

**SURVEY OF CONDITIONS  
for  
CITY OF MADISON  
WID/MIR REDEVELOPMENT DISTRICT**

**Final Report on Blight Determination**



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### **Background Summary**

This report finds that the proposed WID/MIR Redevelopment District constitutes a blighted area under the provisions of Wisconsin Statutes 66.1333, which governs the definition of Blighted Area and Redevelopment Districts. The District commonly known as the WID/MIR Area consists of two blocks bounded by University and Randall Avenues, Johnson and Charter Streets and Campus Drive. This area is the proposed WID/MIR Redevelopment District. The Redevelopment District is shown in Appendix B.

The area in total has 11 parcels with 12 structures. The area without streets is 4.72 acres. The largest parcel is a 2.78-acre parcel, which contains the UW Psychology Building and two large UW Maintenance buildings. The second and third largest parcels total .94 acres. All of the parcels and buildings in the proposed WID/MIR Redevelopment District are the property of the University of Wisconsin. The existing land use of the area can be found in Appendix C.

Two categories of information were utilized to determine if the proposed WID/MIR Redevelopment District constitutes a blighted area. These two are: structural conditions and blighting influences.

## Exterior Structure and Parcel Survey

### **Methodology of the Survey of Conditions**

Mid-America Planning Services, a division of Crispell-Snyder, Inc., consultants to the city of Madison conducted the field surveys April 30, 2007. One survey was completed for each principal structure and if a parcel had no structure a survey form was completed for that parcel. A copy of the survey form used is found in Appendix A.

The survey consisted of:

**The field survey enumerator recorded the Existing Land Use of each parcel or building, as best determined by an exterior survey.**

**The survey enumerator recorded exterior Structural Conditions of Buildings –**The survey consisted of only exterior inspection of the buildings.

**The survey enumerator recorded the condition of each parcel without a structure.**

**Blighting Influences –** A search was conducted for blighting influences and recorded by the enumerator, who is a professional planner.

**Code Violations –** A search was conducted for current code violations for the buildings and parcels in the City Building Inspectors Office. No outstanding violations were found.

### Rating Criteria for the Structure

Based on inspection and evaluation, the condition of each component of the structure was placed in one of five categories:

Satisfactory  
Maintenance  
Minor Deficiency  
Moderate Deficiency  
Major Deficiency

**Satisfactory** – This condition exists when there is an absence of any defect and/or requirement for maintenance.

**Maintenance** – This condition exists when routine steps are required to improve, protect, and/or correct normal wear and tear, which may arise in components as a result of weathering, aging, and/or use.

**Minor Deficiency** – This condition exists when there are defects in an element that are beyond the scope of “Maintenance” which require repair or replacement not exceeding 20 percent of the element.

**Moderate Deficiency** – This condition exists when there are defects in a particular element or group of elements that are more serious than in the “Minor Deficiencies” category. The defects relating to a “Moderate Deficiency” require the reconstruction or replacement of approximately 20-50 percent of the element.

**Major Deficiency** – This condition exists when there are defects in a particular element or group of elements of a component that seriously impair the ability of the component to function in its intended capacity. Deficiencies in an element of a component, which require replacement, reconstruction, and/or extensive repair to over 50 percent of the element, constitute a “Major Deficiency”.

The primary and secondary components of each structure were rated on a point system using the categories above. Each primary and secondary component was given a value depending on the importance of the component. The value of the component was then multiplied by values shown below. A total score was then calculated.

0	Satisfactory
0	Maintenance
1	Minor Deficiency
2	Moderate Deficiency
3	Major Deficiency

### **Blighting Influences**

Observations were made to determine if any blighting influences existed. When noted they were documented by the enumerator. The enumerator searched for the following blighting influences; Obsolete Buildings Not Suited for Development, Land Underutilization, Non-Accessory Parking, Lack of Parking, Faulty Lot Layout, Incompatible Use or Land Use Relationship, Lack of Open Space, Overcrowding of Buildings on the Land, High Density of Population or Over Crowding, Identifiable Hazards to Health and Safety of the Community, Poor Site Condition, Lack of Loading Areas, Out of Scale with Surrounding Buildings, Poor Walks and Driveways, Inadequate Outdoor Storage and Screening and Lack of Handicap Accessibility. Other blighting influences that were not listed were also documented if found.

