

Redevelopment Plan for the Park / Drake Redevelopment District

Prepared by

**Community Development Authority of the City of Madison,
Wisconsin**

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**Department of Planning and Community and Economic
Development
Economic Development Division**

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A. Intent, Purpose, and Objectives

The Community Development Authority of the City of Madison (CDA) proposes to create a redevelopment district (District) to advance the redevelopment of the Park Street / Drake Street area of the City of Madison (City).

It is the CDA's intent to be prepared to respond to any proposed redevelopment projects and opportunities in a timely and orderly fashion in order for development to occur within the District. To implement this strategy, the CDA and the City have used and will continue to use various tools such as the CDA's tax-exempt bonds, Madison Capital Revolving Fund (MCRF) and where necessary and appropriate, and the City's tax incremental financing (TIF) assistance.

The purpose of this redevelopment plan (Plan) is to ensure that development occurs in a timely and orderly fashion that assists in the elimination of blighted conditions within the District. Specifically, this plan

B. Statutory Authority

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

C. Consistency with Local Plans

The objectives of this Plan are consistent with the *City of Madison Comprehensive Plan*, adopted by the City of Madison Common Council (Common Council). The Plan objectives are more fully detailed in the following documents which are on file in the City Clerk's office, or available through the City of Madison Planning Department:

- *City of Madison Comprehensive Plan*, as adopted on January 17, 2006, and amended on May 17, 2011.
- *Greenbush Neighborhood Plan*, as adopted on July 1, 2008 (File #10480).
- *Greenbush-Vilas Neighborhood Housing Revitalization Strategy*, as adopted on November 9, 2010 (File #19055).
- *Brittingham-Vilas Neighborhood Plan*, as adopted in April 1989.

CITY OF MADISON COMPREHENSIVE PLAN

The creation of this Plan meets several objectives as set forth in the City of Madison's Comprehensive Plan (Comprehensive Plan). Volume II, Chapter 2 of the Comprehensive Plan stipulates goals and objectives that are consistent with the activities planned for the District, including but not limited to the following:

- **Objective 6:** Create and maintain a City of interconnected, compact, mixed-use neighborhoods, districts, corridors and edges.
- **Objective 36:** Provide a range of housing opportunities, including affordable housing, that will be attractive to both owner and renter households of different sizes, lifestyles, incomes and tastes.

- **Objective 44:** Encourage private investment and property maintenance in existing areas to prevent property deterioration and promote renovation and rehabilitation.

The Comprehensive Plan also identifies goals and objectives that are consistent with this District in Volume II, Chapter 4 (Housing), including but not limited to the following:

- **Objective 1:** Promote housing development and reinvestment that encourages a range of housing choices for all residents and that helps physical dwellings contribute to the development of safe, comfortable, viable neighborhoods, and a community for all residents.
- **Objective 3:** Preserve the quality of existing housing and adapt it to changing needs.

GREENBUSH NEIGHBORHOOD PLAN

On July 1, 2008, the Common Council adopted the Greenbush Neighborhood Plan. The Greenbush Neighborhood Plan stipulates goals and objectives that are consistent with the activities planned for the District, including but not limited to the following:

- **Housing, Property Maintenance, and Code Enforcement Goals**
 - #1. Promote owner-occupied housing and long-term rental housing opportunities.
 - #4. Provide housing opportunities for a diverse population including, students, families, and the elderly. Increase the number of housing units for families and the elderly.
 - #6 Provide high-quality housing choices including rehabilitation of existing housing stock and new construction in general scale and historic character with the neighborhood.

GREENBUSH-VILAS REVITALIZATION STRATEGY

On November 9, 2010, the Common Council adopted the Greenbush-Vilas Revitalization Strategy. The Greenbush-Vilas Revitalization Strategy identifies aims that are consistent with the activities planned for the District, including but not limited to the following:

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- Increase the affordability and desirability of the neighborhood for University and hospital employees, graduate students, and young families.
- Introduce a range of housing options that allow residents to live responsibly and simply.
- Enhance the qualities that make the neighborhoods unique: public spaces, tree-lined streets, and variety of established homes.

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Encourage and support owner-occupied opportunities by facilitating single family/duplex reversions and conversions;

Single lot rehabs, reversions, conversions, general improvements, and infill housing allows current and future homeowners to incrementally improve the residential neighborhood core. The Strategy is focused south of Mound Street.

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- Reclaim the existing housing stock.
All properties south of Mound in Greenbush and most properties in Vilas are candidates for small investments. The Strategy focuses small investments in these

areas to reinforce the residential core of the neighborhoods. With the softening of the rental market south of Mound Street, properties are becoming affordable and available for conversions to ownership.

Goals:

Stability and Balance, Multiple Paths to Ownership, Support Existing Homeowners, Maximize Efficiency of Single Family Lots, (and) Reclaim Housing Stock

The cumulative effect of different types of small investments will help redefine Greenbush as an affordable, stable, desirable community.

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There are about 680 single family structures in various stages of use. Approximately 340 are owner occupied; 340 are rental units, (a single house or as a multi-unit building.) The Strategy focuses on those single family buildings that may easily revert from rental to homeownership.

BRITTINGHAM-VILAS NEIGHBORHOOD PLAN

In April, 1989, the Common Council adopted the Brittingham-Vilas Neighborhood Plan. This Plan sets specific goals, objectives and recommendations that are consistent with the activities planned for the District, including but not limited to the following:

- Goal #3 – Provide a variety of housing choices to attract a diverse population to the neighborhood by providing affordable housing opportunities in the neighborhood.
- Recommendation #10 – Encourage the continued City support of programs to assist owner-occupied households to upgrade existing properties and / or to purchase properties in the neighborhood.

D. District Boundary

Part of the Northeast and Southeast Quarters of the Southeast Quarter of Section 22, also part of the Northwest and Southwest Quarters of the Southwest Quarter of Section 23, all in Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of Lot 7, Block 18, Greenbush Addition to Madison¹, also being the north right of way line of Emerald Street, also being the east right of way line of South Brooks Street;
 thence northerly along said east right of way line, 598.3 feet, more or less, to the southwest corner of Quit Claim Deed²;
 thence northwesterly, 67.8 feet, more or less, to the west right of way line of South Brooks Street, also being the southeast corner of Warranty Deed³;
 thence westerly along the south line of said Warranty Deed, 40.0 feet, more or less, to the southwest corner of said Warranty Deed;
 thence northerly along the west line of said Warranty Deed, 105.0 feet, more or less, to the south right of way line of Vilas Avenue, also being the northwest corner of said Warranty Deed;

