

# East Washington Proposed Redevelopment District Blight Study

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Madison, WI



PREPARED BY MSA PROFESSIONAL SERVICES, INC.

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#### A. Parcel Photos

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## 1. EXECUTIVE SUMMARY

The Community Development Authority of the City of Madison is considering the creation of a Redevelopment District that would be known as the East Washington Redevelopment District. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1333(2m)(b). MSA evaluated 37 parcels and scored them using a scoring tool developed to standardize the evaluation process. We visited each parcel in November 2011, taking pictures of conditions and recording those 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 East Washington Redevelopment District experienced significantly more calls on a per acre basis than the city as a whole. When we analyzed just certain police calls that are closely linked with blight, we found that the District scored higher than the City on a per-acre basis in sexual assaults, robbery, aggravated assaults, burglary, stolen autos, theft, drug incidents, and damaged property. We also evaluated the condition of the major public streets in the study area and found while there are some deficiencies on side streets, East Washington Ave is in good condition. As a result of these findings, all parcel scores in the East Washington District were universally reduced by four points to account for the high frequency of police calls and the limited street deficiencies.

We also reviewed 10 years of code violation data as provided by the City. 33 of the 37 parcels evaluated (89.2%) have a recorded violation in that period, and the average for all parcels is 10.4 violations per parcel. The violations included graffiti, property maintenance, junk, ice/snow removal, occupancy, signs, overgrowth, and construction. Individual parcel scores were reduced for parcels with multiple and recent violations.

**MSA has determined that 86.06% of the 37 identified parcels, by area, are blighted.**



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## 2. PARCEL AND STRUCTURE SURVEY METHODOLOGY

To evaluate the condition of each parcel in the proposed East Washington Redevelopment 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 66.1333(2m)(b) defines a blighted area as such:

“Blighted area” means any of the following:

1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population or overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such 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.

The parcel scoring system includes four categories of characteristics, and each factors for a portion of the total score:

<b>Category</b>	<b>Parcels WITH Structures</b>	<b>Parcels WITHOUT Structures</b>
Utilization	20% of total score	20% of total score
Primary Structure Condition	40% of total score	NA
Site Improvements Condition	20% of total score	40% of total score
Other Blighting Influences	20% of total score	40% 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 East Washington 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 - East Washington Redevelopment												
University-Whitney Parcel #:	Parcel #:												
Street Name:	Street Number:												
Preferred Land Use (Comp Plan):	Zoning:												
Primary Occupancy:	Other Uses:												
# Stories:	# Dwelling Units:												
Code Violations last 10 years	Code Violations last 5 years												
<p><b>A. UTILIZATION</b></p> <p>Evaluator: _____ Date of Evaluation: _____</p> <p>Area (sq. ft.): _____ 2010 Value Ratio: _____</p> <p>Parcel Rating without Crime or Code Violation Deductions: _____</p> <p><b>PARCEL RATING: SATISFACTORY</b></p>													
<b>TYPE</b>	<b>Factor</b>	<b>Value</b>	<b>Condition</b>								<b>Points</b>	<b>Comments</b>	
Lot Utilization (compared to Land Use Plan)	50	100%	100%								50		
Occupancy (% of the building used)	50	100%	100%								50		
<b>Total</b>	<b>100</b>										<b>100</b>		
<p><b>B. PRIMARY STRUCTURE EXTERIOR CONDITION</b></p>													
<b>ITEM</b>	<b>Factor</b> (0, if not visible)	<b>Entirely Missing</b>		<b>Structural Deficiencies</b>			<b>Missing/ Irreparable Components</b>			<b>Cosmetic Deficiencies</b>	<b>Condition</b>	<b>Points</b>	<b>Comments</b>
		most/all	some	major	minor	many	few	major	minor				
Dement Points:		100	50	70	35	50	25	70	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	
<b>Total</b>	<b>100</b>										<b>100%</b>	<b>100</b>	
<p><b>C. SITE IMPROVEMENTS CONDITION</b></p>													
<b>ITEM</b>	<b>Factor</b> (0, if not visible)	<b>Entirely Missing</b>		<b>Structural Deficiencies</b>			<b>Missing/ Irreparable Components</b>			<b>Cosmetic Deficiencies</b>	<b>Condition</b>	<b>Points</b>	<b>Comments</b>
		most/all	some	major	minor	many	few	major	minor				
Dement Points:		100	50	70	35	50	25	70	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	
<b>Total</b>	<b>100</b>										<b>100%</b>	<b>100</b>	
<p><b>D. OTHER BLIGHTING INFLUENCES</b></p>													
<b>BLIGHTING INFLUENCES</b>	<b>Factor</b>	<b>Yes</b>	<b>Condition</b>								<b>Points</b>	<b>Comments</b>	
		most/ some	100/ 30										
Dement Points:													
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	
<b>Total</b>	<b>100</b>										<b>100%</b>	<b>100</b>	