Below are the blighting influences identified within the WID/MIR Redevelopment District:

- Poor Walks and Driveways
- Inadequate Outdoor Storage and Screening
- Lack of Handicap Accessibility
- Graffiti

This potential redevelopment area is a blighted area with 11 blighting influences on 11 parcels as shown in Appendix D.

### **Rating System for Parcels with Structures**

Each structure was scored by the following system and the score was used to assign a category. The structural soundness of all buildings was rated using the following system.

**(0 to 49) Standard** – Where all primary components are sound and in good repair or requiring only normal maintenance.

**(50 to 490) Blighted But Can Be Corrected** – Where primary structural components are in need of repair beyond normal maintenance.

**(491 and up) Blighted and May Require Clearance** - Where the primary structural components have a critical defect that may not be correctable.

A map of the blighted is shown in Appendix B.

### **Rating System for Parcels without Structures**

Observations were made relative to blighting influences, overall condition of the site, accessibility and general utilization relative to its location. A map showing the Parcel Conditions Summary is shown in Appendix C.

**Findings for a Possible Redevelopment Area**

The blight findings for a redevelopment district are based primarily on structural conditions; however, blighting influences also played a part. When considering blighted parcels with structures and parcels without structures (Criteria #1) or when considering blighted structures including parcels with multiple structures (Criteria #2) the area is blighted. The following tables demonstrate the degree of blight. As a further explanation of parcels and structures, please note there are 2 parcels without a primary structure. There is 1 parcel with 3 structures within the proposed district. Viewing parcels only there are 11 blighted parcels and no standard parcels. Viewing the structural conditions only, 12 structures are blighted, but correctable. There are no standard structures. The listing of parcels is shown in Appendix E and the map in Appendix B shows the blighted parcels.

**Parcels with Standard and Blighted Structures– Criteria #1**

	Number of Parcels With Structures	% Of Total Parcels
Blighted Parcels	9	100
Standard Parcels	0	0
Total	9	100

**Parcels without Structures that are Standard or Blighted– Criteria #1**

	Number of Parcels Without Principal Structures	% Of Total Parcels
Blighted Parcels	2	100
Standard Parcels	0	0
Total	2	100

**Total Standard and Blighted Parcels – Criteria #1**

	Number of Parcels	% Of Total Parcels	Acres without Streets	Percent of Total Area not counting Neutral Area
Blighted parcels	11	100	4.72	100
Standard Parcels	0	0		0
Total	11	100	4.72	100

**Standard and Blighted Structures– Criteria #2**

	Number of Structures -	% Of Total Structures
Substandard Blighted	0	0
Correctable Blighted	12	100
Standard	0	0
Total	12	100

Blight Score	Number of Structures
0-49	0
50-150	0
151-250	9
251-490	3
491-590	0
Total	12

**Parcels with Blighting Influences**

The redevelopment area contains 11 parcels with 11 blighting influences. The Blighting Influences document the poor conditions of the area. A map of the blighting influences by block is shown in Appendix D. A listing of blighted structures is shown in Appendix E.

**Parcels with Blighted Structures May Require Clearance due to:**

1. Poor physical condition
2. Restrictions on future use of the parcels
3. The current buildings are not used for the purpose for which the buildings were constructed.

**Statutory Definitions of Blight**

Pursuant to Wisconsin Statute s.66.1333 (2m) (b) “blighted area” means any of the following:

1. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision of 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.
2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.
3. An area, which is predominantly open and which because of, obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

### **Existence of Dilapidation, Deterioration, Age or Obsolescence**

Parcels within the study area displayed various degrees of structural wear due to age, lack of maintenance, lack of appropriate replacement or poor site maintenance. Six structures in the study area showed foundation deterioration demonstrated by instances of cracking, chipping or crumbling.

Twelve buildings had wall deterioration including cracking, bulging or signs of attempted repair.

One structure has 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 down spouts.

Three structures displayed deficiencies in their chimneys.

Four instances of a porch with deficiencies included rotting, warped wood, slanted structures and inadequate railings. The lack of adequate railings is a daily danger to the uses. Nine structures had deficient doors including wood rot, missing windows and screens and metal rust. Eleven structures were affected by deteriorating windows, particularly the frames and closed-up (bricked and blocked) windows.

