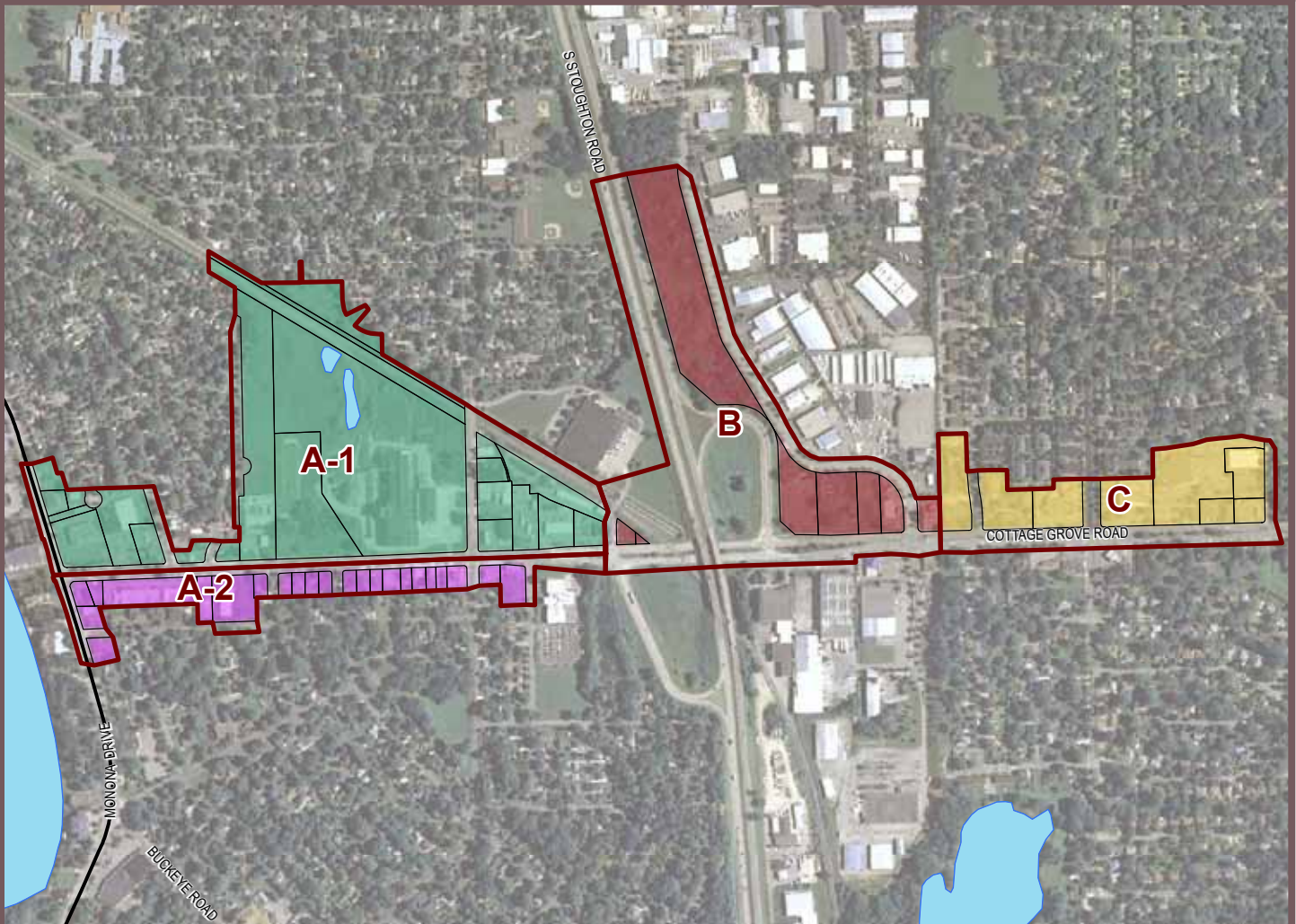


Royster Clark Proposed TID Blight Study

Madison, WI

May 10th, 2013



Prepared by MSA Professional Services, Inc.

