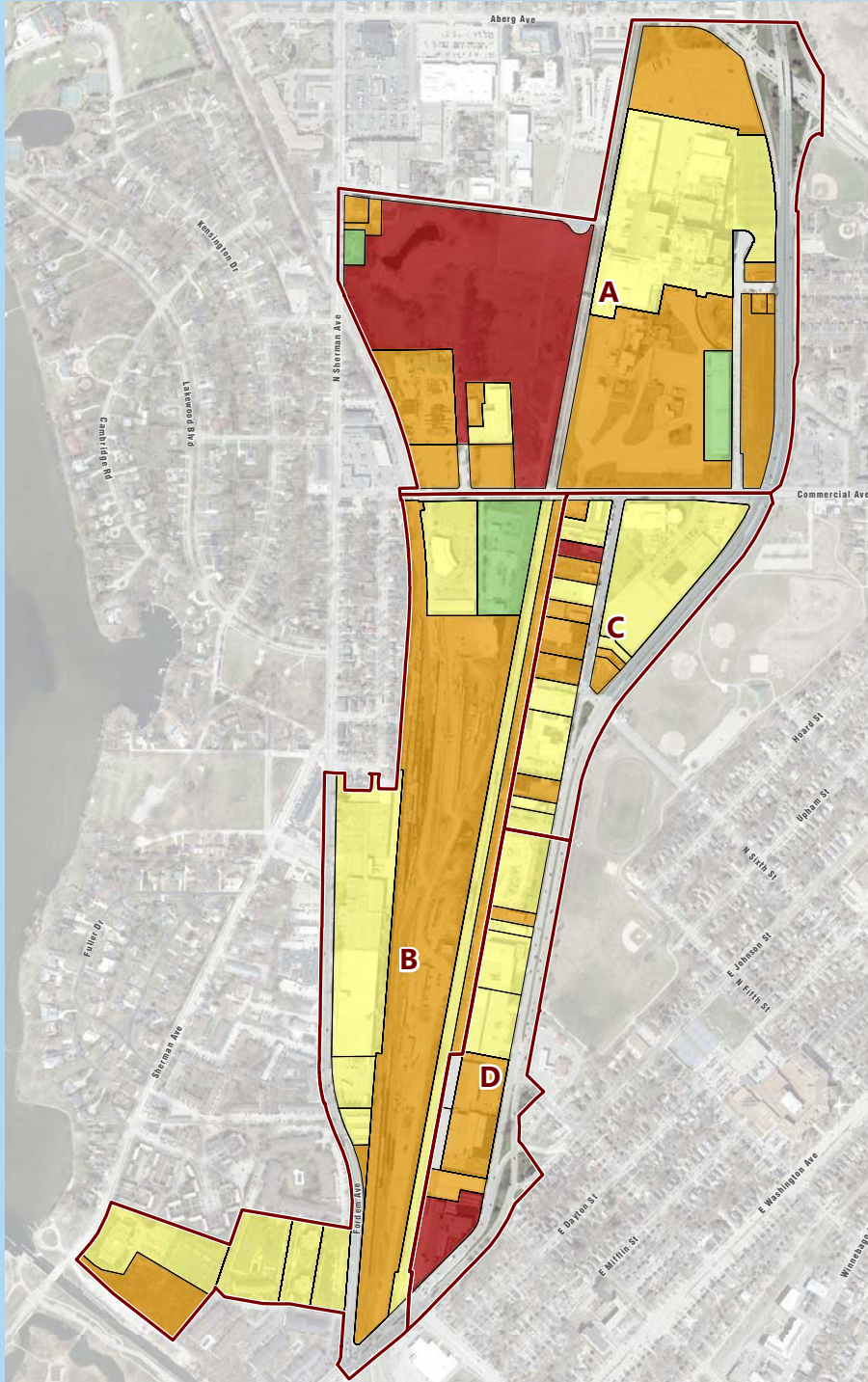


2022 Pennsylvania Avenue (TID 53) Blight Study

Madison, WI



Prepared by MSA Professional Services, Inc.
January 23, 2023

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1. Executive Summary

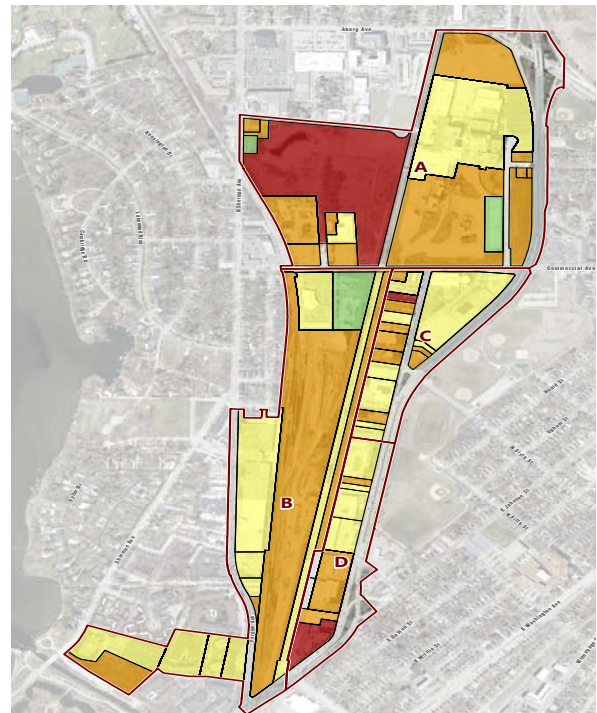
The City Council of the City of Madison is considering creating a Tax Incremental Financing (TIF) district roughly corresponding to the Pennsylvania Avenue Area, generally west of Pennsylvania Ave. between Aberg Avenue and First St. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(ae)1. MSA evaluated 56 parcels and scored them using a tool developed to standardize the evaluation process. We visited all parcels in May 2022, 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 significantly *lower* 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 received an average lower call volume than the City on a per-acre basis for all types of crime; however, sexual assault calls in the study area have been trending upward for the last two years. Other crimes that threaten personal safety were at a lower percentage per acre than the City as a whole. We also evaluated the condition of the public streets in the study area and found generally good conditions, with a few exceptions. As a result of these findings, all parcel scores received a uniform zero (0) point deduction for crime and a one (1) point deduction for street conditions.

We also reviewed 10 years of code violation data as provided by the City. Twenty-two (22) of the fifty-six (56) evaluated parcels (39%) have a recorded violation in that period, and the average for all parcels is 1.77 violations per parcel. The most common violations were due to graffiti, ice/snow removal, landscape maintenance, and trash.

MSA has determined that 58.8% of the 56 evaluated parcels, by area, are blighted as of May 2022.



2. Parcel and Structure Survey Methodology

