innovation potential of the region by leveraging the community's institutional assets and competencies.
- **Objective 9:** Redevelop appropriate underutilized, obsolete, abandoned or contaminated sites for commercial and industrial uses.
- **Objective 15:** Strengthen the economic viability of the City's major employment/commercial centers.
- **Objective 19:** Maintain long-term confidence in the economy and commitment to the community by building innovative public/private partnerships.

B. Statutory Authority

Section 66.1333, Wisconsin Statutes (Redevelopment Law), enables the preparation and adoption of this Redevelopment Plan and its implementation.

C. Consistency with Local Plans

As indicated above, the objectives of this Redevelopment Plan are consistent with the City of Madison Comprehensive Plan adopted by the City's Common Council. The Comprehensive Plan objectives are more fully detailed in the plan document which is on file in the City Clerk's office, or available through the City of Madison Department of Planning and Economic and Community Development.

D. Project Boundary

A parcel of land being part of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 7 North, Range 9 East of the 4th Principal Meridian, located in the City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the intersection of the southerly right of way of University Avenue and the easterly right of way of North Randall Avenue; thence along said southerly right of way, easterly to the westerly right of way of North Charter Street; thence along said westerly right of way, southerly to the northerly right of way of West Johnson Street; thence along said northerly right of way, westerly to the westerly right of way of North Orchard Street, said point also being the easterly limit of the northeasterly right of way of Campus Drive; thence along said northeasterly right of way of Campus Drive, northwesterly to the easterly right of way of North Randall Avenue; thence along said easterly right of way, northerly to the **point of beginning**.

Said parcel of land includes those lands in Dane County that have the following tax parcel numbers:

251-0709-221-0201-0
251-0709-221-0301-8
251-0709-221-0302-6
251-0709-221-0303-4
251-0709-221-0304-2
251-0709-221-0305-0
251-0709-221-0306-8
251-0709-221-0307-6
251-0709-221-0311-7
251-0709-221-0312-5
251-0709-221-0316-7

E. Existing Zoning and Land Use

The existing zoning is C2 and R6, as shown on Map 2. The existing land uses within the Redevelopment District are commercial, industrial, and institutional, as shown on Map 3.

F. Existing Conditions

The contributing factors to finding the area a blighted area are defined in Redevelopment Law. Based upon the findings of an independent blight study, including blighting influences and physical deficiencies summarized herein, the area qualifies as blighted under the meaning of Redevelopment Law. A map displaying these findings is found on Map 4.

Blighting Influences

The following categories of blighting influences were observed as part of the blight study: poor walks and driveways, inadequate outdoor storage and screening, lack of handicap accessibility, and graffiti.

Physical Deficiencies

There are twelve (12) structures in the Redevelopment District.

Six (6) structures in the Redevelopment District showed foundation deterioration demonstrated by instances of cracking, chipping, or crumbling.

Twelve (12) structures had wall deterioration including cracking, bulging or signs of attempted repair.

One (1) structure had some degree of observable roof deterioration including missing or rotting shingles and uneven roofs indicating ineffective repair or water damage to the roof itself, missing, sagging and deteriorating fascia and soffit and deteriorating gutters and downspouts. Three (3) structures displayed deficiencies in their chimneys.

Four (4) instances of porch deficiencies were observed, including warped, rotting wood, slanting structures, and inadequate or missing railings.

Nine (9) structures had deficient doors including wood rot, missing windows and screens and metal rust. Eleven (11) structures were affected by deteriorating windows, particularly frames and closed up (bricked or blocked) windows.

The survey of conditions that enumerated the physical deficiencies also noted a lack of screened storage and trash on the ground.

G. Proposed Zoning and Land Uses

Proposed land use in the Redevelopment District is intended to be consistent with the goals and objectives enumerated previously in this Redevelopment Plan. Subsequent to the ratification of this Redevelopment Plan by the Common Council, the CDA may request the Plan Commission to recommend, as the need arises, and the Common Council to approve, as needed, appropriate rezoning of property in this Redevelopment District. Uses may require conditional use approval as per Section 28.12(11), Madison General Ordinances.