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1. Executive Summary

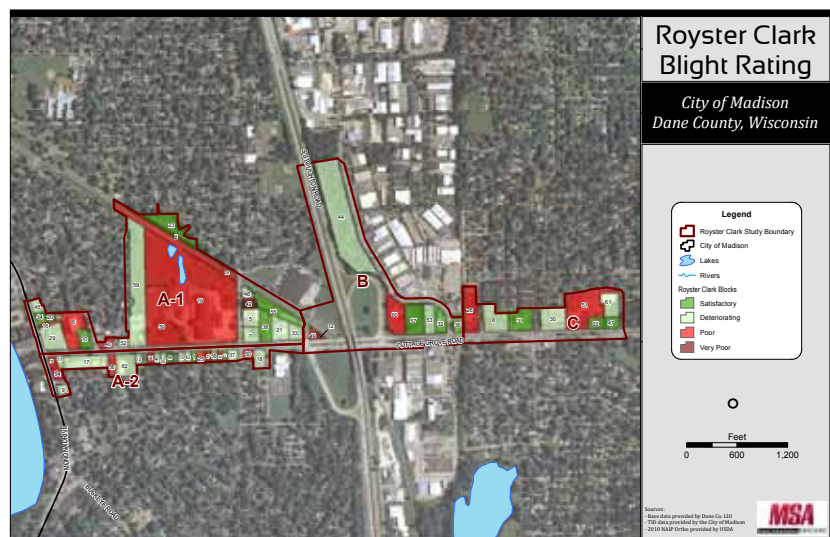
The City Council of the City of Madison is considering the creation of a Tax Incremental Financing (TIF) District in the area around and including the former Royster Clark site along Cottage Grove Road. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(ae)1. MSA evaluated 62 parcels and scored them using a tool developed to standardize the evaluation process. We visited each parcel in April and May 2013, 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.

We reviewed five years of police calls data for this area as provided by the City. When comparing total police calls, our analysis showed that the study area experienced similar call volumes on a per acre basis as compared to the city as a whole. When we analyzed specific call types that are associated with blight, we found that the study area scored higher than the City on a per-acre basis in aggravated assault, theft and arson. We also evaluated the condition of the public streets in the study area and found there to be generally good conditions, except for a few areas of Cottage Grove Road. As a result of these findings, all parcel scores in the Royster Clark study area were uniformly reduced by one point to account for the slightly higher frequency of police calls and the limited street deficiencies.

We also reviewed 10 years of code violation data as provided by the City. Forty nine of the of the Sixty two parcels evaluated (79%) have a recorded violation in that period, and the average for all parcels is 5.1 violations per parcel. The most common violations were graffiti, property maintenance, junk, ice/snow removal, and illegal sign posting. Individual parcel scores were reduced for parcels with multiple and recent violations.

MSA has determined that 47.5% of the 62 identified parcels, by area, are blighted as of May 2013.



2. Parcel and Structure Survey Methodology

To evaluate the condition of each parcel in the proposed Royster Clark TID District, 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.

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.

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 Royster Clark 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.

UTILIZATION

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

PRIMARY STRUCTURE EXTERIOR CONDITION (Parcels WITH Structures only)

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

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

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

SITE IMPROVEMENTS CONDITION

In this category we consider the condition of accessory structures such as sheds or garages, storage and screening, signage, drives/parking/walks, and the public sidewalk. Each is evaluated using the same 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. 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, TAX DELINQUENCY AND PUBLIC STREET CONDITIONS

The final parcel score is adjusted to account for code violations (up to 10 point deduction) and any delinquent taxes or special assessments (up to 50 point deduction) for the specific parcel and all parcel scores are adjusted to account for police call data and public street conditions in the study area (one point deduction). These deductions are explained in Chapter Four – Other Blighting Factors.

PARCEL EVALUATION FORM (Parcel WITH Structures)

Study Area:	City of Madison TID 42			Evaluator:		Sub-Categories	Factor	Condition	Points
TID 42 Parcel #:		Parcel #:		Date of Evaluation:		A. UTILIZATION	20	100%	20.0
Street Name:		Street Number:		Area (sq. ft.):		B. PRIMARY STRUCTURE EXT. CONDITION	40	100%	40.0
Preferred Land Use (Comp Plan):		Zoning:		2010 Value Ratio:		C. SITE IMPROVEMENTS CONDITION	20	100%	20.0
Primary Occupancy:		Basement (Y/N):		Other Uses:		D. OTHER BLIGHTING INFLUENCES	20	100%	20.0
# Stories:		Code Violations last 5 years		# Dwelling Units:		Parcel Rating w/ (without) Crime or Code Violation Deductions			
Code Violations last 10 years				Picture ID:		PARCEL RATING: SATISFACTORY 100.0			

A. UTILIZATION		Factor	Value	Condition	Points	Comments
Lot Utilization (compared to Land Use Plan)	50	100%	50	100%	50	
Occupancy (% of the building used)	50	100%	50	100%	50	
Total	100			100%	100	