To evaluate the condition of each parcel in the study area, 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 Oscar Mayer 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 parcel is utilized in a manner consistent with the comprehensive plan (0-100%), including type of use, intensity of use (building size) and building design. 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 (single family and duplex homes are not evaluated for 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 AND PUBLIC STREET CONDITIONS

The final parcel score is adjusted to account for code violations (up to 10 point deduction) and all parcel scores are adjusted to account for police call data (up to 5 point deduction) and public street conditions (up to 5 point deduction) in the study area. These deductions are explained in Chapter Four – Other Blighting Factors.

PARCEL EVALUATION FORM (Parcel with Structures)



Study Area:	Oscar Meyer 2020	Evaluator:	
Street Name:	Parcel # :	Date of Evaluation:	
Preferred Land Use (Comp Plan):	Street Number:	Area (sq. ft.):	
Primary Occupancy:	Zoning:	2019 Value Ratio:	
# Stories:	Basement (Y/N):	Other Uses:	
Code Violations last 10 years	Code Violations last 5 years	# Dwelling Units:	
0	0	Picture ID:	

TYPE	Factor	Value	Not Preferred Use		Not Preferred Size		Not Preferred Design		Condition	Points	Comments
			Supports Preferred Use	Not Preferred Use	Building Height	Density	Building	Site			
Lot Utilization (compared to Land Use Plan)	25	75							100%	25	
Occupancy (percent of building used)	75	100%							100%	75	
Total										100	

ITEM	Factor (0, if not visible)	Entirely Missing	Structural Deficiencies	Missing/Irreparable Components	Cosmetic Deficiencies	Condition	Points	Comments
Foundation	5					100%	5	
Walls & Cladding	15					100%	15	
Roof	15					100%	15	
Windows & Awnings	15					100%	15	
Porches & Overhangs	15					100%	15	
Gutters & Downspouts	5					100%	5	
Chimneys & Vents	5					100%	5	
Exterior Stairs/Stoops/Ramps	15					100%	15	
Exterior Doors & Entrances	10					100%	10	
Total	100					100%	100	

ITEM	Factor (0, if not visible)	Entirely Missing	Structural Deficiencies	Missing/Irreparable Components	Cosmetic Deficiencies	Condition	Points	Comments
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	

