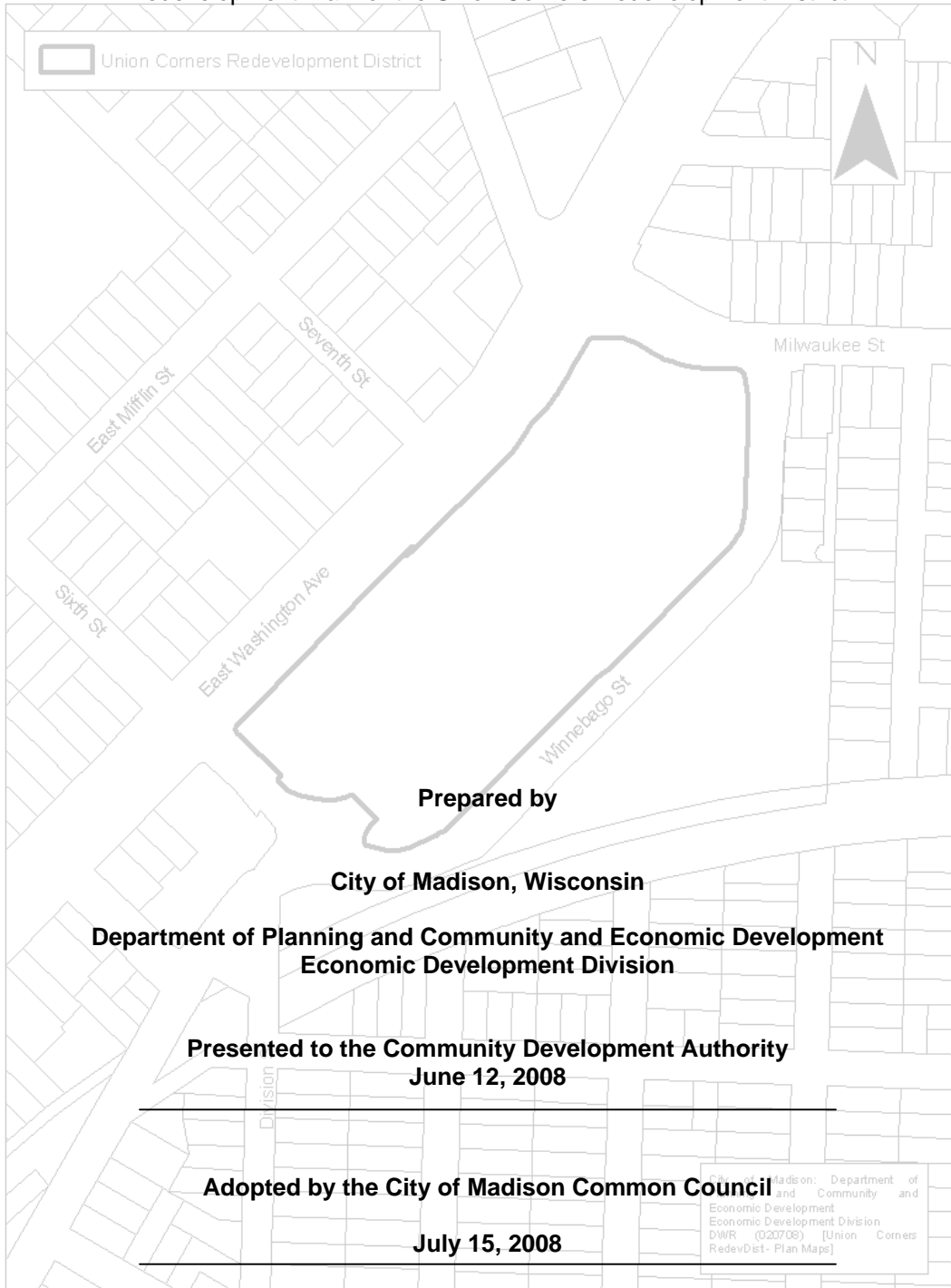


Redevelopment Plan for the Union Corners Redevelopment District



(Termination Date: December 31, 2023)

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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 redevelopment activities within the Schenk-Atwood-Starkweather-Worthington Park neighborhood.