B. PRIMARY STRUCTURE EXTERIOR CONDITION														
ITEM	Factor (0, if not visible)	Entirely Missing			Structural Deficiencies			Missing/ Irreparable Components			Cosmetic Deficiencies	Condition	Points	Comments
		most/ all	some	major	minor	most/ some	major	minor	many	few				
Demerit Points:		100	50	70	35	50	25	35						
Foundation	5											100%	5	
Walls & Cladding	15											100%	15	
Roof	15											100%	15	
Windows	15											100%	15	
Canopy/Porch	15											100%	15	
Chimneys & Vents	5											100%	5	
Exterior Stairs	15											100%	15	
Exterior Doors	15											100%	15	
Total	100											100%	100	

C. SITE IMPROVEMENTS CONDITION														
ITEM	Factor (0, if not visible)	Entirely Missing			Structural Deficiencies			Missing/ Irreparable Components			Cosmetic Deficiencies	Condition	Points	Comments
		most/ all	some	major	minor	most/ some	major	minor	many	few				
Demerit Points:		100	50	70	35	50	25	35						
Accessory Structures	30											100%	30	
Storage & Screening	20											100%	20	
Signage & Lighting	20											100%	20	
Drives/Parking/Walks	20											100%	20	
Public Sidewalk	10											100%	10	
Total	100											100%	100	

D. OTHER BLIGHTING INFLUENCES											
BLIGHTING INFLUENCES	Factor	Yes		Condition	Points	Comments					
		most/ some	100/ 50								
Demerit Points:		100	50								
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20			100%	20						
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30			100%	30						
Use Incompatible with Adjacent Use	10			100%	10						
Building Bulk Incompatible with Neighborhood	10			100%	10						
Safety Hazards	15			100%	15						
Erosion and Stormwater Management Issues	10			100%	10						
Building not Handicap Accessible	5			100%	5						
Total	100			100%	100						

20
40
40

PARCEL EVALUATION FORM

(Parcel WITHOUT Structures)

Study Area:	City of Madison TID42			Evaluator:						
TID42 Parcel #:	0	Parcel #:		Date of Evaluation:	0			A. UTILIZATION	20	100%
Street Name:	0	Street Number:	0	Area (sq. ft.):	0			B. SITE IMPROVEMENTS CONDITION	40	100%
Preferred Land Use (Comp Plan):	0	Zoning:		2010 Value Ratio:	0.0%			C. OTHER BLIGHTING INFLUENCES	40	100%
Primary Occupancy:		Other Uses:								
Code Violations last 10 years	0	Code Violations last 5 years		0	Picture ID:		PARCEL RATING			
SATISFACTORY										

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

ITEM	Factor (0, if not visible)	Entirely Missing		Structural Deficiencies		Cosmetic Deficiencies		Points	Comments
		most/all	some	most/all	some	most/all	some		
Storage & Screening	30							30	(Structural Deficiencies = Uneven Settling, Heaving, Crumbling, Leaning, Bulging, Sagging, Holes, etc (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity))
Signage & Lighting	30							30	
Drives/Parking/Walks	25							25	
Public Sidewalk	15							15	
Total	100							100	