BLIGHTING INFLUENCES	Factor	Yes	Condition	Points	Comments
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20		100%	20	
Major Maintenance Issues (lines of trash, dead landscaping, graffiti, etc.)	40		100%	40	
Use Incompatible with Adjacent Use	5		100%	5	
Building Bulk Incompatible with Neighborhood	5		100%	5	
Safety Hazards	15		100%	15	
Erosion and Stormwater Management Issues	10		100%	10	
Building not Handicap Accessible	5		100%	5	
Total	100		100%	100	

PARCEL EVALUATION FORM (Parcel without Structures)



Study Area:	Oscar Meyer 2020	Evaluator:	0
Blight Study #:	0	Parcel #:	0
Street Name:	0	Date of Evaluation:	0
Preferred Land Use (Comp Plan):	0	Area (sq. ft.):	0
Primary Occupancy:	0	2010 Value Ratio:	0.0%
Code Violations last 10 years	0	Other Uses:	0
Code Violations last 5 years	0	Picture ID:	

A. UTILIZATION

TYPE	Factor	Value	Not Preferred Use		Points	Comments
			Supports Preferred Use	Not Preferred Use		
Lot Utilization (compared to land use plan)	50	100%			50	
Lot Size/Layout (suitability for preferred land use)	50	100%			50	
Total	100				100	

B. SITE IMPROVEMENTS CONDITION

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

C. OTHER BLIGHTING INFLUENCES

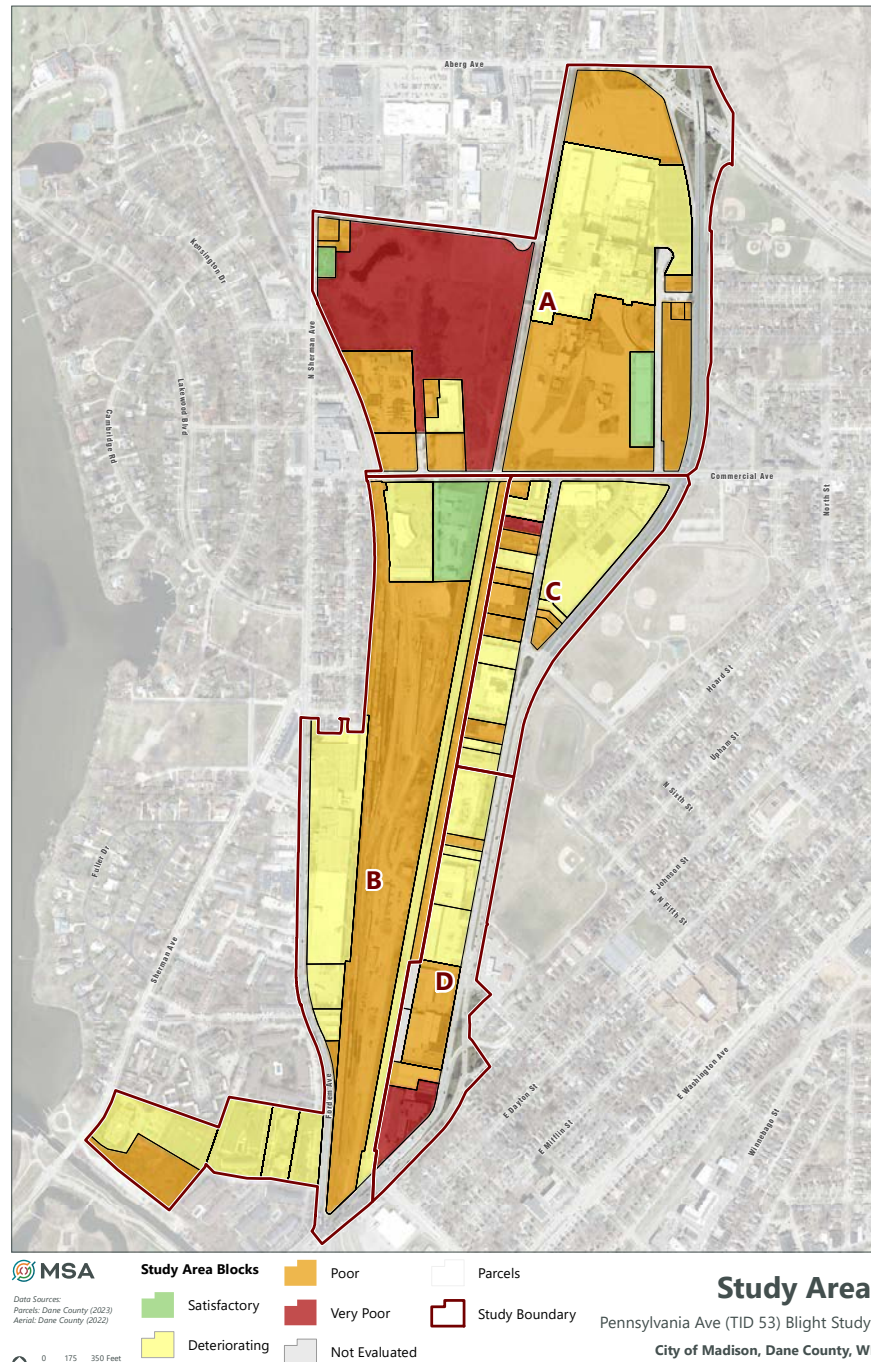
BLIGHTING INFLUENCES	Factor	Yes		Points	Comments
		most / all	some		
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20			20	
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30			30	
Safety Hazards	20			20	
Potential Environmental Hazards or Contamination	15		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