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 in this neighborhood. To implement this strategy, the CDA and the City of Madison (“City”) may use various tools such as the CDA’s tax-exempt 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 Union Corners Redevelopment District (“Redevelopment District”) is to ensure that development occurs in a timely and orderly fashion that assists in the elimination of blighted conditions within the Redevelopment District.

The creation of the Union Corners Redevelopment Plan (“Redevelopment Plan”) meets several objectives as set forth in the *City of Madison Comprehensive Plan* including, but not limited to the following:

Volume II, Chapter II:

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 23 – Promote the assessment, clean up and reuse of polluted (“brownfield”) sites.

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 35 – Maintain and enhance economically viable neighborhood business centers as a source of local employment, a focal point for neighborhood activities and a centralized convenience shopping and service center for area residents.

Objective 36 – Provide a range of housing opportunities, including affordable housing, that will be attractive to both owner and renter households of different sizes, lifestyles, incomes and tastes.

Objective 41 – Maintain a balance between redevelopment and preservation in established neighborhoods that recognizes the general satisfaction of many residents with their neighborhoods as they currently are and focuses redevelopment activity on selected areas and sites within the neighborhood where the objectives of increased density and a wider range of uses will be most supportive of objectives to maintain existing neighborhood character and quality.

Objective 43 – Provide and update as necessary essential neighborhood infrastructure and services including streets, utilities, transit service, sidewalks, parks, schools, police and fire, ambulance service and code enforcement.

Volume II, Chapter III:

Objective 7 – Support Madison’s diversified economic base by providing adequate land and infrastructure to make locations in the City attractive to business.

Objective 9 – Redevelop appropriate underutilized, obsolete, abandoned or contaminated sites for commercial and industrial uses.

Objective 10 – Enhance neighborhood commerce and retail capacity, especially in older neighborhoods.

The creation of the Redevelopment Plan meets several objectives as set forth in the *Schenk – Atwood – Starkweather – Worthington Park Neighborhood Plan* adopted in March 2000 including, but not limited to the following:

East Washington Avenue Corridor Redevelopment Sites:

#2) 2500 Block of East Washington Avenue – Neighborhood associations continue to support the presence of a neighborhood grocery store at the corner of East Washington Avenue and Milwaukee Street. In the event that the property becomes vacant, encourage the opening of another medium-size grocery store. Otherwise, encourage the construction of medium-density, affordable housing on the northern portion of the site and retail or mixed use development at the corner of East Washington Avenue and Milwaukee Street with a grocery store as an anchor.

2400 Block Winnebago Street

#1) On the south side of the 2400 block of Winnebago Street, encourage the construction of mixed-use commercial development on the first floor with affordable residential on the second floor or above.

B. Statutory Authority

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

C. Consistency with Local Plans

As indicated above, the objectives of the Redevelopment Plan are consistent with the City of Madison Comprehensive Plan adopted by the City’s Common Council. The plan objectives are more fully detailed in the following plan documents which are all on file in the City Clerk’s office, or available through the City of Madison Planning Department:

- o *City of Madison Comprehensive Plan*, adopted by the Madison Common Council on January 17, 2006
- o *Schenk – Atwood – Starkweather – Worthington Park Neighborhood Plan*, adopted by the Madison Common Council March 2000.

D. District Boundary

CERTIFIED SURVEY MAP NO 11774 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 72 PAGE 138 OF CERTIFIED SURVEYS, LOT 2 & CERTIFIED SURVEY MAP NO 11835 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 72 PAGE 247 OF CERTIFIED SURVEYS, LOT 1 & VACATED SULLIVAN STREET &

VACATED FLORENCE STREET & THAT VACATED PART OF WINNEBAGO STREET PER RES-06-00599 & THAT VACATED PART OF MILWAUKEE STREET PER RES 06-00854.