The proposed zoning and proposed land uses are illustrated on the attached exhibits on Maps 5 and 6. Since the precise pattern for future development is uncertain, the City may enact additional restrictions and promote appropriate rezoning contingent upon selected development. The development proposals that may be contemplated in the future by the CDA and the City as a result of creation of this Redevelopment District are a mix of different institutional uses including the Wisconsin Institute for Discovery / Morgridge Institute for Research, shown on Map 6. It is anticipated that zoning would be appropriate to a planned mix of different institutional development types.

H. Standards of Population Density, Land Coverage and Building Intensity

Permitted uses are governed by zoning requirements found in Section 28.07, 28.08 and 28.09 Madison General Ordinances. It is possible that the City may consider development proposals that would require a Planned Urban Development/General Development Plan/Specific Implementation Plan (PUD/GDP/SIP) zoning.

I. Present and Potential Equalized Value

As of January 1, 2007, the equalized value of the property in this Redevelopment District is \$0. This valuation is based on the parcels being owned by the University of Wisconsin. The potential new equalized value of this Redevelopment District, based upon general land use, lot layout and market assumptions is estimated at approximately \$0. This estimate is based on the redevelopment of the University owned parcels into the Wisconsin Institute for Discovery / Morgridge Institute for Research. The University of Wisconsin is a tax-exempt entity, so any new facilities they build and occupy would not have any taxable value.

Note: The inclusion of this estimate in this Redevelopment Plan does not rule out other land uses, values or development possibilities that may be proposed over time.

J. Project Activities

The University of Wisconsin – Madison, owns all of the parcels within this Redevelopment District. Therefore, the CDA will not have to acquire any properties within this Redevelopment District.

K. Project Financing

Funds necessary to pay for redevelopment project costs and municipal obligations are expected to be derived principally from private development project revenues and from indebtedness authorized by Redevelopment Law.

As the CDA and the City may from time to time deem appropriate, land disposition proceeds and other sources of funds and revenues may be used to pay for redevelopment costs. Pursuant to the Redevelopment Act, the City may assist the CDA in its redevelopment activities by furnishing services or facilities, providing property, or lending or contributing funds.

L. Performance Standards

Throughout the implementation of this Redevelopment Plan and all stages and phases thereof, the participating developer(s) will be required to comply with the requirements of all sections of this Redevelopment Plan as well as the pertinent sections of municipal codes and ordinances referenced herein.

M. Compliance with Applicable Local, State & Federal Regulations

Local codes and ordinances pertinent to the Redevelopment District have been referenced in this Redevelopment Plan. The participating developer(s) and the CDA shall comply with any and all local codes and ordinances that are deemed applicable by the City of Madison.

N. Redevelopment Plan Modification

This Redevelopment Plan may be modified or changed at any time in accordance with Redevelopment Law, provided that the purchaser or lessee concurs with the proposed modifications. If the plan is modified, a public hearing will be conducted by the CDA. All changes will be recommended for approval by the CDA and approved by the City's Common Council.

O. Relocation

Individuals, businesses, and real or personal property may be relocated due to redevelopment projects. Any relocation shall be conducted in accordance with State law.

P. Proposed Public Improvements

To facilitate and support new land uses in the area, the City may undertake public improvements, as required, and to the extent feasible.