## PARCEL EVALUATION FORM (Parcel WITHOUT Structures)

Study Area:	City of Madison- East Washington Redevelopment			Evaluator:		Sub-Categories	Factor	Condition
University-Whitney Parcel #:	0	Parcel #:		Date of Evaluation:		A. UTILIZATION	20	100%
Street Name:		Street Number:	0	Area (sq. ft.):	0	B. SITE IMPROVEMENTS CONDITION	40	100%
Preferred Land Use (Comp Plan):		Zoning:		2010 Value Ratio:	0.0%	C. OTHER BLIGHTING INFLUENCES	40	100%
Primary Occupancy:		Other Uses:		Parcel Rating without Crime or Code Violation Deductions				
Code Violations last 10 years	0	Code Violations last 5 years	0	Picture ID:		<b>PARCEL RATING</b>		
<b>SATISFACTORY</b>								

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	
<b>Total</b>					<b>100</b>

ITEM	Factor (0, if not visible)	Entirely Missing	Structural Deficiencies	Cosmetic Deficiencies	Points	Comments
	most/all	some	most/ some	most/ some		
Storage & Screening	30				30	
Signage & Lighting	30				30	
Drives/Parking/Walks	25				25	
Public Sidewalk	15				15	
<b>Total</b>					<b>100</b>	

BLIGHTING INFLUENCES	Factor	Yes	Points	Comments	
		most/ some			
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		
<b>Total</b>					<b>100</b>

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### **3. PARCEL AND STRUCTURE SURVEY FINDINGS**

This blight study includes 37 parcels totaling 31.68 acres considered for possible inclusion in the East Washington Redevelopment District. Parcels were grouped into seven blocks. Blight findings are presented here by blocks rather than parcel-by- parcel, with detailed information about parcels found to be in POOR or VERY POOR condition. Aggregate results for the entire proposed redevelopment area will be presented in *Section 5*. As explained below, several parcels were modified, resulting in a net count of 39 “parcels” evaluated.

#### *Parcels Not Considered*

All of the 37 parcels were evaluated, either in their original or modified form.

#### *Parcels Lines that were Modified*

Parcel 14 (Block D) and Parcel 19 (Block F) were split into Parcels 14(1) and 14(2) and 19(1) and 19(2) respectively, due to size and number of structures.

All of these parcels were evaluated in November 2011.

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

## BLOCK A

### Description

This block includes five parcels ranging in size from 0.23 to 1.34 acres. All the parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned C3. Of the five parcels, two have commercial/service uses (3 and 5), two are parking lots (2 and 4), and one is social services (30).



### Findings

**Three parcels were found to be blighted (Poor or Very Poor condition), representing 72.95% of the block, by area.** Detailed notes and photos of the two blighted parcels follow. Every parcel in this subsection lost points due to site improvement conditions and other blighting influences. In addition, parcels with structures lost points in primary structure exterior condition. Four of the five parcels also lost points in utilization.

#### Block A Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	2	40,590	27.05%
<b>Poor</b>	2	99,572	66.35%
<b>Very Poor</b>	1	9,900	6.60%
<b>Total</b>	<b>5</b>	<b>150,062</b>	<b>100.00%</b>

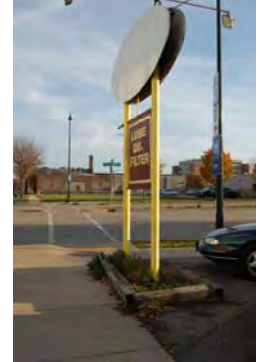
### **Blighted Parcels- Block A**

The following parcels were determined to be blighted.

#### **Parcel 3**

**Score: 22.4**

Paint peeling from walls and cladding, window and door frames, and fascia; elements of roof rusted, broken, bent; garage doors dented; sign face missing; paint peeling from existing sign and poles; parking lot cracked and overgrown; walk heaving; litter; landscaping not maintained; junk behind building



#### **Parcel 5**

**Score: 59.8**

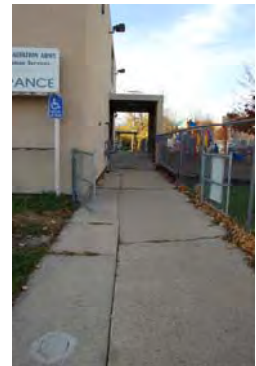
Paint peeling from walls, stair railings, foundation and overhang; foundation cracked; window sills cracked; garage doors dented and rusted; rear door heavily rusted; dumpster and fluid drums not screened; asphalt lot cracked and pitted; litter



#### **Parcel 30**

**Score: 43.2**

Cladding dirty, stained and paint mismatched; overhang on front entrance damaged- fascia bent, lights falling, pieces of soffit missing; front stairs crumbling; vents rusted; litter; signage missing; graffiti; screening not protected by paint or stain; extensive litter in parking lot; walks and ramp cracked



## BLOCK B

### Description

This block includes five parcels ranging in size from 0.22 to 1.96 acres. All the parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned C3. Of the five parcels, two have warehouse/trucking uses (7 and 9), one is employment services/post office (8), one is auto sales and repair (6), and one is a parking lot (10). Two parcels are vacant (6 and 10).



### Findings

Three of the parcels were found to be blighted (Poor condition), representing 77.07% of the block, by area. Detailed notes and photos of the three blighted parcels follow. Every parcel in this subsection lost points due to site improvement conditions and other blighting influences. In addition, parcels with structures lost points in primary structure exterior condition. Four of the five parcels also lost points in utilization.

#### Block B Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	2	44,881	22.93%
<b>Poor</b>	3	150,887	77.07%
<b>Very Poor</b>	0	0	0.00%
Total	5	195,768	100.00%



### **Blighted Parcels-Block B**

The following parcels were determined to be blighted.