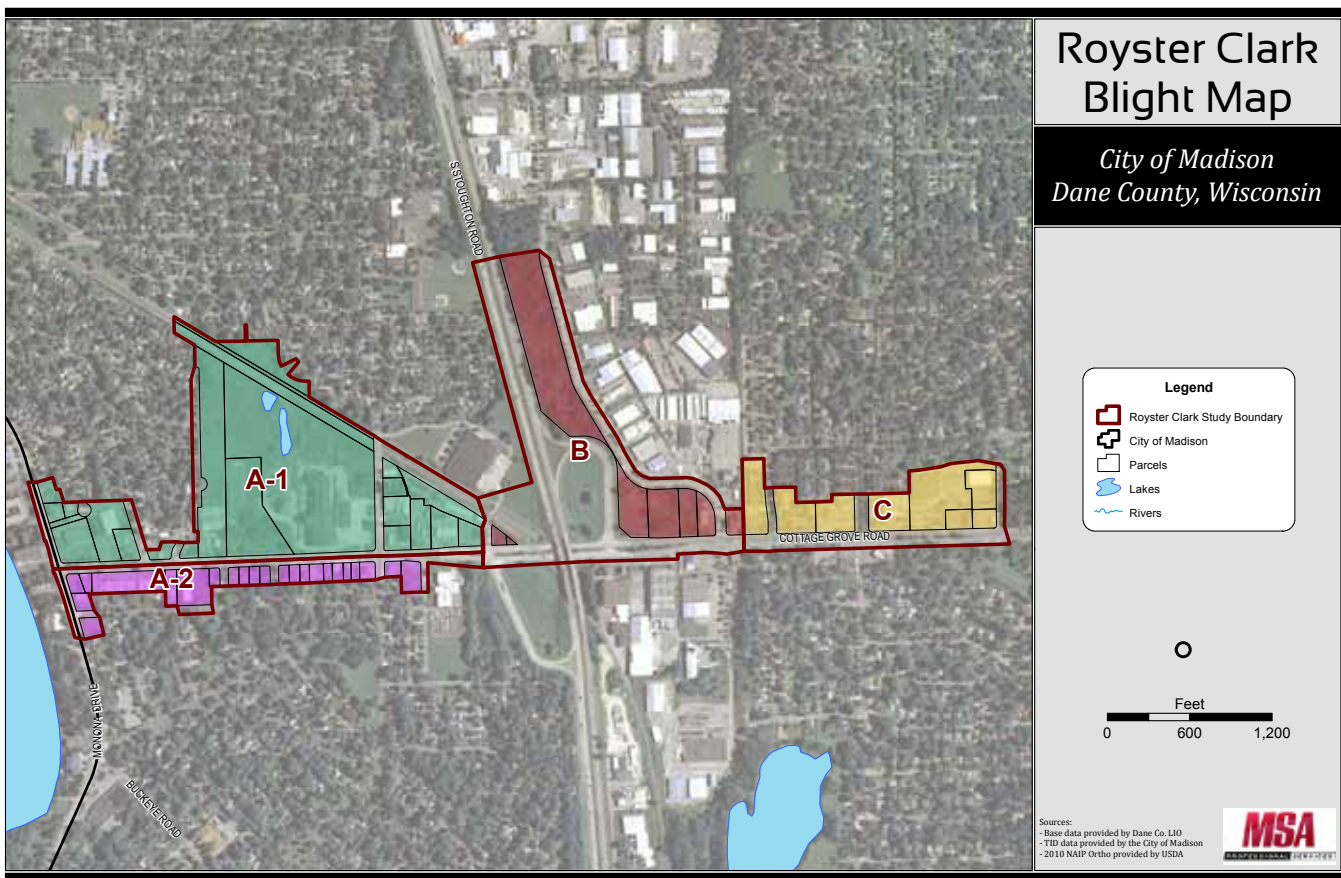
BLIGHTING INFLUENCES	Factor	Yes	Points	Comments
Dement Points:				
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20		20	
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30		30	
Safety Hazards	20		20	
Potential Environmental Hazards or Contamination	15		15	
Erosion and Stormwater Management Issues	15		15	
Total	100		100	

3. Parcel and Structure Survey Findings

This blight study includes 62 parcels, totaling 93.4 acres, considered for possible inclusion in a TIF district. The parcels have been grouped into four sections to simplify analysis. Blight findings are presented here by section, with notes and photos describing parcels found to be in POOR or VERY POOR condition.

All the parcels were evaluated in April and May 2013.

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



Area A1

Description

This sections includes 23 parcels ranging from 0.2 to 21.28 acres. Parcels 2 and 23 are planned for Low Density Residential in the City Comprehensive Plan; parcels 5,7,21,33, 38,42,46 and 55 are planned for Employment; parcels 6,10,16, 20, 29, 34, 40, 45 and 52 are planned for Neighborhood Mixed-Use and parcels 1,19, 28, 39 and 59 are in planned for Industrial use. Per the City Zoning Ordinance, parcels 2 and 23 are zoned Traditional Residential- Consistent District 2; parcels 5,7, 21, 33, 38, 42, 46 and 55 are zoned Industrial-Limited District; 6, 10, 20 ,40 and 52 are zoned Commercial Corridor Transitional District; 16, 29, 34 and 45 are zoned Neighborhood Mixed Use District and 19,28, 39 and 52 are in the Agricultural District.



Findings

Seven of the Area A1 parcels were found to be blighted (Poor or Very Poor Conditions), comprising of 61.81% of the section by area.

Summary notes and photos of the six blighted parcels follow. The blighted parcels lost points for vacancy and/or lack of development, poor site conditions, and/or poor building conditions.

Area A1 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	7	319,473	13.83%
Deteriorating	9	562,423	24.35%
Poor	6	1,407,104	60.91%
Very Poor	1	20,959	0.91%
Total	23	2,309,959	100.00%

Blighted Parcels Area A1

The following parcels were determined to be blighted.