3. Parcel and Structure Survey Findings

This blight study includes 56 evaluated parcels, totaling 221.84 acres. The parcels have been grouped into four sections (A, B, C, D) 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 parcels were evaluated based on documentation collected in May 2022.

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



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Area A

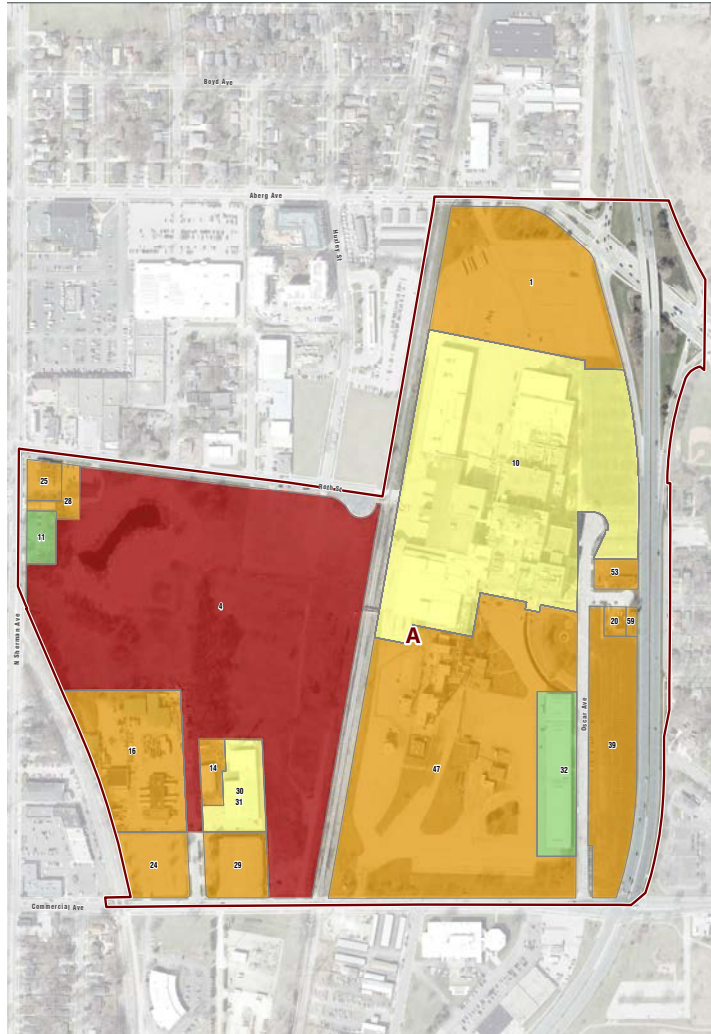
Description

This section includes 17 parcels ranging from 0.11 to 29.23 acres. All parcels are planned as Industrial in the City’s Comprehensive Plan except parcels 11, 25, and 28. These parcels are planned as Community Mixed-Use. Per the City Zoning Ordinance, parcels 1, 4, 10, 32, 39, and 47 are zoned IG; parcels 14, 16, 24, 29, and 30 are zoned IL; parcels 11, 25, 28, 29, 53, 59 are zoned CC-T.

Findings

Thirteen of the seventeen Area A parcels were found to be blighted (Poor or Very Poor Conditions), comprising 74.2% of the section by area.

Summary notes and photos of the blighted parcels follow. The blighted parcels lost points for underutilization compared to the Land Use Plan, structural and cosmetic deficiencies, condition of public sidewalk and maintenance issues. Two of the parcels had significant code violations.



Area A Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	121,703	2.95%
Deteriorating	2	944,038	22.88%
Poor	12	1,787,210	43.31%
Very Poor	1	1,273,144	30.86%
Total	17	4,126,095	100.00%

Blighted Parcels Area A

The following parcels were determined to be blighted:

Parcel 1

Score: 54.9

Lot is underutilized; chainlink fencing: bent metal sections, barbed wire bent in areas, minor discoloration; light poles: rusted, paint chipping on base; signs: faded, discolored; lot: tarred cracks, settling, crumbling, parking lines faded; weeds; overgrown landscaping; closed ERP site; evidence of water pooling.