#### **Parcel 6**

**Score: 31.1**

Cracks and holes in cladding; windows graffitied, broken, boarded, dirty and scratched; paint peeling from frames; vents rusted; garage doors dented/rusted; screening rusted and leaning; signage missing; parking lot cracked, overgrown; sidewalk cracked, aggregate beginning to show; litter; overgrown/dead vegetation in lot; vacant



#### **Parcel 9**

**Score: 46.4**

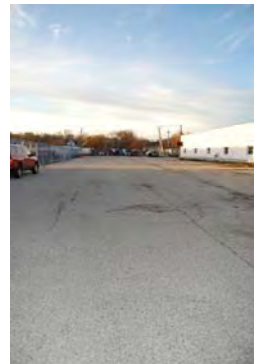
Paint mismatched/peeling; walls on interior buildings heavily cracked; graffiti; gutters rusted; window sills crumbling; concrete wear on garage overhangs; chain-link not providing adequate screening; cracked and worn asphalt drives; litter; some water pooling in drive



#### **Parcel 10**

**Score: 50**

Signage missing; lot in poor condition-cracks, pot holes, weeds, gravel; debris and water pooling in lot



## BLOCK C

### Description

This block includes two parcels ranging in size from 0.12 to 2.48 acres. All the parcels are designated for High Density Residential in the Comprehensive Plan and are currently zoned C3 and PUD. Both parcels are used for storage/trucking.



### Findings

Both parcels were found to be blighted (Poor condition), representing 100% of the subsection, by area. Detailed notes and photos of the blighted parcels follow. Both parcels in this subsection lost points due to site improvement conditions and other blighting influences. Both parcels also lost points in utilization.

#### Block C Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	0	0	0.00%
<b>Poor</b>	2	112,968	100.00%
<b>Very Poor</b>	0	0	0.00%
<b>Total</b>	2	112,968	100.00%

### **Blighted Parcels- Block C**

The following parcels were determined to be blighted.

#### ***Parcel 11***

**Score: 58.1**

Some brick discoloration and mortar wear on structure; minor rust staining on doors; chain-link not providing adequate screening; drives and lot cracked and pitted; sidewalk cracked, aggregate starting to show; not compatible with adjacent HDR; low lot utilization compared to preferred future land use



#### ***Parcel 12***

**Score: 41.2**

Foundation is crumbling/discolored; walls heavily graffitied; mismatched paint; metal siding curling-sharp pieces; rust stains; gutters full of debris, rusted, sections missing; overhang dirty, paint peeling; door dirty, boarded from the inside; junk on side of building not screened by chain-link fence



## BLOCK D

### Description

This block includes two parcels ranging in size from 0.35 to 4.15 acres. Both parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned C3 and PUD. Both parcels have auto sales and service uses. Parcel 13 is vacant. Parcel 14 was divided into two parcels (14 (1) and 14 (2)) for blight evaluation purposes to correspond with existing conditions and structures.



### Findings

All parcels were found to be blighted (Poor or Very Poor condition), representing 100% of the subsection, by area. Detailed notes and photos of the blighted parcels follow. Every parcel in this subsection lost points due to primary structure exterior conditions, site improvement conditions and other blighting influences. Both parcels also lost points in utilization.

#### Block D Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	0	0	0.00%
<b>Poor</b>	1	97,574	49.81%
<b>Very Poor</b>	2	98,332	50.19%
<b>Total</b>	<b>3</b>	<b>195,906</b>	<b>100.00%</b>

### **Blighted Parcels- Block D**

The following parcels were determined to be blighted.

#### **Parcel 13**

**Score: 25.7**

Foundation cracked; paint peeling; walls cracked; siding curling; windows broken, boarded, and scratched; shingles discolored; vents rusted; door glass heavily scratched, weeds growing from frame; lighting rusted; gravel driveway in poor condition; walks cracked; landscape unmaintained, litter; piles of trash; stormwater issues in parking lot; vacant



#### **Parcel 14 (1)**

**Score: 53.3**

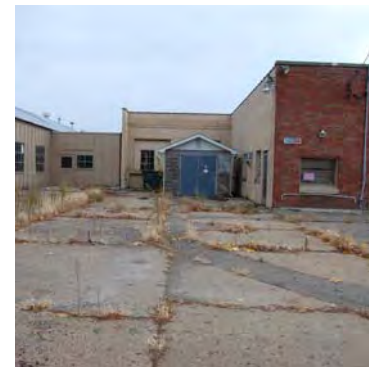
Wood siding deteriorating at base; metal siding bent and rusted; minor rust on vents; minor discoloration on doors; accessory structures in poor conditions; fencing bent and rusted; no screening around dumpsters; pole sign rusted; asphalt parking worn; pooling in unpaved areas