Parcel 6

Score: 59.4

Lower intensity use than preferred per comp plan; cladding dirty in places, mismatched patching; wall blocks crumbling at edges; worn paint on curbs; rusted stairs in back; asphalt faded, cracked and poorly patched, parking curbs deteriorating; litter in landscaping



Parcel 16

Score: 56.5

Lower intensity use than preferred per comp plan; rust streaks and chipping paint on walls and cladding, mortar missing in places, broken pieces on corner; portions of parapet are missing; paint peeling on chimney; rear steps crooked, missing handrail, wood is worn and warped; piles of debris in back; asphalt drive deteriorated; gravel and litter in parking lot



Parcel 19

Score: 55.5

A rezone is pending for this property but has not yet been approved - site is evaluated "as-is". Fences rusted and bent; overgrown with weeds; overgrown shrubs; graffiti, piles of railroad ties; known soil contamination (remediation started but not completed); most of site soil exposed, relying on silt fence to contain ongoing erosion



Parcel 28

Score: 51.5

Chain link fence, twisted and rusting; overgrown weeds; debris scattered; dead weeds and other vegetation; abandoned, broken rail road ties



Parcel 39

Score: 48.2

Mostly unused and vacant; rusty fence bisects parcel; gravel drives in poor condition; loose pile of wood poles; scrub trees growing along fence; dead branches on ground; unprotected stockpile of dirt



Parcel 40

Score: 55.7

Lower intensity use than preferred per comp plan; dirty walls with some of the building discolored and faded; rear windows dirty; rusted vents; dirty and dented doors; shed is weathered; cement and asphalt discolored and stained; backyard has piles of junk, weedy, overgrown



Parcel 42

Score: 20.6

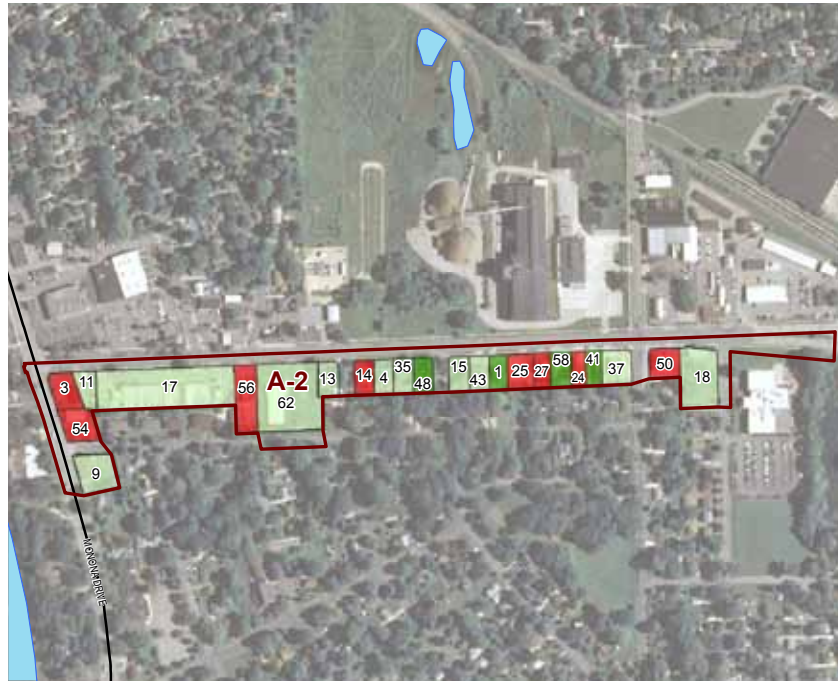
Warehouse use is not recommended in employment district in comp plan; vacant; bulging foundation; rusted gutters filled with debris, falling apart; rusted vents; rust marks on stairs from railing; no screening for dumpsters; gravel drive and parking lot; weeds everywhere; substantial amounts of litter and garbage



Area A2

Description

This sections includes 23 parcels ranging from 0.18 to 1.9 acres. Parcels 3, 9, 11, 17, 54, 56 and 62 are planned for Neighborhood Mixed-Use in the City Comprehensive Plan; parcels 13 is planned for Low Density Residential and 27 is planned for Industrial use. The remaining parcels are planned for Employment (4, 14, 15, 18, 24, 25, 35, 37, 41, 43, 48, 50 and 58). Per the City Zoning Ordinance, parcels 3, 9, 11 and 54 are zoned Neighborhood Mixed Use District; while parcels 1, 4, 13, 14, 35 and 48 are zoned Suburban Residential-Variied District 1. All other parcels are zoned Commercial Corridor-Transitional District (15, 17, 18, 24, 25, 27, 37, 41, 43, 50, 46, 58 and 62).



Findings

Eight of the Area A2 parcels were found to be blighted (Poor Conditions), comprising of 25.59% of the section by area.

Summary notes and photos of the eight blighted parcels follow. Many parcels received a reduction due to lot utilization that was less than the recommended land use plan. Many of the properties received deductions for minor maintenance with weeds and debris being some of the most consistent issues. The blighted parcels also had cosmetic and structural issues with the main structures.