The property within the Redevelopment District has the following tax parcel number:

251-0710-061-3508-4

E. Existing Zoning and Land Use

The existing zoning is PUDSIP as shown on Map 2. The existing land use within the Redevelopment District is undeveloped, shown on Map 3. The undeveloped property is the result of assemblage for the Union Corners redevelopment project. The former Kohl's grocery store, Rayovac structures, and several other mixed use commercial buildings have all been removed. The property in the Redevelopment District has also seen extensive environmental remediation that took place after the structures were removed.

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:

- Lack of sidewalks
- Inadequate Outdoor Storage and Screening of blight influences of trash, trash piles, uneven ground and poor fences
- Land Underutilization based on its size and location.
- Identifiable Hazards to Health and Safety in the community such as uneven ground abandoned foundations and poor fences.
- Poor Site Conditions
- Trash in the form of old heater, pail, tank, paper, etc.
- Piles of soil, brush and rubble
- Fences in poor condition
- Fences not enclosing anything
- Bent sign Post
- Uneven ground open to public transit
- Abandoned foundations
- Abandoned and downed power poles vertical and horizontal.

Physical Deficiencies

There are no structures in the Redevelopment District, with the exception of a billboard sign.

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 the Redevelopment Plan. Subsequent to the

ratification of the 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 the 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 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 private 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 commercial and residential uses, shown on Map 6. Any private development proposals that may be contemplated in the future by the CDA and the City will conform to the *City of Madison Comprehensive Plan*, as shown on Map 6. It is anticipated that zoning would be appropriate to a planned mix of different residential development types.

Map 6 shows the property in the District to be Community Mixed Use. This is defined in the *City of Madison Comprehensive Plan* as:

Community Mixed-Use (CMU)

- Buildings more than one story in height, with maximum building height compatible with the size of the district, surrounding structures and land uses. Specific height standards may be recommended in an adopted neighborhood or special area plan.
- Pedestrian friendly design amenities, such as decorative paving and lighting along sidewalks and paths, plazas, benches, landscaping. Whenever possible, Community Mixed Use districts should be designed to incorporate some of the Transit Oriented Development standards outlined in the Comprehensive Plan.

Recommended Land Uses

- Commercial buildings, employment, retail and service uses serving both adjacent neighborhoods and wider community markets. Detailed neighborhood or special area plans may provide specific recommendations on allowed types of non residential uses.
- Housing types generally similar to Medium Density Residential districts, provided the building scale is appropriate to the district and the adjacent neighborhood.
- Mixed use buildings.
- Non-commercial residential support uses similar to Medium Density Residential districts.

Recommended Development Intensity

- Generally, buildings should be at least two stories in height. Specific height standards should be established in neighborhood or special area plans and should be compatible with the scale and intensity of the district as a whole and the context of the surrounding neighborhood.
- The maximum development intensity (floor area ratio) for commercial uses should be established in a detailed neighborhood or special area plan.
- No fixed limits on the gross square footage of commercial buildings or establishments, but the types and sizes of commercial uses appropriate in the district may be defined in an adopted neighborhood or special area plan.
- Net residential densities within a Community Mixed Use district generally should not exceed 60 dwelling units per acre, but a neighborhood or special area plan may recommend small areas within the district for a higher maximum density if the development is compatible with the scale and character of the neighborhood.

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. The City of Madison Common Council has zoned this property as Planned Urban Development/Specific Implementation Plan (PUD/GDP/SIP).

I. Present and Potential Equalized Value

As of January 1, 2008, the equalized value of the property in the project area is approximately \$3,322,000. The potential new equalized value of the property, based upon general land use, lot layout and market assumptions is estimated at approximately **\$35,000,000**. This estimate is based on conservative projections for redevelopment of the Union Corners property.

Note: The inclusion of the 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

Assemblage of Sites

To facilitate redevelopment within the Redevelopment District, some property within this Redevelopment District may be acquired by the CDA and either; a) sold or leased for private development, or b) sold, leased or dedicated for construction of public improvements or facilities.

The CDA may utilize property that has been acquired for temporary uses as an incidental, but necessary, part of the redevelopment process. The temporary uses will exist until such time as the property is scheduled for disposition and redevelopment.