¹ Greenbush Addition to Madison, as recorded in Vol. A of Plats, on page 15

² Quit Claim Deed, Document Number 4515500

³ Warranty Deed, Document Number 2825830

thence northerly 81.1 feet, more or less, to the north right of way line of said Vilas Avenue, also being the southeast corner of Parcel 3⁴;

thence westerly along said northerly right of way line, 34.9 feet, more or less, to the southwest corner of said Parcel 3, also being the southeast corner of Warranty Deed⁵;

thence northerly along the west line of said Parcel 3, also being the east line of said Warranty Deed, 73.2 feet, more or less, to the northwest corner of said Parcel 3, also being the northeast corner of said Warranty Deed;

thence westerly along the north line of said Warranty Deed, 33.0 feet, more or less, to the northwest corner of said Warranty Deed;

thence southerly along the west line of said Warranty Deed, 73.2 feet, more or less, to the aforementioned north right of way line of Vilas Avenue, also being the southwest corner of said Warranty Deed;

thence westerly along said north right of way line, 48.0 feet, more or less, to the southwest corner of Warranty Deed⁶;

thence northerly along the west line of said Warranty Deed and the northerly extension of said west line, 165.4 feet, more or less, to the north line of an east-west alley, also being the south line of Lot 3, Block 10 of aforementioned Greenbush Addition to Madison;

thence westerly along said north line, also being said south line, 21.1 feet, more or less, to the southwest corner of said Lot 3;

thence northerly along the west line of said Lot 3, 147.7 feet, more or less, to the south right of way line of Chandler Street, also being the northwest corner of said Lot 3;

thence westerly along said south right of way line, 99.7 feet, more or less, to the northeast corner of Trustee's Deed⁷;

thence southerly along the east line of said Trustee's Deed, 50.0 feet, more or less, to the southeast corner of said Trustee's Deed;

thence westerly along the south line of said Trustee's Deed, 79.5 feet, more or less, to the east right of way line of South Mills Street, also being the southwest corner of said Trustee's Deed;

thence southerly along said east right of way line, 214.8 feet, more or less, to a point 48.8 feet, more or less, northerly of the southwest corner of Lot 7 of aforementioned Block 10;

thence westerly 67.3 feet, more or less, to the west right of way line of said South Mills Street, also being the northeast corner of Lot 10, Block 13, Bowen's Addition to the City of Madison⁸;

thence southerly along the east line of said Lot 10, and along said west right of way line, 449.8 feet, more or less, to the north right of way line of Drake Street, also being the southeast corner of Lot 3, Plat of Wright's Addition to Madison⁹;

thence westerly along said north right of way line, 122.4 feet, more or less, to the southwest corner of said Lot 3;

thence northerly along the west line of Lot 3 through 6 of Block 18 of said Bowen's Addition to the City of Madison, 267.0 feet, more or less, to the southwest corner of Trustee's Deed¹⁰, also being the northwest corner of Lot 6, Block 18 of said Bowen's Addition to the City of Madison;

thence easterly along the north line of said Lot 6, also being the south line of said Trustee's Deed, 40.0 feet, more or less, to the southeast corner of said Trustee's Deed;

thence northerly along the east line of said Trustee's Deed, 50.9 feet, more or less, to the aforementioned south right of way line of Vilas Avenue, also being the northeast corner of said Trustee's Deed;

⁴ Parcel 3, as described on Quit Claim Deed Document Number 4489834

⁵ Warranty Deed, Document Number 4642238

⁶ Warranty Deed, Document Number 2816200

⁷ Trustee's Deed, Document Number 4317372.

⁸ Bowen's Addition to the City of Madison, as recorded in Vol. 1 of Plats, on page 12, as Doc. No. 192989.

⁹ Plat of Wright's Addition to Madison, as recorded in Vol. A of Plats, on page 14.

¹⁰ Trustee's Deed, Document Number 5032728.

thence northerly 82.7 feet, more or less, to the north right of way line of said Vilas Avenue, also being the southwest corner of Warranty Deed¹¹;
 thence northerly along the west line of said Warranty Deed, 49.7 feet, more or less, to the south line of Lot 9, Block 13 of said Bowen's Addition to the City of Madison, also being the northwest corner of said Warranty Deed;
 thence westerly along the south line of said Lot 9, 50.6 feet, more or less, to the southwest corner of said Lot 9;
 thence northerly along the west line of Lots 9 through 5 of said Bowen's Addition to the City of Madison, 265.1 feet, more or less, to the northwest corner of Lot 5 of said Block 13, also being the south right of way line of aforementioned Chandler Street;
 thence easterly along said south right of way line, 120.9 feet, more or less, to the northeast corner of said Lot 5, also being the aforementioned west right of way line of South Mills Street;
 thence northerly along said west right of way line, 180.8 feet, more or less, to the southeast corner of Lot 8, Block 12, of said Bowen's Addition;
 thence westerly along the south line of said Lot 8 and its westerly extension, also along the

south line of Warranty Deed¹², 181.2 feet, more or less, to the westerly line of Lot 11, of said Block 12, also being the southwest corner of said Warranty Deed;
 thence northerly along said west line, 48.0 feet, more or less, to the northwest corner of said Lot 11 and said Warranty Deed, also being the south line of an east-west alley;
 thence westerly along said south line and its westerly extension, 240.4 feet, more or less, to the west right of way line of South Charter Street, also being the northeast corner of Lot 7, Block 11, of said Bowen's Addition;
 thence southerly along said west right of way line, 39.0 feet, more or less, to the southeast corner of Quit Claim Deed¹³;
 thence westerly along the south line of said Quit Claim Deed, 69.6 feet, more or less, to the southwest corner of said Quit Claim Deed, also being the east line of Warranty Deed¹⁴;
 thence southerly along said east line, 110.0 feet, more or less, to the aforementioned north right of way line of Chandler Street, also being the southeast corner of said Warranty Deed;
 thence southerly, 80.4 feet, more or less, to the south right of way line of said Chandler Street, also being the northeast corner of Lot 5, Block 14 of said Bowen's Addition;
 thence southerly along the east line of said Lot 5, 90.0 feet, more or less, to the southeast corner of Warranty Deed¹⁵;
 thence westerly along the south line of said Warranty Deed, 59.9 feet, more or less, to the east line of Lot 4, Block 14 of said Bowen's Addition, also being the southwest corner of said Warranty Deed;
 thence southerly along said east line, 59.9 feet, more or less, to the north line of an east-west alley, also being the southeast corner of said Lot 4;
 thence southerly 14.9 feet, more or less, to the northwest corner of Lot 8, of said Block 14, also being the south line of an east-west alley;
 thence easterly along said north line, 60.6 feet, more or less, to the northwest corner of Quit Claim Deed¹⁶;
 thence southerly along the west line of said Quit Claim Deed, 60.8 feet, more or less, to the southwest corner of said Quit Claim Deed;
 thence easterly along the south line of said Quit Claim Deed, 59.3 feet, more or less, to the west line of aforementioned South Charter Street, also being the southeast corner of said Quit Claim Deed;
 thence southerly along said west right of way line, 330.3 feet, more or less, to the southwest

¹¹ Warranty Deed, Document Number 4903284.

¹² Warranty Deed, Document Number 4881816.

¹³ Quit Claim Deed, Vol. 806 of Records, page 1, Document Number 1517422.

¹⁴ Warranty Deed, Document Number 4221631.

¹⁵ Warranty Deed, Document Number 4985089.