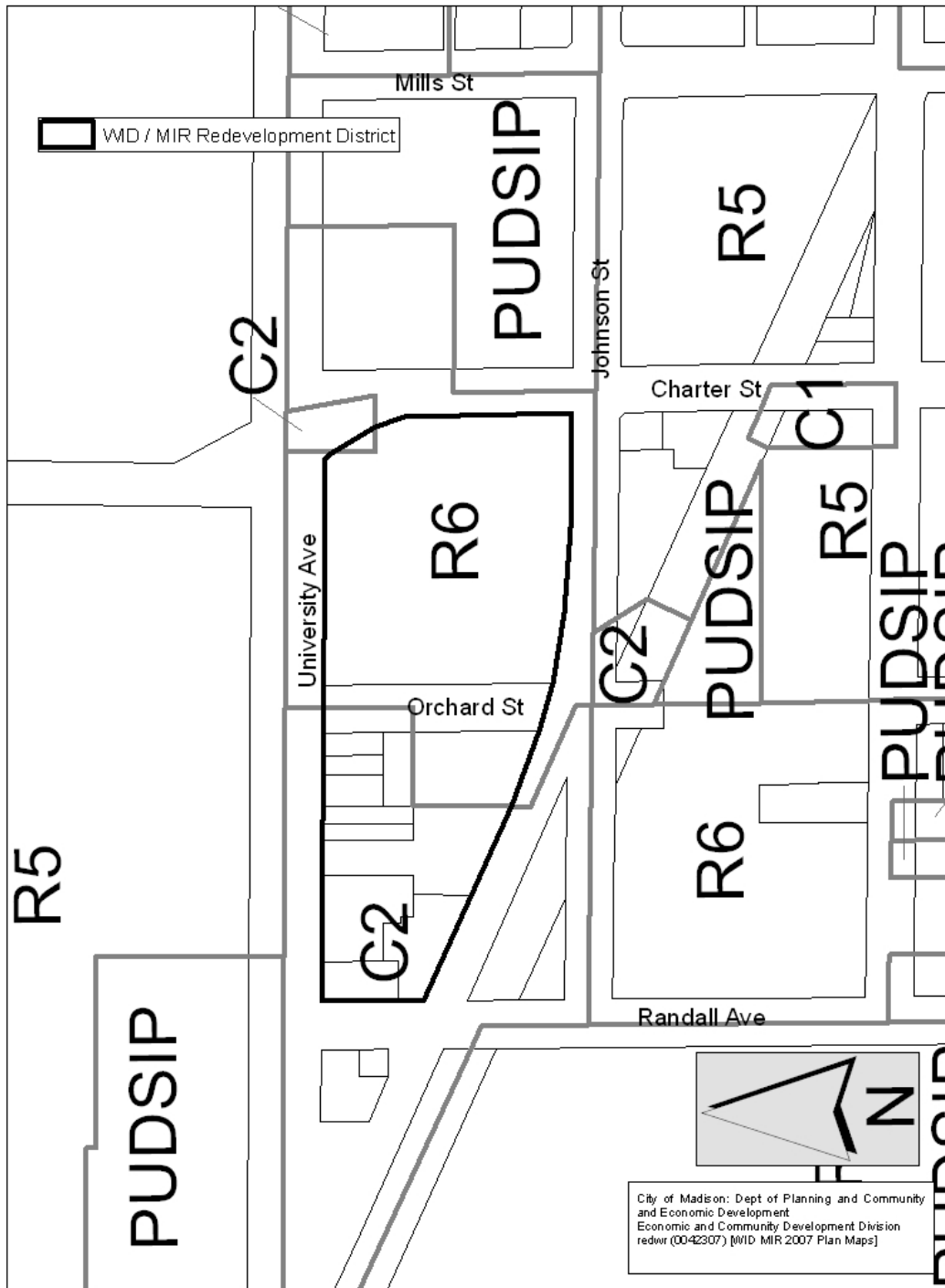
Q. Termination of the District and Redevelopment Plan

This Redevelopment District shall terminate on December 31, 2017.