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 the 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

The Redevelopment Plan may be modified or changed at any time in accordance with Redevelopment Law, including after sale or lease of property acquired by the CDA, 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 of Families

The Redevelopment District is currently uninhabited, so at present there is no need for relocation. However, any future relocation shall be conducted in accordance with State law.

P. Land Disposition

Once acquired by the CDA, land will be disposed of either by sale or lease in accordance with provisions contained in Sections 66.1333, Wisconsin Statutes (Redevelopment Law).

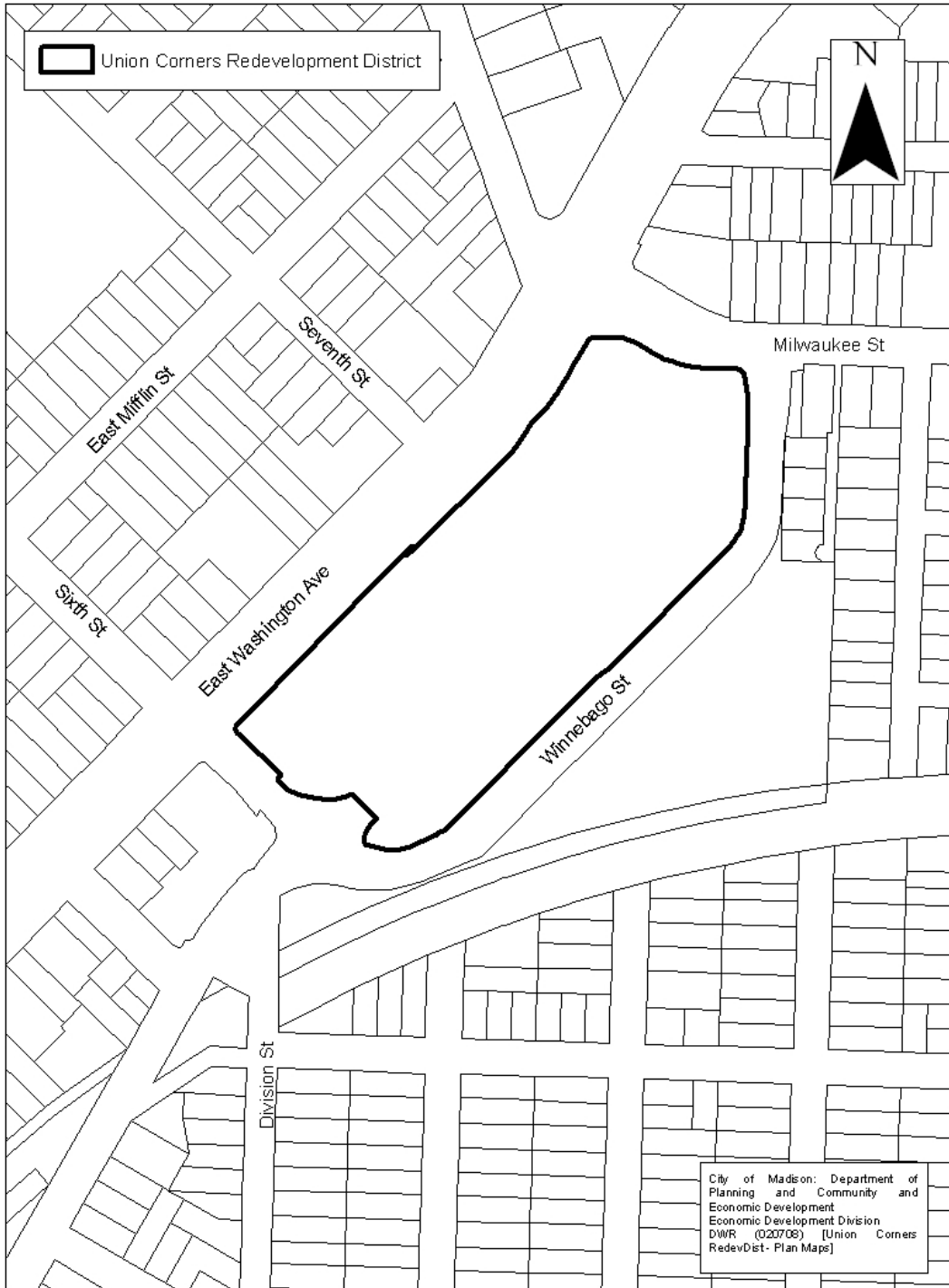
Q. Proposed Public Improvements

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

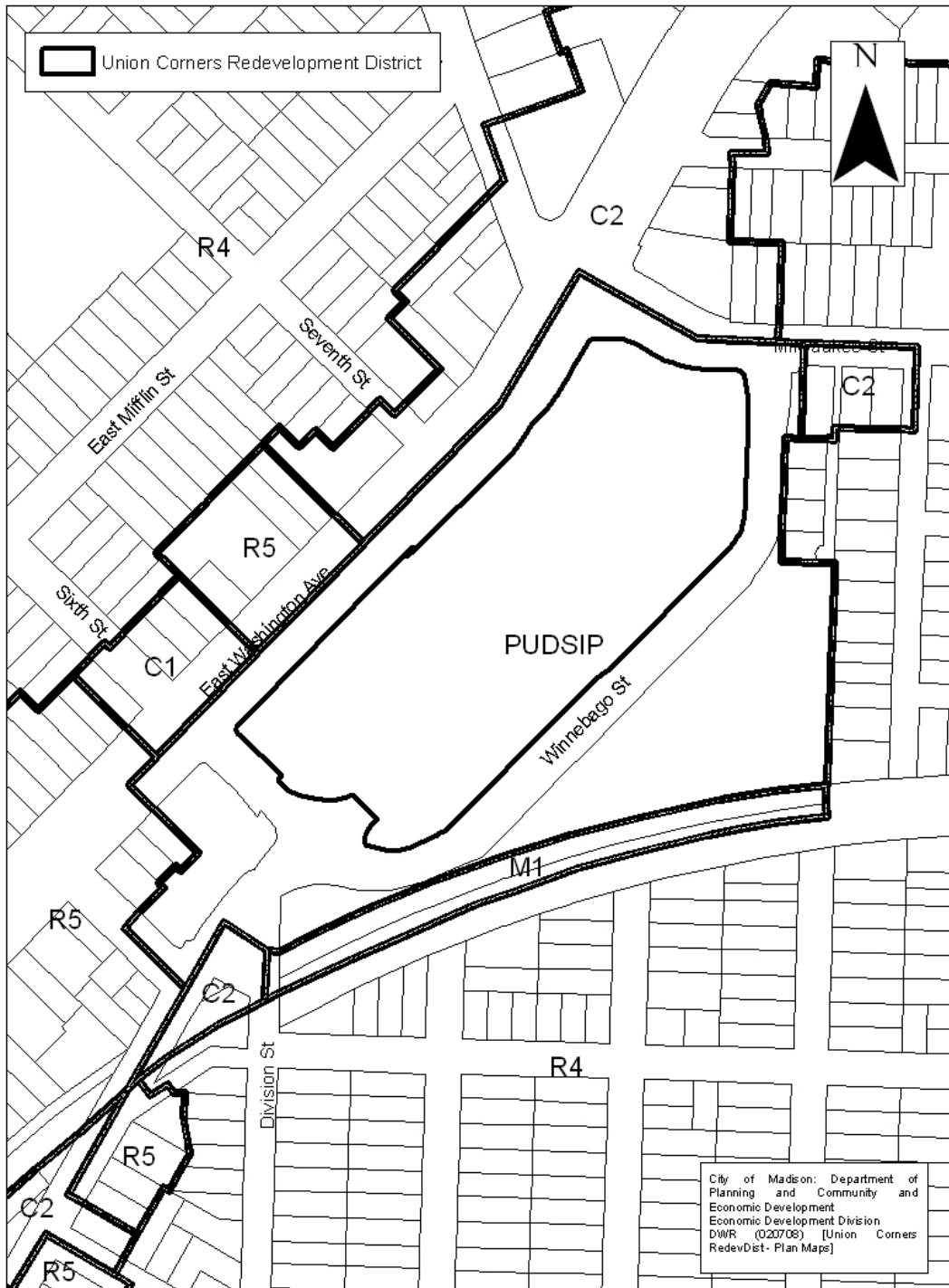
R. Termination of the District and Redevelopment Plan

The Redevelopment District shall terminate on December 31, 2023.