### **Inadequate Provision of Ventilation, Light, Air or Sanitation**

The concern under this category was the lack of screened storage and amount of trash on the ground.

### **Conditions which Endanger Life or Property by Fire and Other Causes**

Several conditions were noted as potential fire hazards and these included: age and structural safety. Another set of problems is the fact that many properties have deteriorated porches and poor walks and driveways. This creates a danger for pedestrian accidents.

### **Conditions Detrimental to the Public Health, Safety, Morals and Welfare**

The deficiencies discussed above illustrate conditions detrimental to public health, safety, morals and welfare that were noted upon evaluation of the study area. Intermediate and critical structural deficiencies, open storage of refuse and other hazardous items and unsafe porches all illustrate detrimental conditions.

### **In Summary of Findings for a possible Redevelopment District:**

The blight findings in the proposed Redevelopment area are primarily based on Structural Conditions, but also utilize Blighting Influences. In tabulating for blight:

- ◆ No parcels were in standard condition;
- ◆ Eleven parcels with structures and without structures are "blighted, but correctable"; while
- ◆ None fit in the category, "blighted and may require clearance".



The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be **100 percent of the area**. This meets the blighted area definition found in Wisconsin Statute 66.1333(2m)(b). The map in Appendix B delineates the blighted areas. Streets were not calculated in the total area.

### **Report Summary**

In summary 100% of the parcels by area are blighted and it is the finding of this report that the proposed WID/MIR Redevelopment District constitutes a blighted area under the provision of Wisconsin Statutes 66.1333, which governs Blighted Areas and Redevelopment Districts.

**APPENDIX A: SURVEY FORM**

**SURVEY OF CONDITIONS**

Community DISCOVERY CENTER Job # \_\_\_\_\_ Date \_\_\_\_\_ Enumerator \_\_\_\_\_  
 Parcel Address \_\_\_\_\_  
 Block # \_\_\_\_\_ # Housing Units \_\_\_\_\_ # Non Residential Units \_\_\_\_\_  
 Parcel # \_\_\_\_\_ Land Use \_\_\_\_\_ Bldg. Under Construction \_\_\_\_\_  
 Stories \_\_\_\_\_ Owner Occupant \_\_\_\_\_ Bldg. Being Rehabilitated \_\_\_\_\_  
 Masonry/Frame \_\_\_\_\_ Age of Structure \_\_\_\_\_  
 Existing and Prior Violations \_\_\_\_\_  
 Other Information \_\_\_\_\_

Structural Conditions						Rating	
Exterior Elements						Point	
Components	Rating					Factor	Points
Primary	S	0	1	2	3	Comment	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		80
Ext. Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		100
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		40
Primary Subtotal							
Secondary	S	0	1	2	3		
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		20
Porches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		10
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		30
Addition (S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		40
Aux Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5
Grand Total							

Rating  
 S = Satisfactory  
 0 = Maintenance  
 1 = Minor Deficiency  
 2 = Moderate Deficiency  
 3 = Major Deficiency

**Blighting Influences**

- Obsolete Building Not Suited for Development \_\_\_\_\_
- Land Underutilization \_\_\_\_\_
- Non-Accessory Parking \_\_\_\_\_
- Lack of Parking \_\_\_\_\_
- Faulty Lot Layout \_\_\_\_\_
- Incompatible Use or Land Use Relationship \_\_\_\_\_
- Lack of Open Space \_\_\_\_\_
- Overcrowding of Buildings on the Land \_\_\_\_\_
- High Density of Population or Overcrowding \_\_\_\_\_
- Indentifiable Hazards to Health and Safety of the Community \_\_\_\_\_
- Poor Site Condition \_\_\_\_\_
- Lack of Loading Areas \_\_\_\_\_
- Out of Scale with Surrounding Buildings \_\_\_\_\_
- Poor Walks and Driveways \_\_\_\_\_
- Inadequate Outdoor Storage and Screening \_\_\_\_\_
- Lack of Handicap Accessibility \_\_\_\_\_
- Other \_\_\_\_\_