#### **Parcel 14 (2)**

**Score: 28.9**

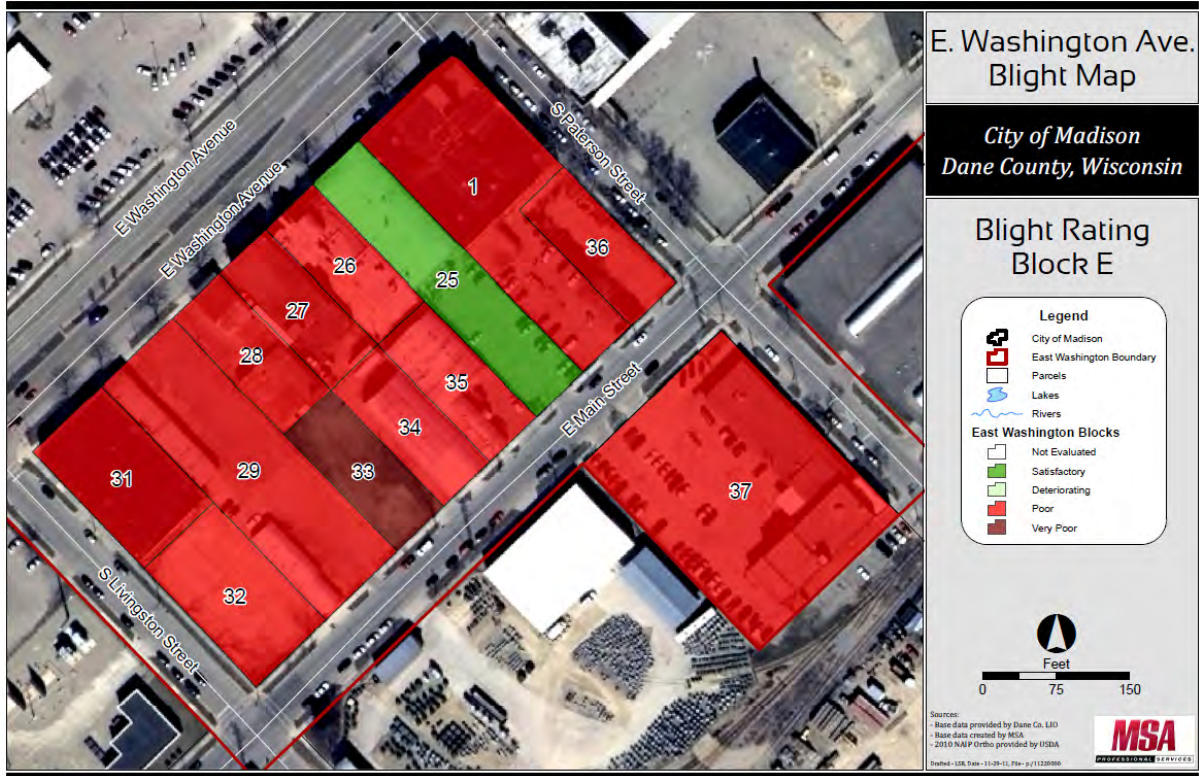
Metal siding bent and patched; paint wearing; brick discolored; major cracks in concrete blocks; shed buildings very rusted; broken windows; graffiti; no screening around dumpsters; major cracks and weathering in paved areas; piles of trash; graffiti; open wires; some pooling and washed out gravel



## BLOCK E

### Description

This block includes thirteen (13) parcels ranging in size from 0.25 to 0.75 acres. All the parcels are designated for Employment in the Comprehensive Plan and are currently zoned M1. Of the thirteen parcels, two have auto sales and service uses (28 and 31), three are general warehousing (29, 34 and 35), three have office uses (1, 27, and 26), one is a community center (25), two are parking (32 and 33), and two are water utility (36 and 37). Six parcels are vacant (28, 29, 31, 32, 33 and 35) and two others are partially vacant/have units for sale or lease (1 and 26).



### Findings

Twelve parcels were found to be blighted (Poor or Very Poor condition), representing 91.32% of the block, by area. Detailed notes and photos of the twelve blighted parcels follow. Every parcel in this subsection lost points due to site improvement conditions. In addition, parcels with structures lost points in primary structure exterior condition. Several of the parcels also lost points in utilization.

#### Block E Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	21,512	8.68%
Deteriorating	0	0	0.00%
<b>Poor</b>	11	215,560	86.93%
<b>Very Poor</b>	1	10,890	4.39%
<b>Total</b>	<b>13</b>	<b>247,962</b>	<b>100.00%</b>

### Blighted Parcels- Block E

The following parcels were determined to be blighted.

#### **Parcel 1**

**Score: 46.0**

Foundation cracked; some brick discoloration; graffiti; concrete damage, rust on roof; window sills stained, paint peeling from frames; porch screens damaged, paint peeling; vents rusted; railings rusted; handicap ramp rusted, crumbling; some units vacant



#### **Parcel 26**

**Score: 56.1**

Brick discolored; minor graffiti; paint peeling from fascia and decorative elements of roof; some shingles curling; canopies dirty; gate rusted; signage missing; sidewalk-minor heaving; minor graffiti; for sale, partial occupancy



#### **Parcel 27**

**Score: 59.3**

Bricks discolored; poorly covered graffiti; window frames rusted, paint peeling; crack in door frame; sign dirty, faded; asphalt drive cracked, pooling water;



**Parcel 28**

**Score: 34.5**

Paint peeling, mismatched; some siding missing; windows covered with plastic on outside; paint peeling from window frames; overhang faded, rusted, warped; garage door and frame sagging; parts of address missing; Drive cracked, potholes, gravel, debris; overgrown; minor stormwater issues; vacant