Map 1 – District Boundary



Map 2 – Existing Zoning



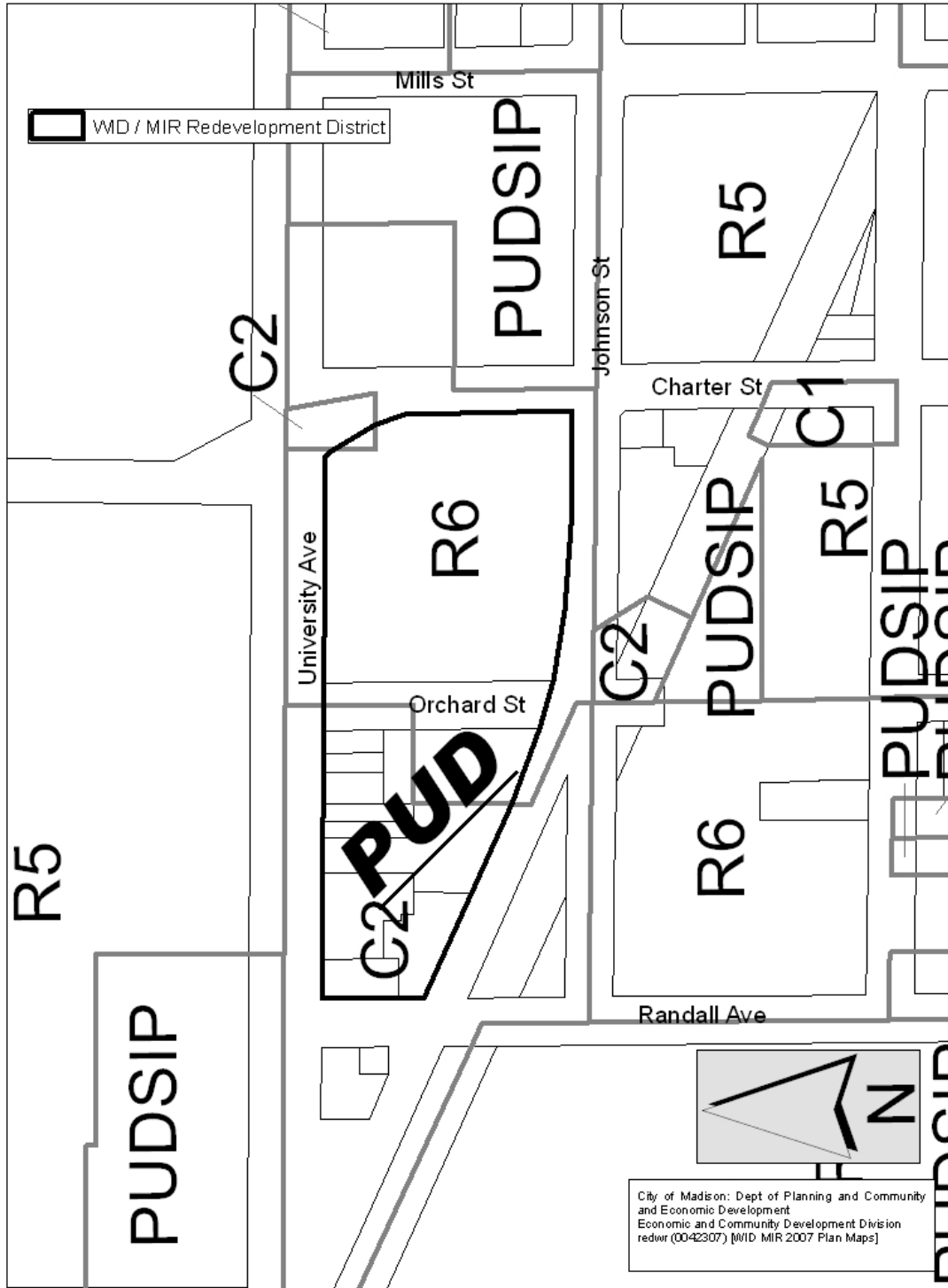
Map 3 – Existing Land Uses



Map 4 – Structure Survey Results (Blight)



Map 5 – Proposed Zoning



Map 6 – Proposed Land Uses