Parcel 4

Score: 15.9

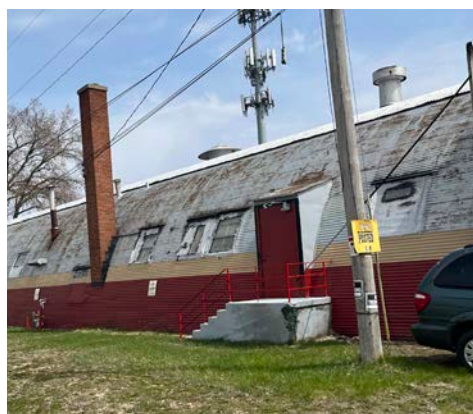
Lot is underutilized; no screening for dumpsters; signage collapsed; lightpoles extremely rusted/discolored; lots: cracked; gravel lot area: low levels of gravel (mostly dirt/weeds); aggregate showing throughout; no maintenance of landscaping/yard; faded parking stalls; parking barriers rusted/bent/missing; gate warped and rusted; trash in lots; graffiti on accessory structure; dead landscaping; 2 Open ERP and 1 Conditionally Closed LUST sites; evidence of pooling water.



Parcel 14

Score: 45.3

Metal siding: in poor condition (rusted, dented, discolored, etc.); roof sheeting: warped at junctions, bent edges, paint missing on fascia; windows (front and side): poor material covering windows; front canopy: rusted, paint peeling; vents: rusty, discolored; stairs/stoop: crumbling; side door: corroded on frame, painted over; front door left: some material deterioration at base, paint peeling; no parking sign on front of property faded/worn (2); sign on door spray painted; tarred cracks.



Parcel 16

Score: 44.4

Discoloration of bricks and parapit caps; minor crumbling on corner; windows: boarded up, sills discoloration; front overhang bent; side overhang missing flashing; chimney poor condition (cap discolored, paint wearing); garage door discolored/dirty; southern structure: discolored walls, cracks/crumbling in concrete block, discolored roof coping; dumpsters not screened,; southern structure: storage unit rusted, collapsed; lightpoles: worn/discolored; shop sign worn/fallen; lot: cracked, crumbling, patchwork, worn; curbing: worn/chipped; walk: cracked, aggregate showing.



Parcel 20

Score: 34.6

Not preferred land use or size; vacant; siding: stained, cracked; shingles: worn, dirty, missing; roof sagging; gutters: rusted, missing downspout; chimney rusted; fence: rusted, sagging, broken; trash/recycling carts unscreened; sign faded; lighting: discolored, missing; asphalt: cracked/crumbling, uneven settling; curbing crumbling.



Parcel 24

Score: 59.7

Light pole: discolored and rusted sections; cracking/crumbling throughout parking lot, curbing crumbling; sidewalk aggregate showing (but not all sections); weeds growing in cracked sidewalk expansion joints; debris in parking lot gutters, evidence of water pooling.



Parcel 25

Score: 54.1

Not preferred land use; foundation: small cracks and paint wearing off, discoloration/staining; crumbling; siding: dirty, discoloration, rust, bent/wavy along base on side; metal coping: rusting (south side); overhang dented; downspout missing north side of building; stairs: stained concrete from rusted railing, crack running along base of ramp; door: rusted, discoloration on rear door; dumpsters unscreened; drive cracking; aggregate showing throughout sidewalk.



Parcel 28

Score: 44.7

Vacant; siding: discolored, peeling, cracked, chipped, worn; side door: frame bent/broken, paint chipping; side garage door: paint chipping, bent; shed: door broken, wood is worn; screening for dumpsters missing; signing: removed, worn and chipped/not repaired; parking lot: crumbling, cracks, worn.



Parcel 29

Score: 59.7

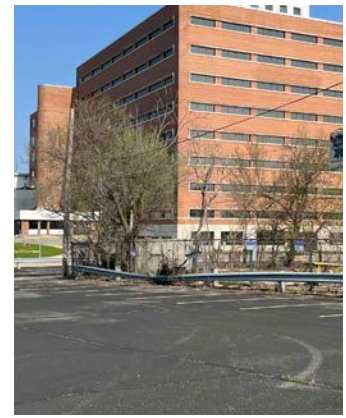
Not preferred land use; siding: discolored, paint chipping, rust; rear garage missing cladding; stucco damaged in many places; rear doors/side doors: discolored, painted over, paint chipping, poor material for infill of doors; fencing in back bent/rusted; dumpsters unscreened; no parking sign on side door: faded, off-centered sign posts; parking lot: aggregate showing, curb crumbling; rear parking: cracks; walkway: discolored, cracks, dirt.