**Parcel 29**

**Score: 33.7**

Foundation cracked; siding dirty, rust stained and dented; some windows boarded up; stoop discolored; paint peeling from garage doors; side door in poor shape; overall condition of garage poor; dirty parking light fixtures; weeds overgrown; asphalt cracked and weathered; major heaving; vacant



**Parcel 31**

**Score: 31.3**

Cracks in foundation; holes and discolored brick and mortar; graffiti; window frames rusted; rusted railings; concrete cracked and aggregate showing; weeds in joints of public sidewalks; vacant





**Parcel 32**

**Score: 39.7**

Fence rusted; asphalt lot deteriorating; loose gravel; concrete base along fence line discolored; weeds throughout; debris; vacant



**Parcel 33**

**Score: 28.6**

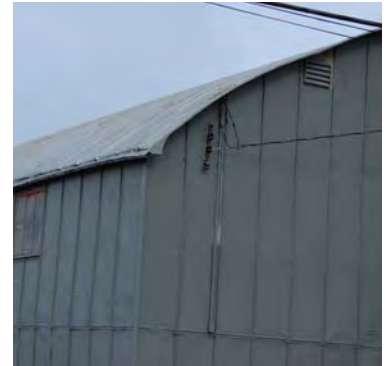
Fence rusted with holes; concrete crumbling; lot partially covered with sand, major cracks, asphalt disintegration; litter; overgrown; piles of trash; stormwater issues; vacant



**Parcel 34**

**Score: 43.7**

Cracks in foundation; cladding dented; roof warped, rusted, edges sagging; windows painted over; garage door paint mismatched; drive cracked, pot holes; vents rusted;



**Parcel 35**

**Score: 43.5**

Cladding rusted, dented, curling; roof rusted, metal missing; window frames rusted; some windows painted over/covered with cardboard from the inside; drive cracked, overgrown; vacant



**Parcel 36**

**Score: 55.1**

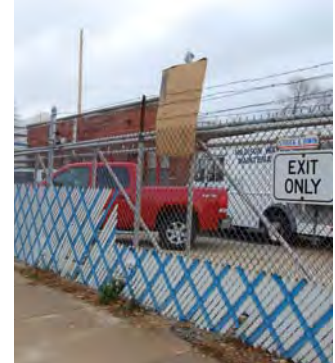
Chain-link rusted, bent; graffiti on signs; asphalt drive in need of repair; stormwater issues



**Parcel 37**

**Score: 58.8**

Bricks discolored; poorly covered graffiti; paint peeling from window frames; some vents rusted; garage doors dented; door on roof rusted; lot screening missing slats; dumpster not screened; some cracks in parking lot



## BLOCK F

### Description

This block includes six parcels ranging in size from 0.25 to 3.01 acres. All the parcels are designated for Employment in the Comprehensive Plan and are currently zoned M1 (except Parcel 16 zoned C3). Of the six parcels, two have commercial/office uses (15 and 17), one is a credit union (16), one is manufacturing (19), and two are general storage (18 and 20). Parcel 19 was divided into two parcels (19 (1) and 19 (2)) for blight evaluation purposes to correspond with existing conditions and structures. Parcel 17 is vacant and Parcels 19(1), 19(2) and 20 are partially vacant.



### Findings

Six of the seven parcels were found to be blighted (Poor or Very Poor condition), representing 94.96% of the block, by area. Detailed notes and photos of the six blighted parcels follow. Every parcel in this block lost points due to site improvement conditions and primary structure exterior conditions. A majority of the parcels also lost points in utilization.

#### Block F Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	1	10,890	5.04%
<b>Poor</b>	6	205,170	94.96%
<b>Very Poor</b>	0	0	0.00%
<b>Total</b>	<b>7</b>	<b>216,060</b>	<b>100.00%</b>

**Blighted Parcels – Block F**

The following parcels were determined to be blighted.

**Parcel 15**

**Score: 56.9**

Paint peeling from walls; some windows boarded; paint peeling from window frames and doors; signage missing; cracks in asphalt lot; vacant



**Parcel 17**

**Score: 35.3**

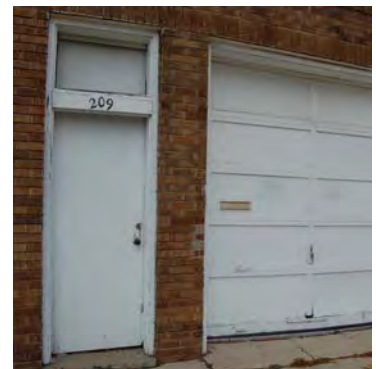
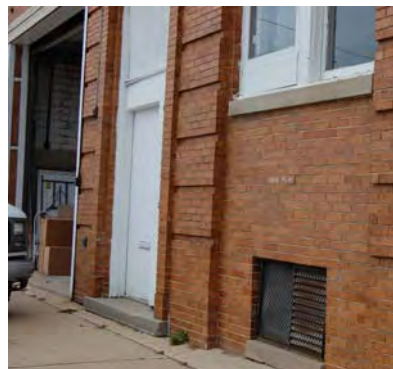
Graffiti; walls-concrete stained, bricks discolored; cracks in foundation; gutter rusted, debris-filled; windows dirty and rusted, covered from inside; door frame rusted, paint peeling; graffiti on drive; vacant