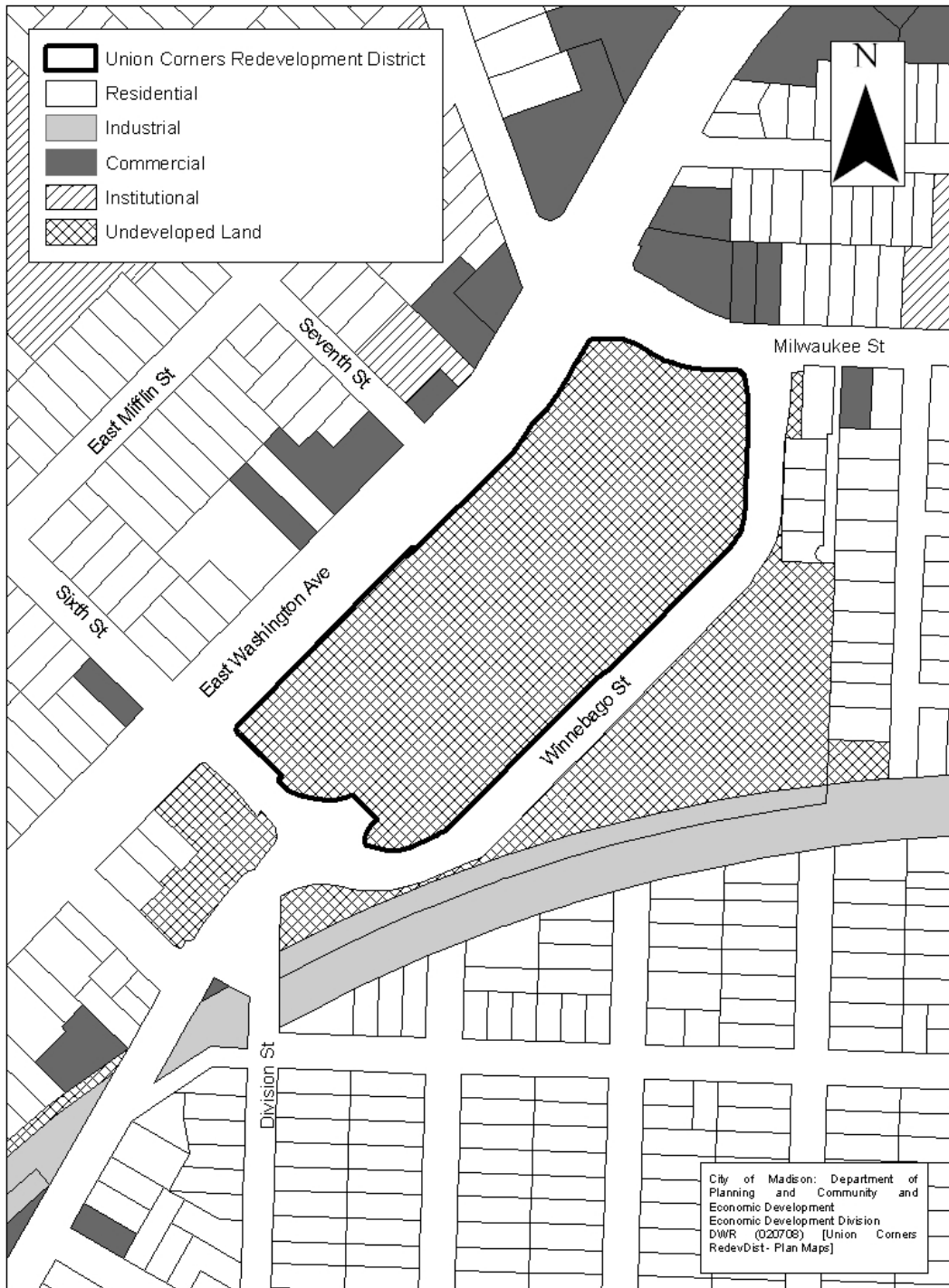
Map 1 - District Boundary



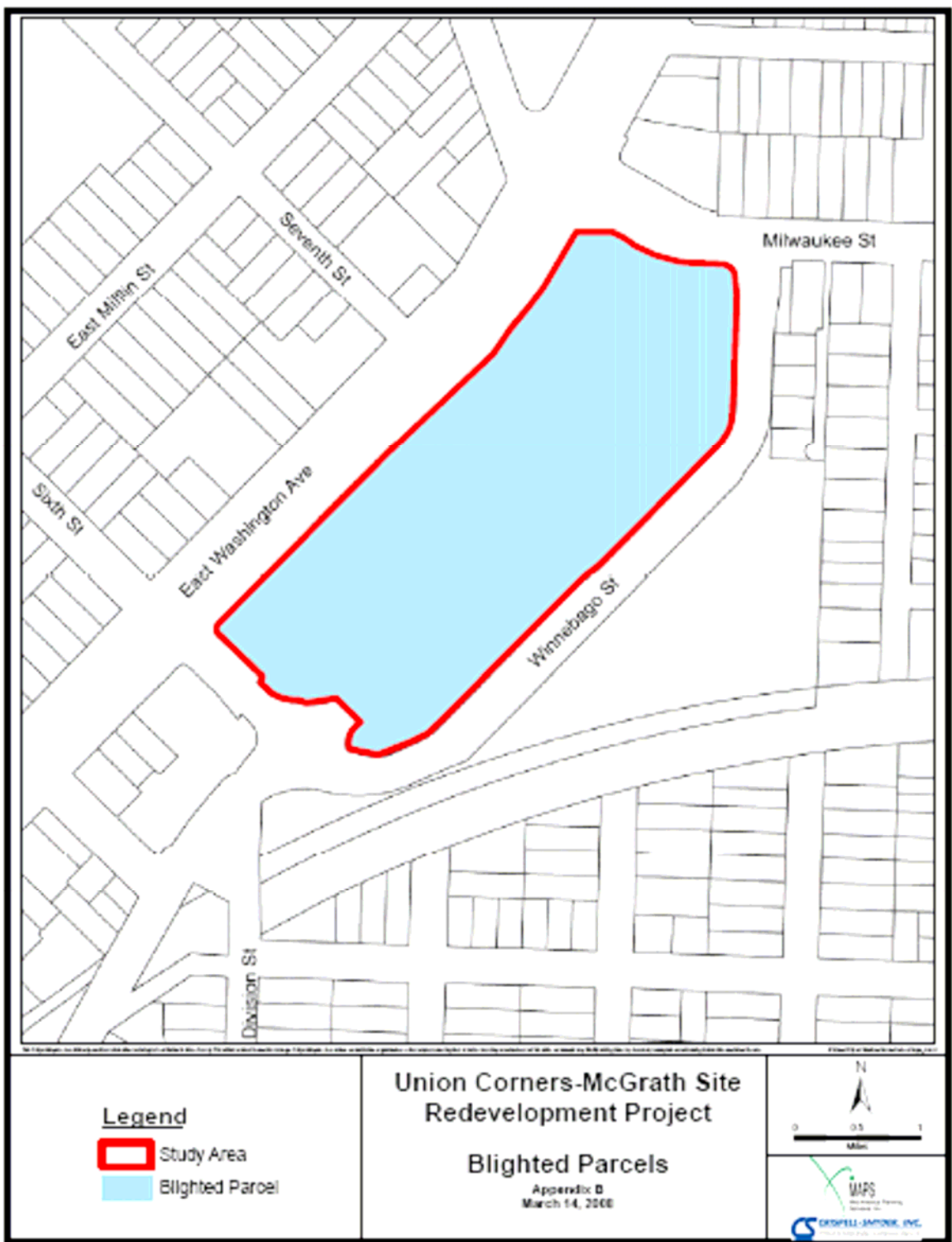