¹⁶ Quit Claim Deed, Document Number 5025171.

corner of said South Charter Street right of way, also being the northwest corner of Lot 8, of aforementioned Wright's Addition to Madison;

thence easterly along the south right of way line of said South Charter Street, also being the north line of said Lot 8, and along the north line of Lot 7 of said Wright's Addition to Madison, 64.0 feet, more or less, to the northeast corner of Warranty Deed¹⁷;

thence southerly along the east line of said Warranty Deed, 68.1 feet, more or less, to the northern most southeast corner of said Warranty Deed;

thence westerly along a south line of said Warranty Deed, 31.4 feet, more or less, to the interior corner of said Warranty Deed;

thence southerly along the western most east line of said Warranty Deed, 91.4 feet, more or less, to the aforementioned north right of way line of Drake Street, also being the most southerly southeast corner of said Warranty Deed;

thence westerly along said north right of way line, 353.8 feet, more or less, to the southwest corner of Warranty Deed¹⁸;

thence northerly along the west line of said Warranty Deed, 119.6 feet, more or less, to the south line of Lot 12, McKenna's Replat¹⁹, also being the northwest corner of said Warranty Deed;

thence easterly along said south line, 105.8 feet, more or less, to the southeast corner of said Lot 12;

thence northerly along the east line of said Lot 12, 39.5 feet, more or less, to the northeast corner of said Lot 12, also being the northwest corner of Lot 2 of said McKenna's Replat;

thence easterly along the north line of said Lot 2 and along the north line of Lot 1 of said McKenna's Replat and along the north line of Lots 10 and 11 of said Plat of Wright's Addition to Madison, 135.5 feet, more or less, to the western most southwest corner of Lot 1, Certified Survey Map Number 2995²⁰;

thence northerly along the westerly west line of said Lot 1 and along the west line of Warranty Deed²¹, 84.0 feet, more or less, to the northwest corner of said Warranty Deed;

thence easterly along a north line of said Warranty Deed, 37.9 feet, more or less, to the northern most southwest corner of Warranty Deed;

thence northerly along the west line of said Warranty Deed, 75.0 feet, more or less, to the south right of way line of aforementioned Vilas Avenue, also being the northwest corner of said Warranty Deed;

thence northerly 82.3 feet, more or less, to the north right of way line of said Vilas Avenue, also being the southwest corner of Warranty Deed²²;

thence westerly along said north right of way line, 165.0 feet, more or less, to the southeast corner of Warranty Deed²³;

thence northerly along the east line of said Warranty Deed, 151.1 feet, more or less, to the south line of an east-west alley, also being the northeast corner of said Warranty Deed;

thence westerly along said south line, 35.5 feet, more or less, to the northwest corner of said Warranty Deed;

thence southerly along the west line of said Warranty Deed, 151.2 feet, more or less, to the said north right of way line of Vilas Avenue, also being the southwest corner of said Warranty Deed;

thence westerly along said north right of way line, 79.5 feet, more or less, to the southeast corner of Warranty Deed²⁴;

¹⁷ Warranty Deed, Document Number 4417912.

¹⁸ Warranty Deed, as recorded in Vol. 648 of Records, on page 109, as Document Number 1456699.

¹⁹ McKenna's Replat, as recorded in Vol. 3 of Plats, on page 33, as Doc. No. 267699.

²⁰ Certified Survey Map Number 2995, as recorded in Vol. 11 of Certified Survey Maps, on pages 424-425, as Document Number 1594905.

²¹ Warranty Deed, Document Number 4344865.

²² Warranty Deed, Document Number 4233040.

²³ Warranty Deed, Document Number 4862197.

²⁴ Warranty Deed, Document Number 3448100.

thence northerly along the east line of said Warranty Deed, 73.4 feet, more or less, to the interior corner of said Warranty Deed;

thence easterly along the south line of said Warranty Deed, 29.5 feet, more or less, to the west line of Lot 11, of aforementioned Block 14 of Bowen's Addition to the City of Madison, also being the northern most southeast corner of said Warranty Deed;

thence northerly along said west line, also being the east line of said Warranty Deed, 10.0 feet, more or less, to the northeast corner of said Warranty Deed;

thence westerly along the north line of said Warranty Deed, 59.4 feet, more or less, to the east right of way line of South Orchard Street, also being the northwest corner of said Warranty Deed;

thence northerly along said east right of way line, 83.0 feet, more or less, to the northwest corner of an east-west alley;

thence easterly along the north line of said alley, 80.0 feet, more or less, to the southwest corner of Warranty Deed²⁵;

thence northerly along the west line of said Warranty Deed, 59.8 feet, more or less, to the northwest corner of said Warranty Deed, also being the southwest corner of Trustee's Deed²⁶;

thence easterly along the south line of said Trustee's Deed, 40.0 feet, more or less, to the west line of Lot 3, of said Block 14, also being the southeast corner of said Trustee's Deed;

thence northerly along said west line, also being the east line of said Trustee's Deed, 90.0 feet, more or less, to the aforementioned south right of way of Chandler Street, also being the northwest corner of said Lot 3, also being the northeast corner of said Trustee's Deed;

thence easterly along said south right of way line, 120.5 feet, more or less, to the northwest corner of aforementioned Lot 5, Block 14;

thence northerly 80.7 feet, more or less, to the aforementioned north right of way line of Chandler Street, also being the southwest corner of Warranty Deed²⁷;

thence northerly along the west line of said Warranty Deed, 149.1 feet, more or less, to the aforementioned south line of an east-west alley, also being the northwest corner of said Warranty Deed;

thence northwesterly 23.4 feet, more or less, to the north line of said alley, also being the southwest corner of Lot 4, Certified Survey Map Number 13417²⁸;

thence westerly along said north line, 119.3 feet, more or less, to the southwest corner of Lot 3, Block 11, of said Bowen's Addition;

thence northerly along the west line of said Lot 3, 44.9 feet, more or less, to the northeast corner of Quit Claim Deed²⁹;

thence westerly along the north line of said Quit Claim Deed, 119.9 feet, more or less, to the aforementioned east right of way line of South Orchard Street, also being the northwest corner of said Quit Claim Deed;

thence northerly along said east right of way line, 105.0 feet, more or less, to the south right of way line of Mound Street;

thence easterly along said south right of way, 279.4 feet, more or less, to the northwest corner of Lot 2 of aforementioned Certified Survey Map Number 13417;

thence southerly along the west line of said Lot 2, 89.2 feet, more or less, to the southwest corner of said Lot 2, also being the north line of Lot 4 of said Certified Survey Map Number 13417;

thence easterly along said north line, 80.1 feet, more or less, to the southeast corner of Lot 3 of said Certified Survey Map Number 13417, also being the west right of way line of South Charter Street;

²⁵ Warranty Deed, Document Number 4587093.

²⁶ Trustee's Deed, Document Number 5003546.

²⁷ Warranty Deed, Document Number 4221631.

²⁸ Certified Survey Map Number 13417, as recorded in Vol. 87 of Certified Survey Maps, on pages 97-101, as Document Number 4941641.