**Parcel 18**

**Score: 56.5**

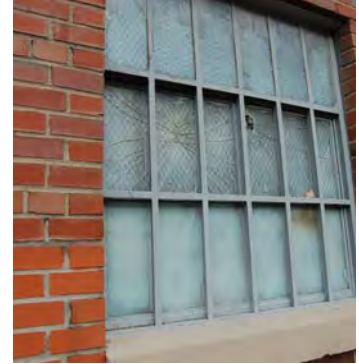
Brick discoloration/damage; minor graffiti; paint peeling from window frames and doors; window screens rusted; drive cracked



**Parcel 19(1)**

**Score: 33.2**

Foundation of main building worn, discolored, cracked and crumbling; graffiti; discolored and mismatched brick; metal siding graffitied; paint wearing; broken window panes; rusted framing; dock doors dirty; minor cracks and cosmetic damage to 910 building; chainlink rusted and bent; access drive in poor shape; many buildings vacant/unused



**Parcel 19(2)**

**Score: 33.5**

Mortar issues on side and brick; broken windows; paint peeling; rusted mullions; exterior doors worn, dirty; loading dock in poor shape; signage rusted; asphalt cracked/potholes; lawn and landscaping not maintained in back; graffiti; many buildings appear vacant/unused



**Parcel 20**

**Score: 40.1**

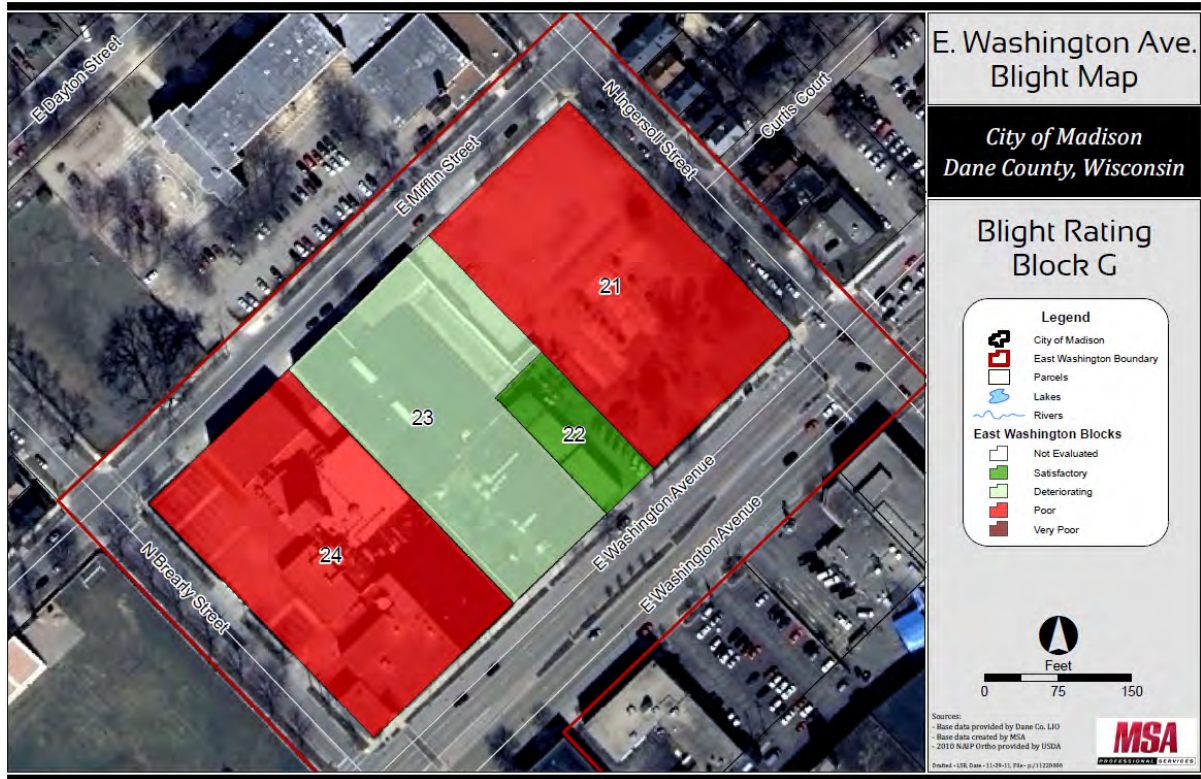
Foundation cracked, crumbling; wood siding broken; mismatched wall paint; some windows broken; dock doors curling; dock rusted; screening missing; parking lot cracked; graffiti; litter/debris; partially vacant



## BLOCK G

### Description

This block includes four parcels ranging in size from 0.2 to 1.50 acres. All the parcels are designated for Employment in the Comprehensive Plan and are currently zoned C3. Of the four parcels, one is parking (21), one is employment (24), one is auto service (22), and one is general storage (23). Parcel 21 is vacant.



### Findings

Two of the four parcels were found to be blighted (Poor condition), representing 66.66% of the subsection, by area. Detailed notes and photos of the two blighted parcels follow. Every parcel in this subsection lost points due to site improvement conditions. In addition, parcels with structures lost points in primary structure exterior condition.