- Structure Standard
- Structure is Blighted, but can be corrected
- Structure is Blighted and Substandard to a Degree Requiring Clearance
- Parcel with no Structure Standard
- Parcel with no Structure Blighted

Picture #s \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**APPENDIX B: MAP OF BLIGHTED PARCELS**

# Proposed WID/MIR Redevelopment District

## Blighted Parcels

Appendix B  
April 30th, 2007

### Legend

-  Blight Parcels
-  Study Area



University Ave

Charter St

Orchard St

Campus Dr

Johnson St

Randall Ave




Dayton St

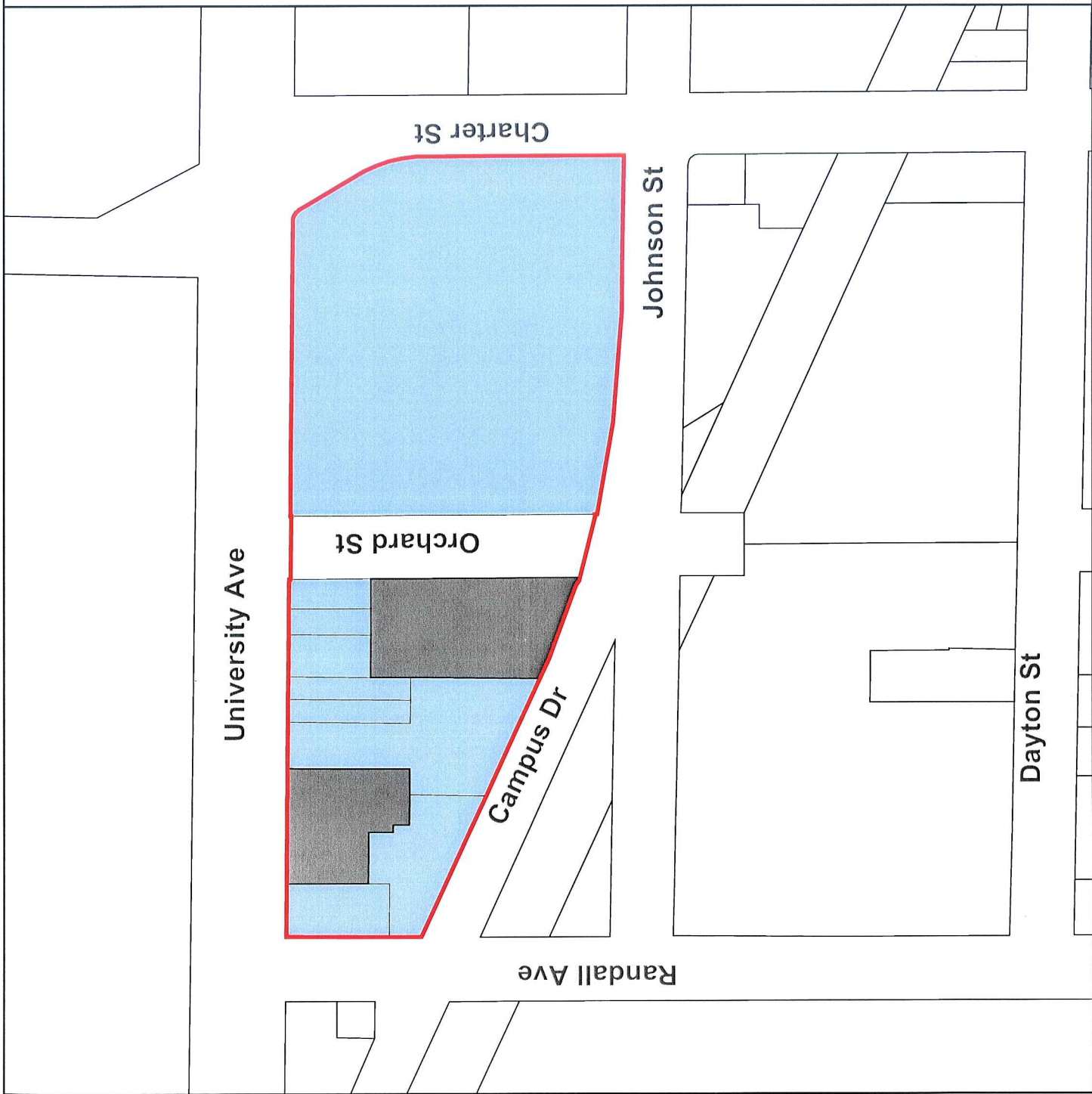
**APPENDIX C: MAP OF EXISTING LAND USE**