²⁹ Quit Claim Deed, Document Number 3505137

thence northerly along said west right of way line, 89.2 feet, more or less, to the aforementioned south right of way line of Mound Street;

thence easterly along said south right of way line 116.8 feet, more or less, to the northwest corner of Lot 2, Block 12, of said Bowen's Addition, also being the northwest corner of Quit Claim Deed³⁰;

thence southerly along the west line of said Lot 2, 100.0 feet, more or less, to the southwest corner of said Quit Claim Deed;

thence easterly along the south line of said Quit Claim Deed, 61.1 feet, more or less, to the east line of said Lot 2, also being southeast corner of said Quit Claim Deed;

thence northerly along said east line, 100.0 feet, more or less, to the aforementioned south right of way line of Mound Street, also being the northeast corner of said Quit Claim Deed;

thence easterly along said south right of way line, 307.6 feet, more or less, to the east right of way line of South Mills Street, also being the northwest corner of Lot 1, Certified Survey Map Number 13411³¹;

thence southerly along said east right of way line, 100.0 feet, more or less, to the southwest corner of said Lot 1;

thence easterly along the south line of said Lot 1, 120.2 feet, more or less, to the southeast corner of said Lot 1;

thence northerly along the east line of said Lot 1, 99.6 feet, more or less, to the aforementioned south right of way line of Mound Street, also being the northeast corner of said Lot 1;

thence easterly along said south right of way line, 144.5 feet, more or less to the northwest corner of Lot 2, Certified Survey Map Number 13620³²;

thence southerly along said west line, 246.9 feet, more or less, to the interior lot corner of said Lot 2;

thence westerly along said west line, 31.5 feet, more or less, to the southern most northwest corner of said Lot 2;

thence southerly along said west line, 70.0 feet, more or less, to the southwest corner of said Lot 2, also being the aforementioned north right of way line of Chandler Street;

thence southerly, 83.6 feet, more or less, to the south right of way line of said Chandler Street, also being the northwest corner of Lot 2, Block 10 of said Greenbush Addition to Madison, also being the northwest corner of Quit Claim Deed³³;

thence southerly along the west line of said Lot 2, 100.0 feet, more or less, to the southwest corner of said Quit Claim Deed;

thence easterly along the south line of said Quit Claim Deed, also along the south line of Warranty Deed³⁴, also along the north line of Warranty Deed³⁵, 120.5 feet, more or less, to the west right of way line of aforementioned South Brooks Street, also being the northeast corner of Warranty Deed;

thence southerly along said west right of way line, 212.6 feet, more or less, to the aforementioned north right of way line of Vilas Avenue;

thence easterly along said north right of way line, 187.8 feet, more or less, to the southwest corner of Lot 9, Block 11 of said Greenbush Addition to Madison;

thence northerly along the west line of said Lot 9, 148.1 feet, more or less, to the south line of an east-west alley, also being the northwest corner of said Lot 9;

thence easterly along said south line of an alley, 40.1 feet, more or less, to the west line of Parcel B³⁶ extended southerly;

³⁰ Quit Claim Deed, Document Number 2876064.

³¹ Certified Survey Map Number 13411, as recorded in Vol. 87 of Certified Survey Maps, on pages 82-83, as Document Number 4940086.

³² Certified Survey Map Number 13620, as recorded in Vol. 89 of Certified Survey Maps, on pages 171-173, as Document Number 5038860.

³³ Quit Claim Deed, Document Number 4437670.

³⁴ Warranty Deed, Document Number 4772363.

³⁵ Warranty Deed, Document Number 5043245.

³⁶ Parcel B as described on Quit Claim Deed Document Number 2682307.

thence northerly along said west line extended and said west line, 163.8 feet, more or less, to the aforementioned south right of way line of Chandler Street, also being the northwest corner of said Parcel B;

thence easterly along said south right of way line, 40.0 feet, more or less, to the northeast corner of said Parcel B;

thence southerly along the east line of said Parcel B, 147.3 feet, more or less, to the north line of aforementioned east-west alley, also being the southeast corner of said Parcel B;

thence easterly along said north line 25.3 feet, more or less, to the northerly extension of the east line of Warranty Deed³⁷;

thence southerly along said east line extended and said east line, 164.7 feet, more or less, to the aforementioned north right of way line of Vilas Avenue, also being the southeast corner of said Warranty Deed;

thence southerly, 83.0 feet, more or less, to the south right of way line of said Vilas Avenue, also being the northeast corner of Warranty Deed³⁸;

thence westerly along said south right of way line, 90.4 feet, more or less, to the northeast corner of Lot 5, Block 15, of said Greenbush Addition to Madison;

thence southerly along the east line of said Lot 5, 147.3 feet, more or less, to the north line of an east-west alley, also being the southeast corner of said Lot 5;

thence southerly, 16.9 feet, more or less, to the south line of said alley, also being the northwest corner of Lot 9, of said Block 15;

thence southerly along the west line of said Lot 9, 150.0 feet, more or less, to the southwest corner of said Lot 9, also being the north right of way line of aforementioned Drake Street;

thence southwesterly, 88.3 feet, more or less, to the northwest corner of Lot 1, Certified Survey Map Number 13438³⁹;

thence southerly along the west line of said Lot 1, 150.5 feet, more or less, to the southwest corner of said Lot 1, also being the north line of an east-west alley;

thence southerly, 16.6 feet, more or less, to the south line of said alley, also being the northeast corner of Warranty Deed⁴⁰;

thence westerly along said south line of alley, 30.0 feet, more or less, to the northeast corner of Lot 7, Block 18, of said Greenbush Addition to Madison;

thence southerly along the east line of said Lot 7, 149.8 feet, more or less, to the north right of way line of aforementioned Emerald Street;

thence westerly along said north right of way line, 60.6 feet, more or less, to the point of beginning.

E. Existing Land Use and Zoning

The existing zoning in the District is a mix of TR-C3, TR-C4, and PD as shown on Map 2. The Wellhead Protection Zone is adjacent to the District. The current land use is commercial and residential land uses as shown on Map 3.

F. Existing Conditions

The contributing factors to finding the District a blighted area are defined in Redevelopment Law. Based upon the findings of an independent Survey of Conditions ("Blight Study"), summarized herein, the area qualifies as blighted under the meaning of Redevelopment Law.

³⁷ Warranty Deed, Document Number 3949372.

³⁸ Warranty Deed, Document Number 1832505.

³⁹ Certified Survey Map Number 13438, as recorded in Vol. 87 of Certified Survey Maps, on pages 163-167, as Document Number 4953448.

⁴⁰ Warranty Deed, Document Number 4008320.

The District contains 89 parcels, of which 46 are blighted and 43 were not blighted. **These 46 blighted parcels make up 51.6% of the total District.** Map 4 displays these findings.