#### Block G Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	2	65,340	33.34%
<b>Poor</b>	2	130,628	66.66%
<b>Very Poor</b>	0	0	0.00%
<b>Total</b>	4	195,968	100.00%

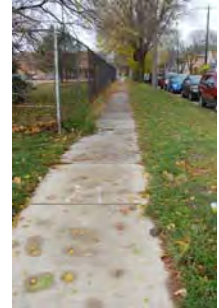
### **Blighted Parcels- Block G**

The following parcels were determined to be blighted.

#### ***Parcel 21***

**Score: 32.5**

Fence rusted, bent; lot overgrown; pavement significantly deteriorated; graffiti; litter; vacant



#### ***Parcel 24***

**Score: 55.2**

Paint peeling from walls, cracks in concrete; siding missing; graffiti; vents and dock doors rusted; slats missing from fence; asphalt lot cracked, pot holes; rusted and crumbling concrete blocks blocking drive; weeds around base of building



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## 4. OTHER BLIGHTING FACTORS

The parcel scores include considerations for three factors that indicate and influence conditions consistent with blight – code violations, police calls, tax delinquency and the condition of public streets in the study area. Our analysis revealed elevated police call data for burglary in this area as well as problems with the public streets, so one point was uniformly deducted for these factors. Scores were 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 greater the number and frequency of code violations, the more likely that the area is “detrimental to the public health, safety, morals, or welfare” of its citizens. The City of Madison has a Code of Ordinances which provides regulations on everything from plumbing and electricity, to civil rights, to landlord and tenant relations.

#### General Observations

There were 385 code violations in the East Washington study area from February 2001 through October 2011. This is an average of 10.4 violations per parcel. Thirty-three (33) of the 37 parcels received violations. Thirty-one (31) were multiple offenders.

Code violations in East Washington fall into 9 different general categories: graffiti, property maintenance, ice/snow removal, signs, junk, trash & debris, housing, grass/weeds, construction and street occupancy..

Table 4.1 displays the type and number of code violations reported in the East Washington Redevelopment District from February 2001 through October 2011.

Category	#
Graffiti	258
Property Maintenance	59
Ice/Snow	28
Sign	13
Junk Trash & Debris	11
Housing	6
Grass/Weeds	6
Construction	3
Street Occupancy	1
<b>Total</b>	<b>385</b>

Table 4.1. East Washington Code Violations (2001-2011)

#### 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, 31 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 66.1333(2m)(b), these conditions include those that are “conductive to...juvenile delinquency and crime, and [are] detrimental to the public health, safety, morals or welfare...”

To analyze the levels of crime within the East Washington study area, we examined the number of police calls in both the area and city-wide from 2006 to 2010 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

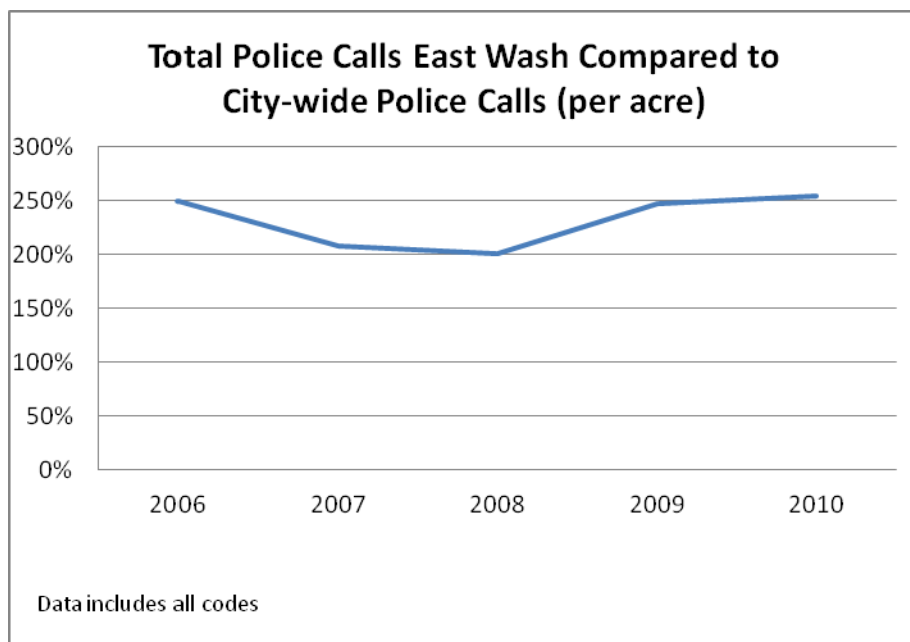
It is important to note that “police calls” include nearly 150 types of contact tracked by the City of Madison Police Department, including reported crimes but also including 911 phone calls and requests for information.

Over the past five years there have been, on average, 262 calls per year in the proposed East Washington Redevelopment District, or about 8.68 per acre. City-wide, over the same period, the average is 182,920.8 calls per year, or about 3.73 per acre.

These numbers include informational, assistance, conveyance, special events, and 911 calls that are abandoned, disconnected, misdialed, etc. If we remove these codes from our analysis, the proposed study area has, on average, 138.2 police calls per year, or 3.74 per acre.

Figure 4.1 shows “police calls per acre” in the East Washington study area as a percentage of the same number city-wide, and it reveals that police calls in the East Washington study area are much higher than police calls city-wide.