Parcel 39

Score: 54.7

Lot is underutilized; light poles: rusting; lot: tarred cracks, faded parking lines, some settling; missing sidewalk sections; weeds in cracks of lot; safety barrier bent/broken in places.



Parcel 47

Score: 50.5

Vacant; siding: bricks in worn condition, rust, poor patchwork; windows: boarded up, worn, some missing; large chimney: paint chipping, worn; south east structure: bricks worn, paint chipping on tank; entrance sign removed, parking signs crooked, light pole base rusting; tarred cracks, crumbling, rusting, sidewalk: aggregate showing; weeds; fountain not working; overgrown landscaping; debris and pipes lying around; contaminated sites: 3 Open ERP, Close LUST w/ continuing obligations; Closed ERP; evidence of water pooling.



Parcel 53

Score: 38.9

Not preferred land use; vacant; siding: patched, mortar missing, discolored, paint chipping; glass block: stained, dirty; overhang: discoloration; vents: rusted, paint peeling; chimney: eroding bricks, discolored concrete cap; stairs: cracked, minor crumbling, discolored; garbage screening missing; signs faded/word; sign removed; lighting discolored; parking lot: cracked, potholes, back walk: settling, cracked; weeds growing in lot cracks, basement window wells misaligned, overgrown landscaping; brick halfwall: missing mortar, bricks loose, discolored and aggregate showing from concrete cap; trash; not ADA compliant.



Parcel 59

Score: 53.0

Not preferred land use; foundation: stained, discolored; poor siding matching; roof: worn, discolored, some shingles missing; awning: worn; chimney: discolored; rusted attic vent; stairs: discolored, cracked, railing bent, major settling issues; detached garage: worn shingles, garage door dirty w/ paint chipping at base; chainlink fence: bows with lack of horizontal pole support; driveway: uneven settling, patchwork, pitting, minor chipping; missing sidewalk; overgrown bushes; discolored retaining wall; surrounded by nonresidential uses and a high volume arterial street; surrounded by industrial uses; front steps to door: settling unevenly, obstructed by downspout pipe.