Blighting Influences / Physical Deficiencies

The following blighting influences and physical deficiencies were some of the blighting influences and physical deficiencies observed as part of the blight study:

- Heaving sidewalks;
- Damaged roofs;
- Cracked and bulging foundations;
- Excessive litter;
- Missing doors;
- Elevated calls for police service;
- Poor street conditions;

G. Proposed Zoning and Land Uses

Proposed land use in the District is intended to be consistent with the goals and objectives enumerated previously in this Plan. Subsequent to the ratification of this Plan by the Common Council, the CDA may request the City's Plan Commission to recommend, as the need arises, and the Common Council to approve, as needed, appropriate rezoning of property in the District. Uses may require conditional use approval as per Section 28.183, Madison General Ordinances.

The proposed land uses (generalized and specific) and proposed zoning in the District are illustrated on Maps 5 and 6.

The development proposal that is being contemplated by the CDA and the City as a result of creation of the District is residential redevelopment. Since the precise pattern for future development is uncertain, the City may enact additional restrictions and promote appropriate rezoning contingent upon selected development.

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

Standards for permitted and conditional uses in the existing zoning districts are governed by zoning requirements found in Sections 28.102, 28.44, 28.45, and 28.098 of the Madison General Ordinances. The CDA does not anticipate rezoning any property as a result of the project proposal outlined in this plan.

I. Present and Potential Equalized Value

As of January 9, 2014, the equalized value of the property in the District is approximately \$23,580,400. The potential equalized value of the District at its termination, based upon general land use, lot layout, market assumptions, conservative increases in assessed values, and a conservative cost estimate is estimated at approximately \$31,000,000.

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

J. Project Activities

Assemblage of Sites

The CDA will work with a development partner to acquire and rehabilitate target properties within the redevelopment district. Properties will be purchased at fair market value from willing sellers and rehabilitated using TIF loan funds. Rehabilitated properties will be resold at market rates. Upon sale, the TIF loan will be forgiven and proceeds will be held in reserve for future purchases and rehabilitations by the CDA. The TIF loan will most likely be forgiven upon sale to a single family owner occupant. In order to ensure that properties remain single-family owner-occupied housing, a deed restriction will be placed on the property.

The CDA does not intend to exercise its power of eminent domain to acquire property. It anticipates only acquiring property from willing sellers.

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

K. Project Financing

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

The CDA and the City may use land sale proceeds and other sources of funds and revenues to pay for redevelopment project costs within the District.

Redevelopment project costs are the total of all reasonable and necessary costs incurred or estimated to be incurred and any such costs incidental to the redevelopment plan and redevelopment project(s), including, without limitation, the following:

1. Relocation costs to the extent that the CDA or a developer is required to pay relocation costs by Wisconsin Statutes.
2. Costs of moving structures, rehabilitation, construction, repair or remodeling of existing buildings and fixtures.
3. Costs of the construction of public works or improvements.
4. Costs of surveys and studies, appraisals, plans and specifications, professional service costs, such as architectural, engineering, legal, marketing, financial, planning and special services.
5. Financing costs, including but not limited to all necessary and incidental expenses relating to the issuance of obligations and payment of interest on any obligation or bond issued.

It is estimated that typical properties will be acquired for \$250,000, require \$75,000 in renovations, \$25,000 in carrying costs and fees, and will sell for \$275,000.

L. Performance Standards

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

M. Compliance with Applicable Local, State & Federal Regulations

Local codes and ordinances applicable to the District have been referenced in the Plan. The participating developer(s) and the CDA shall comply with any and all City codes and ordinances and any applicable State and federal laws and regulations.

N. Redevelopment Plan Modification

The Plan may be modified or changed at any time in accordance with Redevelopment Law, including after sale or lease of property acquired by the CDA, provided that the lessee or purchaser concurs with the proposed modifications. If the Plan is modified, a public hearing will be conducted by the CDA. All changes will be recommended for approval by the CDA and approved by the Madison Common Council.

O. Relocation

Any relocation shall be conducted in accordance with Wisconsin Statutes. However, it should be noted that there are no plans to acquire or assemble property which may require relocation.

P. Land Disposition

Any property or land acquired by the CDA will be disposed of either by sale or lease in accordance with provisions contained in Redevelopment Law.