Figure 4.1 – Police Calls per Acre, East Washington Redevelopment District versus 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 East Washington study area and within Madison. For ease of comparison, the numbers are reported on a per-acre basis. All eight selected crimes were reported more often in the East Washington study area than the city as a whole.

Table 4.2 – Reported Crimes in East Washington study area & City of Madison (\* Drug Incident and Damaged Property Report data was not available for Madison for 2009 or 2010)

<b>Reported Crimes Threatening Personal Safety in East Wash &amp; Madison (per acre)</b>						
	2006	2007	2008	2009	2010	Average
Sexual Assault 1-2-3-4/Rape	0.0663	0.0000	0.0000	0.0000	0.0663	0.0265
<b>Madison</b>	<b>0.0015</b>	<b>0.0013</b>	<b>0.0010</b>	<b>0.0007</b>	<b>0.0021</b>	<b>0.0013</b>
<i>East Wash compared to Madison</i>						1523.43%
Robbery (armed & strong armed)	0.0663	0.0331	0.0000	0.0000	0.0000	0.0199
<b>Madison</b>	<b>0.0089</b>	<b>0.0074</b>	<b>0.0075</b>	<b>0.0075</b>	<b>0.0068</b>	<b>0.0076</b>
<i>East Wash compared to Madison</i>						238.68%
Aggravated Assault	0.0994	0.0663	0.0663	0.1657	0.0994	0.0994
<b>Madison</b>	<b>0.0102</b>	<b>0.0091</b>	<b>0.0100</b>	<b>0.0099</b>	<b>0.0110</b>	<b>0.0100</b>
<i>East Wash compared to Madison</i>						988.29%
Burglary (res. & non-res.)	0.0663	0.0994	0.0331	0.0000	0.0331	0.0464
<b>Madison</b>	<b>0.0333</b>	<b>0.0423</b>	<b>0.0418</b>	<b>0.0312</b>	<b>0.0337</b>	<b>0.0365</b>
<i>East Wash compared to Madison</i>						122.37%
Stolen Autos	0.0994	0.0994	0.0994	0.0000	0.0663	0.0729
<b>Madison</b>	<b>0.0102</b>	<b>0.0105</b>	<b>0.0104</b>	<b>0.0073</b>	<b>0.0077</b>	<b>0.0092</b>
<i>East Wash compared to Madison</i>						747.22%
Theft	0.2982	0.2982	0.1988	0.2651	0.2982	0.2717
<b>Madison</b>	<b>0.1129</b>	<b>0.1168</b>	<b>0.1192</b>	<b>0.1241</b>	<b>0.1270</b>	<b>0.1200</b>
<i>East Wash compared to Madison</i>						226.94%
Drug Incident	0.0000	0.0000	0.0663	0.0331	0.0331	0.0265
<b>Madison</b>	<b>0.0320</b>	<b>0.0300</b>	<b>0.0310</b>	*	*	<b>0.0310</b>
<i>East Wash compared to Madison</i>						71.26%
Damaged Property Complaint	0.0994	0.0994	0.0663	0.0663	0.0994	0.0861
<b>Madison</b>	<b>0.0750</b>	<b>0.0740</b>	<b>0.0520</b>	*	*	<b>0.0670</b>
<i>East Wash compared to Madison</i>						131.44%

**Tax Delinquency**

Per the statutes, “tax or special assessment delinquency exceeding the fair value of the land” constitutes a finding of blight. None of the parcels in the study area met this threshold.

### Public Street Conditions

Though we focused mostly on the condition of the parcels that would be located in the East Washington Redevelopment District, 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 and medians reveals that, although there are some deficiencies on side streets, East Washington Avenue is in good condition. Below are some of the street conditions within the study area.



Paterson St at Main St (Fair condition)



Brearly at E Washington (Good condition)



E Washington looking NE (litter)



Main looking NE (Good condition)

**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 elevated police calls in key crime areas and limited street deficiencies, we have deducted four (4) points from every parcel in the East Washington study area.

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## 5. SUMMARY AND CONCLUSIONS

Of the total area evaluated for blight (approximately 30.18 acres), 86.06% of this area (approximately 25.98 acres) has been determined by this study to be blighted.

Block	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels		Blight
	#	Area	#	Area	#	Area	#	Area	#	Area	% of Area
<b>A</b>	0	0	2	40,590	2	99,572	1	9,900	5	150,062	72.95
<b>B</b>	0	0	2	44,881	3	150,887	0	0	5	195,768	77.07
<b>C</b>	0	0	0	0	2	112,968	0	0	2	112,968	100
<b>D</b>	0	0	0	0	1	97,574	2	98,332	3	195,906	100
<b>E</b>	1	21,512	0	0	11	215,560	1	10,890	13	247,962	91.32
<b>F</b>	0	0	1	10,890	6	205,170	0	0	7	216,060	94.96
<b>G</b>	0	0	2	65,340	2	130,628	0	0	4	195,968	66.66
<b>TOTAL</b>	1	21,512	7	161,701	27	1,012,359	4	119,122	39	1,314,694	%
	2.56%	1.64%	17.95%	12.30%	69.23%	77.00%	10.26%	9.06%	100.00%	100.00%	<b>86.06%</b>

Based on our evaluations, most of the parcels in the study area are blighted.

A redevelopment district requires that 50% of the area of the proposed district must be blighted. This area has met that threshold.

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