Map 2 - Existing Zoning



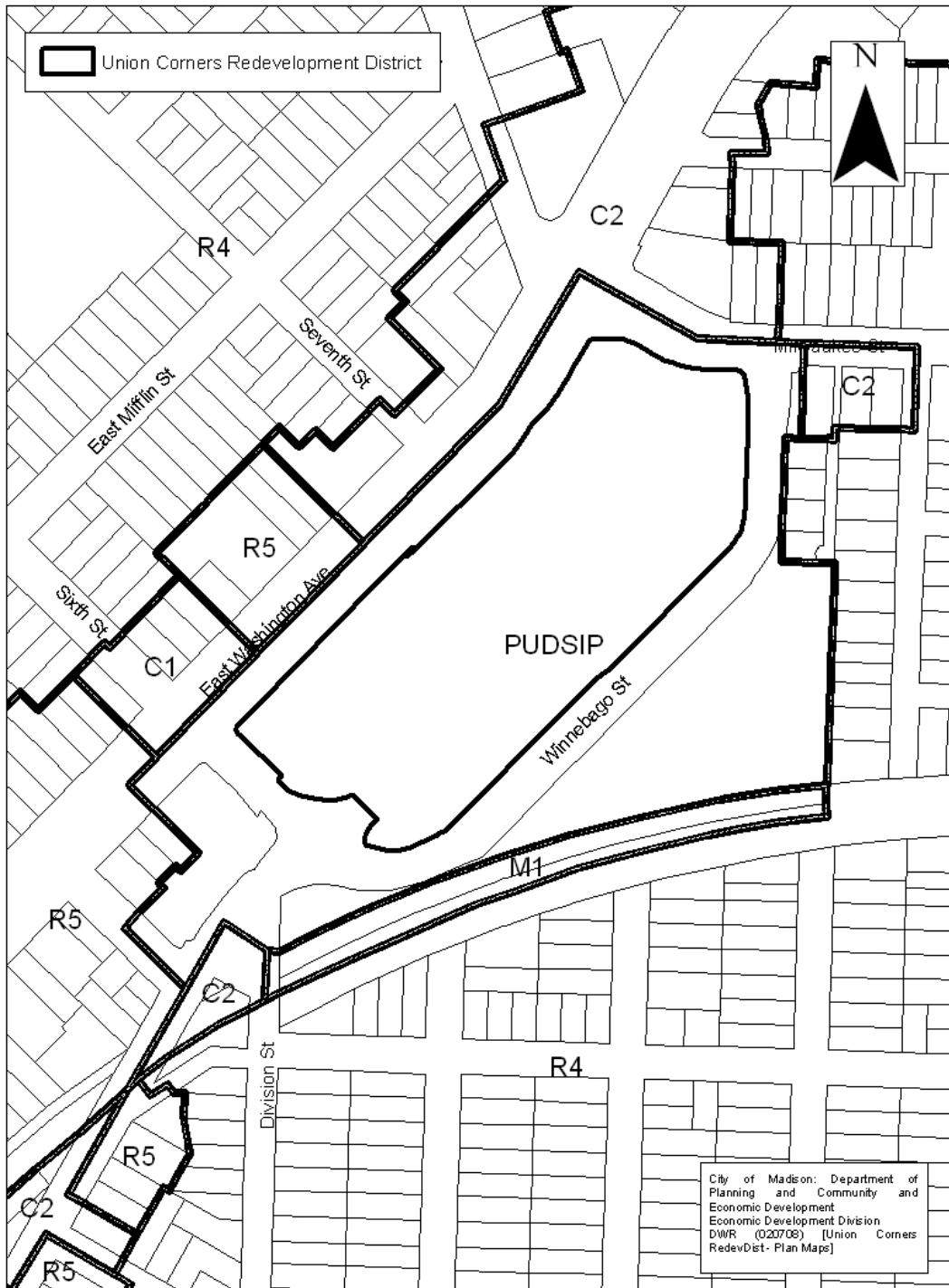
Map 3 - Existing Land Uses



Map 4 - Structure Survey Results (Blight)



Map 5 - Proposed Zoning



Map 6 - Proposed Land Uses