Area A2 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	4	28,155	6.83%
Deteriorating	11	278,487	67.58%
Poor	8	105,469	25.59%
Very Poor	0	0	0.00%
Total	23	412,111	100.00%

Blighted Parcels Area A2

The following parcels were determined to be blighted.

Parcel 3

Score: 58.2

Lower intensity use than preferred in Plan; walls paint peeling, rear and side cladding damaged and warped, rusted; windows broken and boarded up; missing downspouts; vents dented; garage doors cracked and rusted; stained concrete in front of garage; rusted barrier on the right side of lot



Parcel 14

Score: 50.5

Residential not appropriate or recommended use for Employment District; vacancy; brick is dirty, rust stains; shingles beginning to curl; rear balconies rusted; rear stoop, exposed aggregate/chunks missing at edges; shed door chipping near base; retaining wall shifted; concrete deteriorated at joints; asphalt faded and cracked; litter; rusted railings; leaves and debris



Parcel 24

Score: 48.1

Not recommended use per comp plan; walls very dirty; shingles warped, some patchwork, sagging roof; canopies filthy and falling apart, missing gutters; dumpster not screened, fencing on east side of building falling over; asphalt crumbling, weeds, gravel debris, litter; bare spots in lawn; piles of dirt



Parcel 25

Score: 56.0

Parking is just a support use in an Employment District; asphalt is fading and oddly seal coated (worked around painted markings, didn't finish), cracked, public walks are stained; litter, weeds, planting beds a mix of wood and stone mulch, piles of brush at back of lot



Parcel 27

Score: 33.6

Not a recommended use per comp plan; vacant with Surco coming soon sign; cladding worn out, patchy paint; missing cladding and gutters; paint peeling on windows; asphalt faded and cracked; sign post rusted, bulk of sign entirely missing; litter, debris, wood timber retaining wall chipping paint, misc. debris in planter



Parcel 50

Score: 50.7

Not recommended use per comp plan; walls dirty, cement block beginning to crack, asphalt splatter on bottom; eaves dirty; shingle color fading; chimney poorly patched; glass blocks dirty; all stoops discolored, pieces of cement coming off on stoop; chunks missing out of fence post; dirty signage; litter, trash bags along side of building



Parcel 54

Score: 54.1

Lower intensity use than preferred in Plan; half of Java Cat(JC) not occupied; JC: damage to metal cladding, holes in cinder blocks; faded porch canopy; heavily damaged drive-thru; vents in back need to be repainted; concrete walk in front dirty/stained, chunks missing and poorly patched; rear door frames chipping paint; no screening of dumpster of HVAC; side sign fading; walks dirty/stained;

Crowns of Glory: heavy peeling and deterioration of wood; base and upper cladding needs to be repaired; concrete cracked, chunks missing; weeds and litter, trash behind building; worn asphalt



Parcel 56

Score: 55.8

Lower intensity use than preferred in Plan; paint peeling along the side; dirty, evidence of water damage; paint on windows; some windows covered; window cracked and duct taped, window loose dirty overhang; trash cans not screened; litter and weeds



Area B

Description

This sections includes eight parcels ranging in size from 0.55 to 9.45 acres. Parcels 12, 44 and 49 are designated for Industrial use in the City Comprehensive Plan and are zoned Industrial-Limited. Parcels 32,36,44,53,57 and 60 are identified as General Commercial in the Comprehensive Plan and are zoned Commercial Center.



Findings

Three of the Area B parcels were found to be blighted (Poor Conditions), comprising 16.65% of the section by area.

Summary notes and photos of the three blighted parcels follow. Two of the three parcels were without structures. Many of the parcels lost points for utilization which was less intensive than preferred in the comprehensive plan, but the three blighted parcels were also vacant and/or heavily littered.

Area B Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	4	549,888	77.09%
Deteriorating	1	44,603	6.25%
Poor	3	118,795	16.65%
Very Poor	0	0	0.00%
Total	8	713,287	100.00%

Blighted Parcels Area B

The following parcels were determined to be blighted.

Parcel 12

Score: 53.0

Lot is too small for industrial use; lot is vacant; billboard is peeling paint; a lot of weeds and debris; large tree stump



Parcel 49

Score: 51.0

Lot is too small for industrial use; gravel parking has a large pot hole and standing water; weedy; a lot of debris and garbage on land



Parcel 60

Score: 53.5

Vacant; concrete walls dirty; chipping paint near front entry; awning is very dirty/molding; bent green gutters; back air conditioner dented and smashed; paint worn on screened fence; street sign worn, paint chipping on TULULA sign; parking lot very worn in most places with crumbling; rear lot has small pond forming in pot hole; site is littered; gravel backfilled hole in lawn; light base left in front with exposed wires; railing in rear is bent; bare spots in lawn; branch debris in parking lot



Area C

Description

This sections includes eight parcels ranging from 0.56 to 4.3 acres. Parcels 8 and 26 are planned for Medium-Density Residential use in the City Comprehensive Plan, while the rest are planned for Neighborhood Mixed-Use. All eight parcels are zoned Suburban Residential-Varied District 2 per the City Zoning Code.