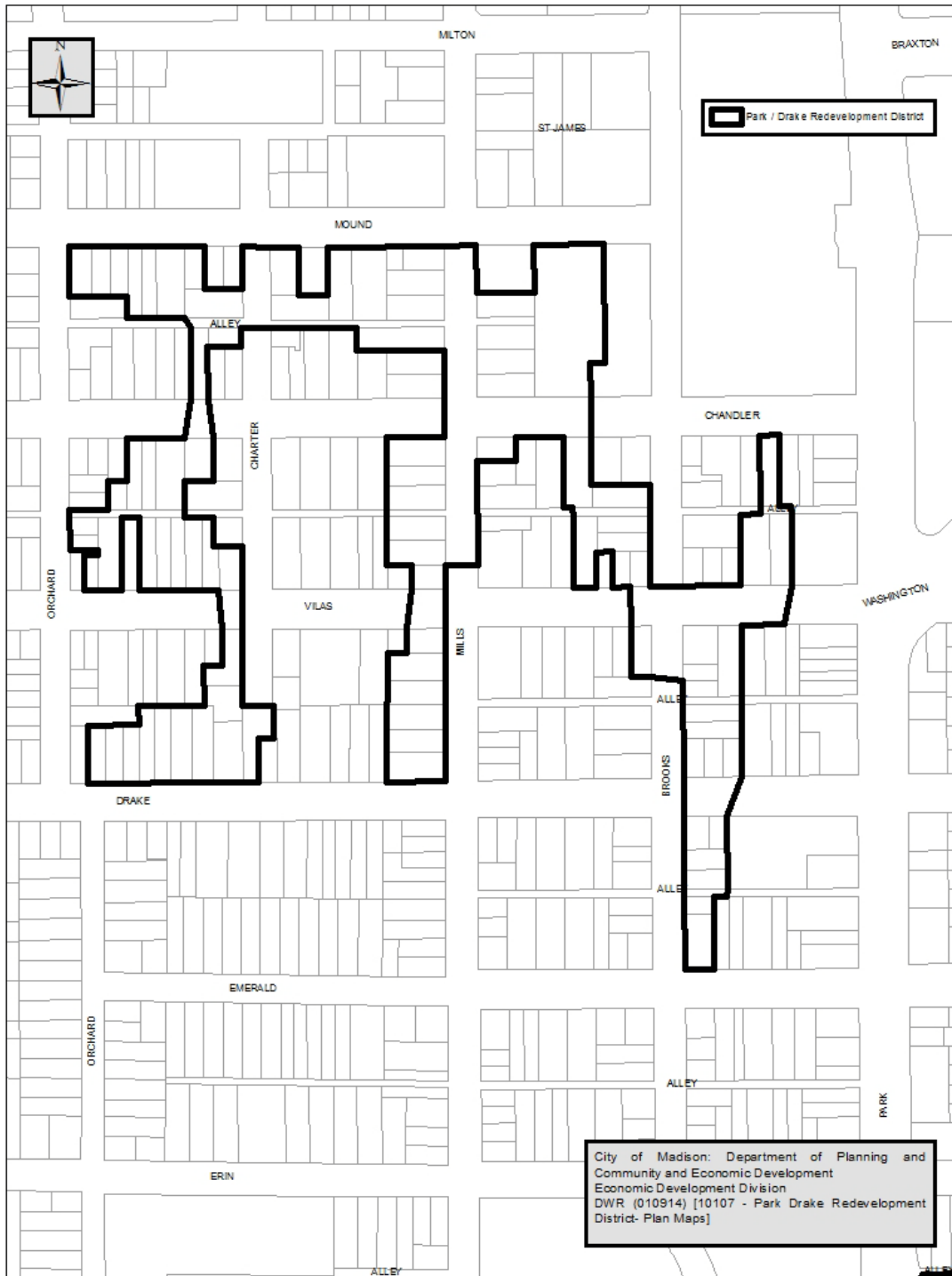
Q. Proposed Public Improvements

To facilitate the projects that are proposed in the District, the City may undertake public improvements including public utilities. Said public improvements and public utilities may include but are not limited to curb and sidewalk improvement, the installation of public utilities (under or above ground), the installation of storm and sanitary sewers, street lighting, sidewalks, public streets and traffic signals.

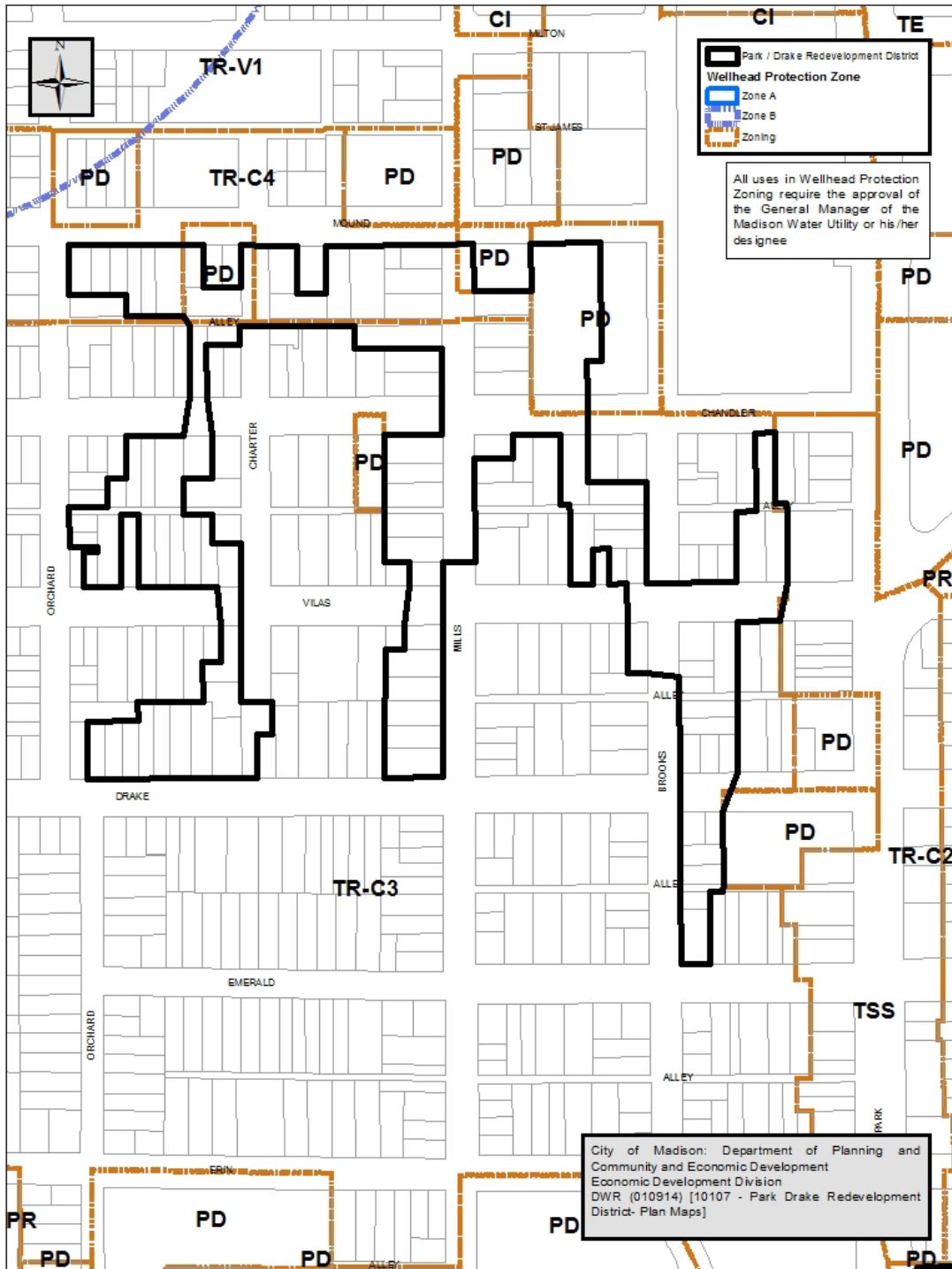
R. Termination of the District and Redevelopment Plan

This District and Plan shall terminate on December 31, 2024.