Area B

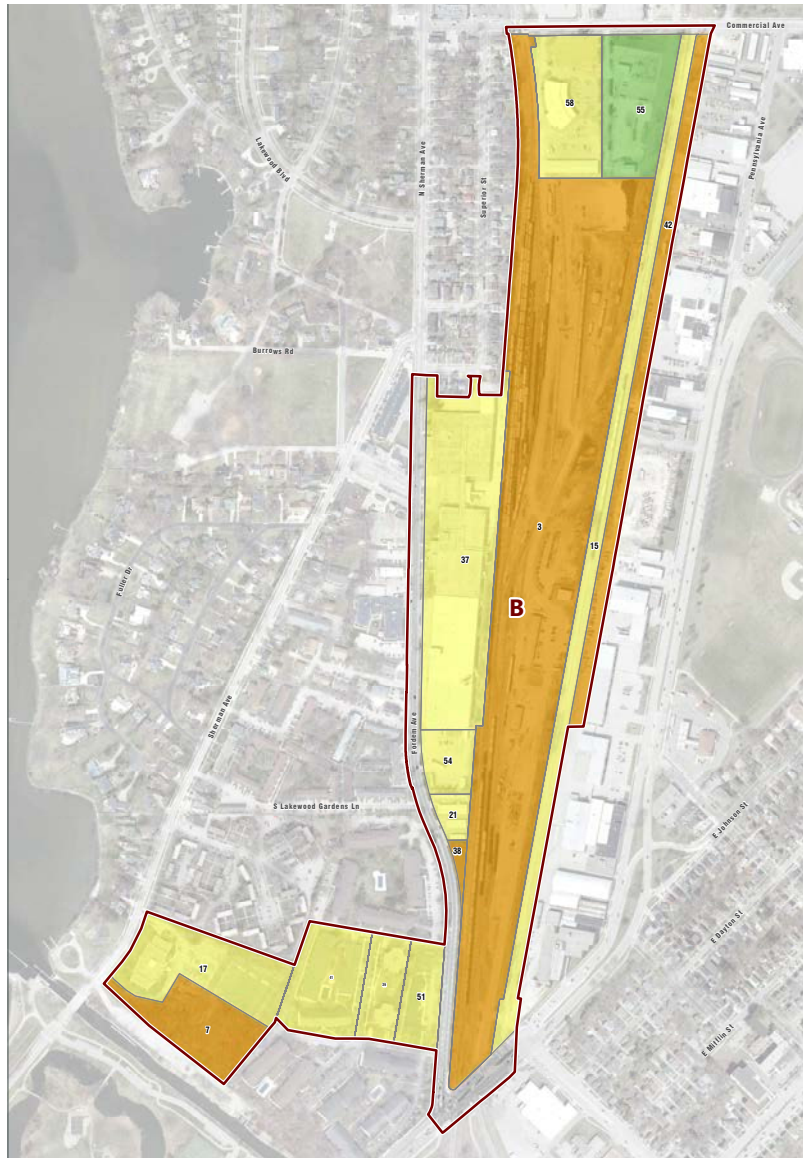
Description

This sections includes 14 parcels ranging in size from 0.26 to 37.08 acres. Parcels 3, 15, 21, 37, 38, 42, 54, 55, and 58 are planned as Industrial in the City Comprehensive Plan. Parcels 7, 17, 36, 41, and 51 are planned as Medium Residential. Per the City Zoning Ordinance, parcel 3, 15, 21, 37, 38, 42, 54, 55, and 58 are zoned IL, 7 and 17 are zoned SE, while the remainder of the parcels are zoned PD.

Findings

Four of the fourteen Area B parcels were found to be blighted (Poor or Very Poor Conditions), comprising 51.3% of this section by area.

Summary notes and photos of the blighted parcels follow. In general, the blighted parcels lost points for underutilization compared to the Land Use Plan and maintenance issues.



Area B Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	198,407	5.13%
Deteriorating	9	1,683,404	43.55%
Poor	4	1,983,815	51.32%
Very Poor	0	0	0.00%
Total	14	3,865,626	100.00%

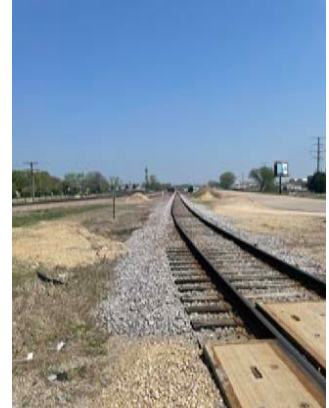
Blighted Parcels Area B

The following parcels were determined to be blighted:

Parcel 3

Score: 52.0

Lot underutilized; fencing: bent, sections peeled away; sidewalk: aggregate showing, missing along Fordem Ave; overall lack of maintenance; junk present; piles of dirt; graffiti on signal station; closed LUST site.



Parcel 7

Score: 49.7

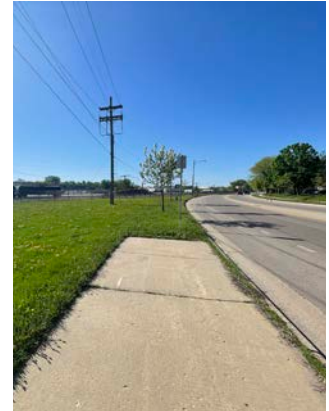
Not preferred land use; lot underutilized; parking lot: tarred cracks, worn, lines faded, crumbling; patches of grass missing.



Parcel 38

Score: 39.0

Not preferred land use; limited developable area; missing sidewalk.



Parcel 42

Score: 49.4

Limited developable area; chain link fence: quite rusted, leaning/bent; parking: irregular levels of gravel; sidewalk discoloration; terrace is in poor condition; unmaintained areas; overgrown landscaping; graffiti; some debris; evidence of water pooling.