Findings

Two of the Area C parcels were found to be blighted (Poor Conditions), comprising 44.21% of the section by area.

Summary notes and photos of the two blighted parcels follow. These parcels lost significant points for primary structure and site improvement conditions as well as other blighting influences.

Area C Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	126,828	19.99%
Deteriorating	3	227,164	35.80%
Poor	2	280,515	44.21%
Very Poor	0	0	0.00%
Total	8	634,507	100.00%

Blighted Parcels Area C

The following parcels were determined to be blighted.

Parcel 26

Score: 42.7

Brick is very dirty, rust stained; fascia on roof is rusting; broken window screens and deteriorating window frames; window wells unlevel, rusted, mismatch or missing entirely; missing dumpster enclosure; lawn in poor condition; dirt washed onto sidewalks; junk around entries; bent and rusted gutters; doors dirty and mismatched; broken light fixtures on building that fronts Cottage Grove Rd.



Parcel 51

Score: 45.8

Single story development; three vacant stores; discoloration on brick; chipping paint on restaurant; overhangs on mall stained, missing signs; cracked concrete stoop; planter brick damaged; dumpster fence chipping paint; debris visible around dumpster and in front yard and terrace; bare spots and weeds in lawn terrace; sediment and water pooling on sidewalk and in driveway areas



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 moderately elevated police call data in this area and only minor deficiencies with the public streets, resulting in a uniform deduction of one point for these factors. Scores were also reduced at an individual parcel basis for a history of code violations, up to a maximum of 10 points. The data and the scoring are described below.

Code Violations

The 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 316 code violations in the Royster Clark study area from January 2003 through December 2012. This is an average of 5.1 violations per parcel. Forty-nine of the sixty two parcels evaluated (79%) have a recorded violation in that period, and the average for all parcels is 5.1 violations per parcel. Most properties with violations were repeat offenders. The violations included graffiti, property maintenance, junk, ice/snow removal, and illegal sign posting location.

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, 40 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 Royster Clark study area, we examined the number of police calls in both the area and city-wide from 2007 to 2012 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, special events, and 911 calls that are abandoned, disconnected, mis-dialed, etc.

Over the past five years there have been, on average, 400 calls per year in the proposed Royster Clark Neighborhood, or about 2.75 per acre. City-wide, over the same period, the average is 131,870 calls per year, or about 2.69 per acre.

Figure 4.1 shows “police calls per acre” in the Royster Clark study area as a percentage of the same number city-wide, and it reveals that police calls in the Royster Clark study area have remained fairly close to that of the city as a whole.

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 Royster Clark study area and within Madison. For ease of comparison, the numbers are reported on a per acre basis. Three of the eight selected crimes were reported more often in the Royster Clark study area than the city as a whole.