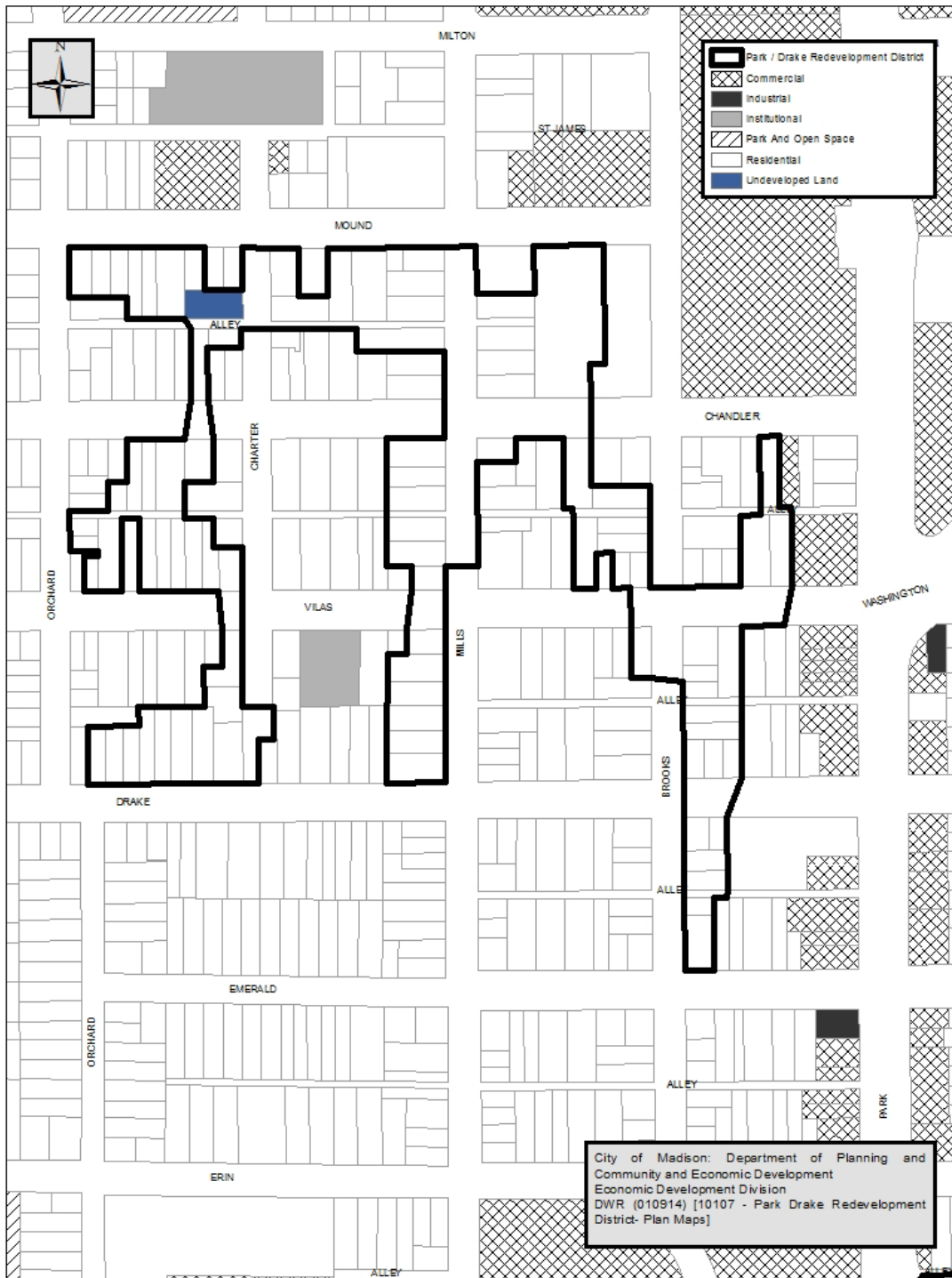
Map 1 – District Boundary



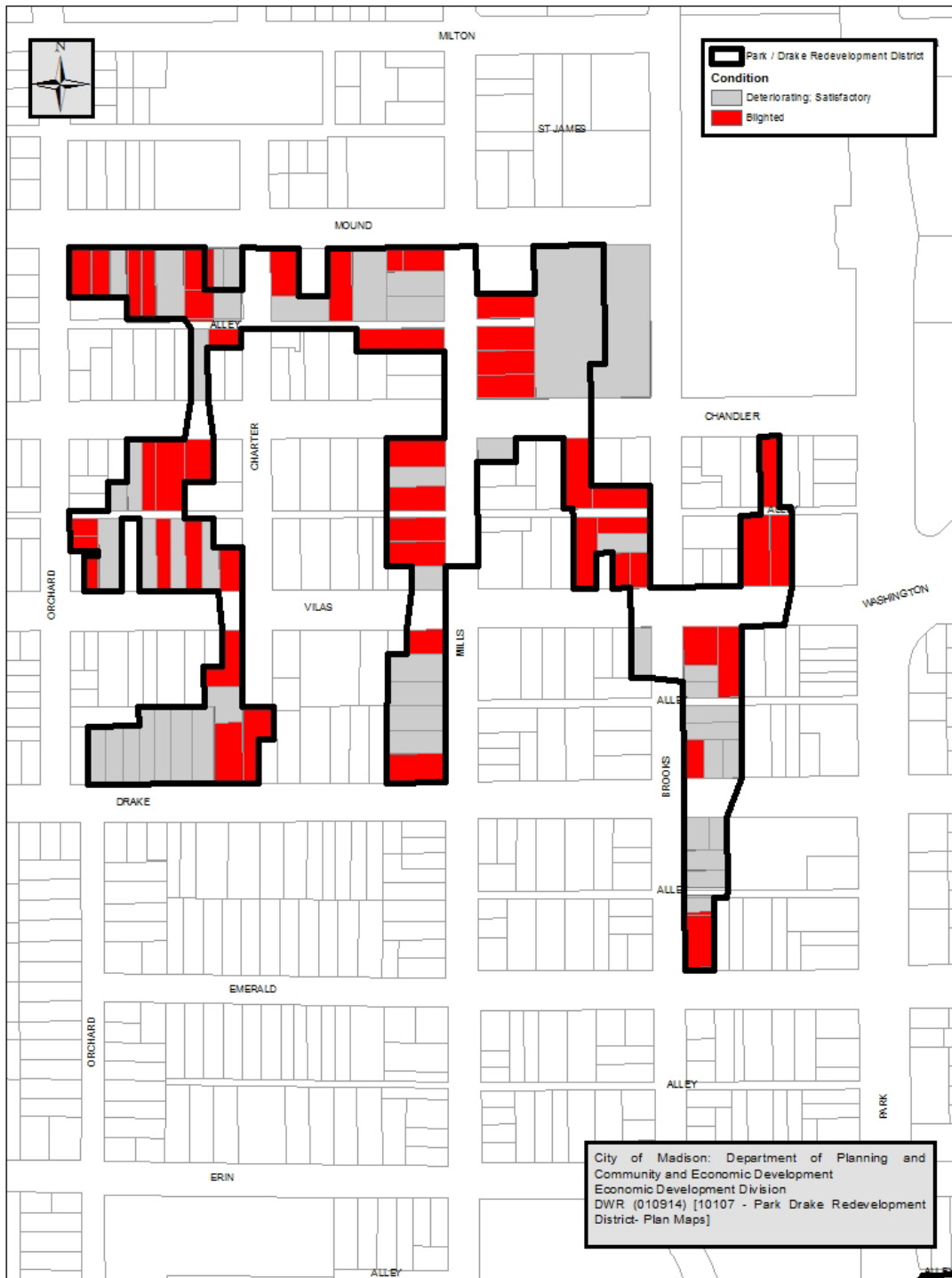
Map 2 – Existing Zoning (TR-C3, TR-C4, PD)