# Proposed WID/MIR Redevelopment District

## Existing Land Use

Appendix C  
April 30th, 2007

- Legend**
-  Parking
  -  Public
  -  Study Area



**APPENDIX D: MAP OF PARCELS BY BLOCK**



# Proposed WID/MIR Redevelopment District

## Parcel Conditions Summary

Appendix D  
April 30th, 2007

**Legend**  
 Study Area

Number of Blighting Influences	Number of Standard Parcels	Number of Blighted Parcels
11	0	11



The Crispell-Snyder, Inc. GIS map contains information including but not limited to Deed County. This data is subject to constant change. Crispell-Snyder, Inc. makes no warranties or guarantees, either expressed or implied, as to the accuracy or completeness of the data, nor accepts any liability, arising from any inaccuracy, incompleteness or mislabeling information contained therein.



**APPENDIX E: TABLE OF PARCELS WITH FINDINGS**

Appendix E: Survey Conditions by Parcel

CITY OF MADISON – DISCOVERY CENTER BLIGHT SURVEY

Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard Structure	Blighted Correctable Structure	Blighted or Substandard Structure to a Degree May Require Clearance	Parcel With No Structure Standard	Parcel With No Structure Blighted	Current Use
1(a)	University Avenue & Charter Street	225	1		X				UW Maintenance Building
1(b)	University Avenue & Orchard Street	260	1		X				Public-Old Heating Plant
1(c)	1202 Johnson Street	185	1		X				UW Psychology Building
2	1301 University Ave	240	0		X				Public - UW
3	1307 University Ave	240	0		X				Public - UW
4	1313 University Ave	380	1		X				Public - UW
5	1319 University Ave	180	0		X				Public - UW
6	1325 University Ave	175	1		X				Public - UW
7	1327 University Ave	180	2		X				Public - ROTC
8	University Avenue	0	0					X	Parking Lot
9	1357 University Ave	185	1		X				Public - UW
10	317 Randall Avenue	215	2		X				Public
11	Johnson Street & Orchard St	330	1		X				Garage w/ blighted parking lot

**APPENDIX F: BLIGHT PHOTOS**

CITY OF MADISON – DISCOVERY CENTER  
BLIGHT PHOTOS



University Avenue & Charter Street  
Blocked up window & retro-fitted air conditioning unit  
April 30, 2007



University Avenue & Charter Street  
Small wall cracks & retro-fitted air conditioning unit  
April 30, 2007



University Avenue & Charter Street  
Wooden board window patch & water damage  
April 30, 2007



University Avenue & Orchard Street  
Deteriorated door, door frame and sill  
April 30, 2007

CITY OF MADISON – DISCOVERY CENTER  
BLIGHT PHOTOS



University Avenue & Orchard Street  
Blocked up windows & deteriorated foundation  
April 30, 2007



1202 Johnson Street & Charter Street  
Cracked foundation & walls; chipped brick  
April 30, 2007



1202 Johnson Street & Charter Street  
Cracked foundation & walls; chipped brick  
April 30, 2007



1202 Johnson Street & Charter Street  
Wall cracks  
April 30, 2007

CITY OF MADISON – DISCOVERY CENTER  
BLIGHT PHOTOS



1301 University Avenue  
Deteriorated bricks, wall crack & barred windows  
April 30, 2007



1307 University Avenue  
Cracked wall & deteriorated window frame  
April 30, 2007



1313 University Avenue  
Deteriorated sign & deteriorated window frames  
April 30, 2007



1327 University Avenue  
Boarded up window, deteriorated wood, wall cracks, broken bricks & rotted wood on the add-on structure  
April 30, 2007

CITY OF MADISON – DISCOVERY CENTER  
BLIGHT PHOTOS



317 Randall Avenue & Johnson Street  
Deteriorated door & broken sill  
April 30, 2007



Johnson Street & Orchard Street  
Broken window & rusted window frame, deteriorated  
chimney and cracked wall  
April 30, 2007