Table 4.1- Police Calls per Acre, Royster Clark area Versus the City of Madison

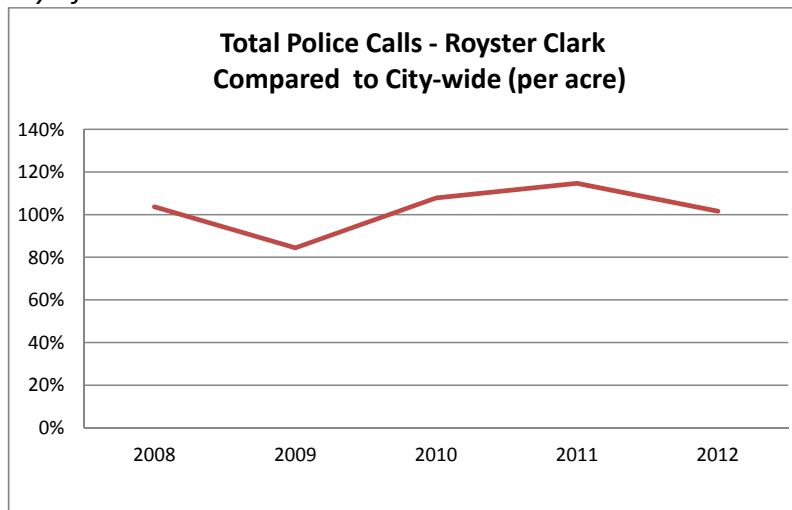


Table 4.2-Reported Crimes in Royster Clark & city of Madison

Reported Crimes Threatening Personal Safety in Royster Clark & Madison (per acre)						
	2008	2009	2010	2011	2012	Average
Homicide	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0002	0.0001	0.0000	0.0001	0.0000	0.0001
	<i>Compared to Madison</i>					0.00%
Sexual Assault 1-2-3-4/Rape	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0033	0.0015	0.0033	0.0030	0.0042	0.0031
	<i>Compared to Madison</i>					0.00%
Robbery (armed & strong armed)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0085	0.0082	0.0068	0.0055	0.0059	0.0070
	<i>Compared to Madison</i>					0.00%
Aggravated Assault	0.0137	0.0068	0.0274	0.0205	0.0205	0.0178
Madison	0.0085	0.0087	0.0087	0.0085	0.0067	0.0082
	<i>Compared to Madison</i>					220.37%
Burglary (res & non-res)	0.0068	0.0000	0.0000	0.0068	0.0068	0.0041
Madison	0.0512	0.0382	0.0423	0.0370	0.0349	0.0407
	<i>Compared to Madison</i>					10.30%
Stolen Autos	0.0137	0.0068	0.0068	0.0068	0.0137	0.0096
Madison	0.0175	0.0137	0.0124	0.0122	0.0098	0.0131
	<i>Compared to Madison</i>					75.85%
Theft	0.7397	0.3288	0.1301	0.1233	0.1507	0.2945
Madison	0.0988	0.0994	0.1070	0.1077	0.1472	0.1120
	<i>Compared to Madison</i>					283.54%
Arson	0.0000	0.0000	0.0000	0.0068	0.0068	0.0027
Madison	0.0023	0.0018	0.0015	0.0017	0.0006	0.0016
	<i>Compared to Madison</i>					311.97%

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 and medians adjacent to the parcels we evaluated. Whereas the sidewalk and terrace is (or should be) maintained by the adjacent property owner and was evaluated as part of the adjacent parcel, the street itself and the median is maintained only by the City. The condition of this public infrastructure can positively or negatively impact perceptions of the area and investment and maintenance decisions of surrounding property owners.

Our qualitative review of the public streets reveals that, although there are some deficiencies on Cottage Grove Road and some side streets, the majority of the roadways are in good condition. Below are some of the street conditions within the study area.



Cottage Grove Rd. at US 51 looking NW (cracks, large patched voids)



Cottage Grove Rd. (cracks, patched)



Dempsey Rd. Looking N (fading asphalt)

Parcel Score Deductions for Police Calls and Street Conditions

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

Based on the moderately elevated police calls in just a couple of the key crime categories, and more so on the street deficiencies of Cottage Grove Rd., we have deducted one (1) point from every parcel in the Royster Clark Study Area.

5. Summary and Conclusions

Of the total area evaluated for blight (approximately 56.5 acres), 47.5% of this area (approximately 44.4 acres) has been determined by this study to be blighted. The 62 parcels that were examined for the proposed TID have been grouped into four areas, for ease of analysis. Based on our evaluations, there are blighted parcels throughout much of the study area, though the percentage of blight, by area, within each sections ranges from 17% (Area/Section B) to 62% (Section A1).

Section	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels		Blight % of Area
	#	Area	#	Area	#	Area	#	Area	#	Area	
A1	8	319,473	9	562,423	6	1,407,104	1	20,959	24	2,309,959	61.8%
A2	4	28,155	11	278,487	8	105,469	0	0	23	412,111	25.6%
B	4	549,888	1	44,603	3	118,795	0	0	8	713,287	16.7%
C	3	126,828	3	227,164	2	280,515	0	0	8	634,507	44.2%
TOTAL	19	1,024,344	24	1,112,678	19	1,911,883	1	20,959	63	4,069,863	47.5%
	30.2%	25.2%	38.1%	27.3%	30.2%	47.0%	1.6%	0.5%	100.0%	100.0%	

A blight TID requires that 50% of the real property within the district must be blighted. This area has not met that threshold; however, it is possible to meet this standard by omitting parcel 44.

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Royster Clark Blight Rating

*City of Madison
Dane County, Wisconsin*

Legend

- Royster Clark Study Boundary
- City of Madison
- Lakes
- Rivers
- Royster Clark Blocks**
- Satisfactory
- Deteriorating
- Poor
- Very Poor



Sources:
 - Base data provided by Dane Co. LID
 - Aerial data provided by the City of Madison
 - 2010 NHP Ortho provided by USDA



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