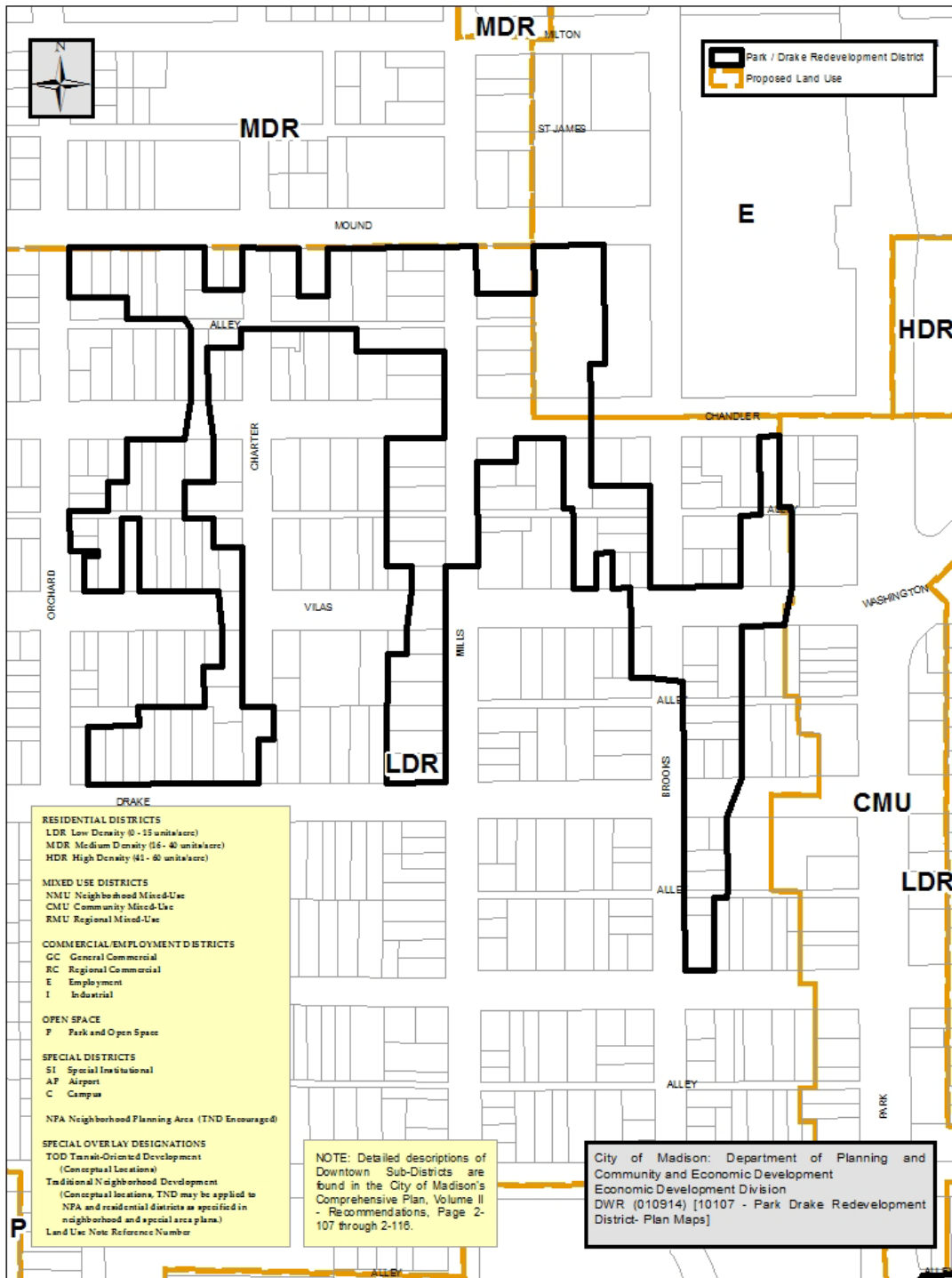
Map 3 – Existing Land Use



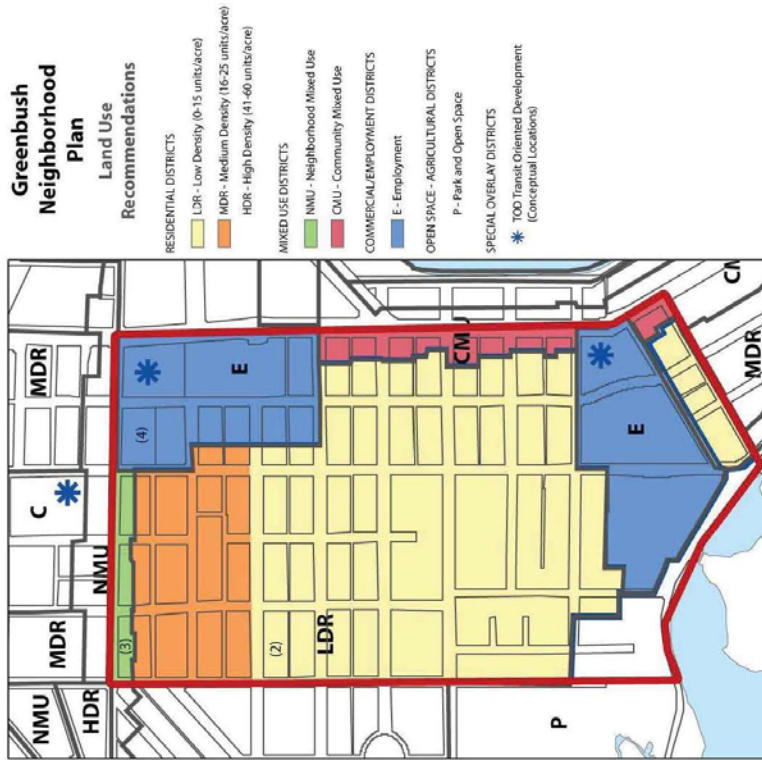
Map 4 – Structure Survey Results (Blight)



Map 5 – Proposed Generalized Future Land Use (From City of Madison Comprehensive Plan)



Map 6 – Proposed Specific Land Use (Adopted Greenbush Neighborhood Plan)



Seven Court, Milton Street and St. James Courts Support identical redevelopment of up to 25 dwelling units, per lot in this area. Architectural building design should replicate 19th century historic character of neighborhood. Single houses or row houses would be acceptable. New residential developments should contain a mix of housing types for families, employees, the elderly, some LW clients and people of different economic and income levels. In addition, new residential developments should include a range of owner- and non-occupied. Traditional neighborhood development principals shall apply as well as Greenbush Plan Neighborhood Housing Revitalization Strategy Report for more details.

Preserve architectural character of existing housing stock or rehabilitate existing housing stock to original or historically consistent form. Prepare conservation design guidelines to address front entryways oriented toward public street and sidewalk and garages located in the rear. New construction or extensive rehabilitation of existing housing stock shall be complementary to the historic architectural elements of the neighborhood including, but not limited to, front entrances, porches, gables and porches. See Greenbush-Village Historic Housing Revitalization Strategy Report for more details.

Regent Street Shopping District: Pedestrian-oriented, neighborhood shopping districts most likely including retail restaurant on the ground floor with upper story residential. Minimum building height of 2-stories and maximum height of 4-stories with 3' minimum setback from street frontage and 12' above the 3-story. (See Regent Street-South Campus Neighborhood Plan for details).

Regent Street Business District Area: Land uses include retail, hospitality, and/or mix of retail/restaurant on ground floors and office/commercial on upper floors. Retail/restaurant building interaction at street level is especially important near the Park Street intersection. Heights proposed for this area range from 8 to a maximum of 10 stories (counting 2 additional stories earned by obtaining D Silver Certification, including mandatory Credit 6.1 Stormwater Management). Building setback of 10 feet from 4th floor plus 10 feet above the 8th floor. (See Regent Street-South Campus Neighborhood Plan for details).

Map 4.2 Proposed Land Use Recommendations of Greenbush Neighborhood

Map 7 – Proposed Zoning (TR-C3, TR-C4, PD)