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Area C

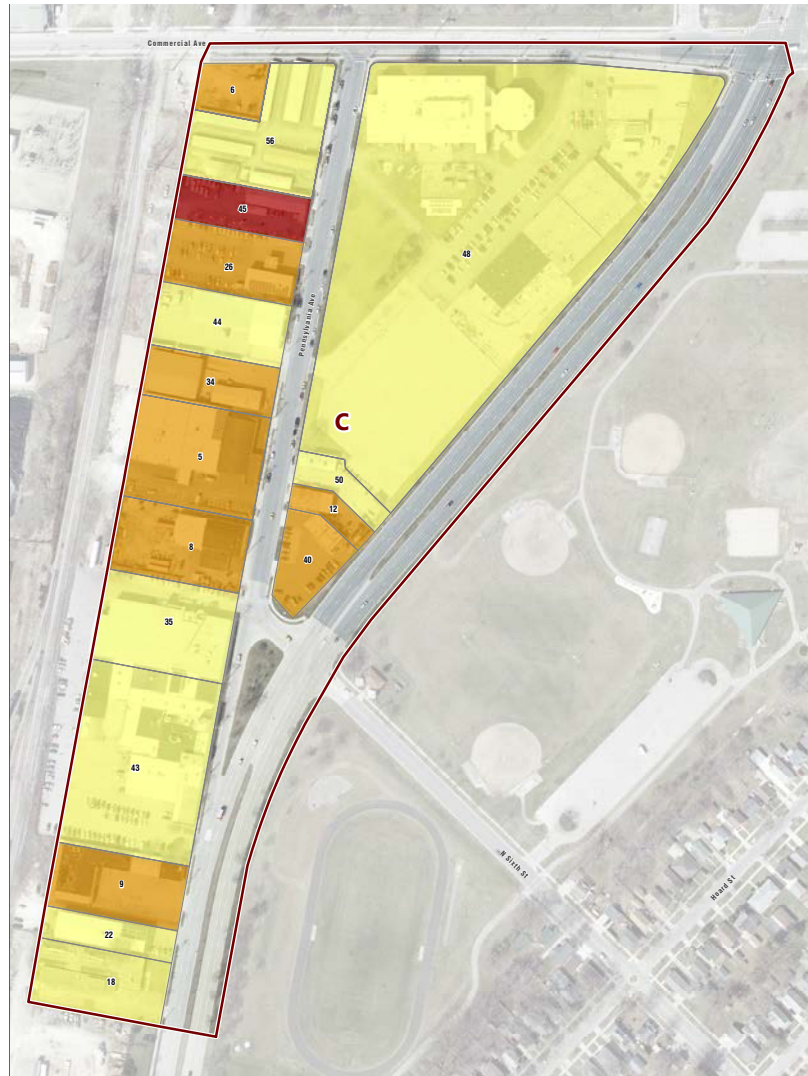
Description

This section includes 17 parcels ranging from 0.20 to 10.22 acres. All parcels are designated as Industrial in the City Comprehensive Plan. All parcels are zoned IL district per the City Zoning Code.

Findings

Nine of the seventeen Area C parcels were found to be blighted (Poor or Very Poor Conditions), comprising 25.7% of the section by area.

Summary notes and photos of the blighted parcels follow. These parcels lost points for cosmetic deficiencies, missing or irreplaceable structure components, and maintenance issues. Two of the parcels received significant point reductions for code violations.



Area C Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	8	733,948	74.28%
Poor	8	230,917	23.37%
Very Poor	1	23,232	2.35%
Total	17	988,097	100.00%

Blighted Parcel Area C

The following parcels were determined to be blighted:

Parcel 5

Score: 43.8

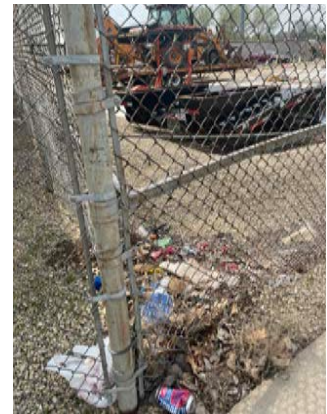
Not preferred land use; vacant; siding: dirty, some staining/discoloration in areas, dented; metal fascia: worn, dented, rusted; overhang: paint chipping, concrete crumbling/cracked/discolored; loading dock: rusting, crumbling; garage doors: paint chipping, dented; remnants of sign removal; lot: cracked, patchwork, wheel stoppers crumbling; sidewalk aggregate showing; trash present; graffiti.



Parcel 6

Score: 54.4

Fencing: bent, rusted; warning sign has graffiti; drive: cracked, discolored, aggregate showing; parking not paved; sidewalk: cracked, aggregate showing throughout; weeds growing in lot; piles of trash in parcel; terrace eroded.



Parcel 8

Score: 55.7

Foundation: discoloration/staining; siding: dirty, some staining/discoloration in areas, paint peeling; metal fascia: dirty/stained, rusted, missing on the side; window frames paint chipping; old window sills chipped (window mostly filled in w/ CMU); main chimney: eroding brick, missing mortar, discolored, crumbling cap; rusted chimneys; dumpster screening worn; chainlink broken at bottom; light: missing shield; drive: cracking; walk: aggregate showing; trash present; no landscaping in terrace; graffiti; only accessible through garage.



Parcel 9

Score: 34.3

Vacant; stained, rusted, dented, sagging; front window: frames chipping, boarded up; downspouts: rusted, mismatch materials/colors; vents: rusted, painted; garage doors: dented/discolored; front door: worn paint, chipped, discolored; trash bins not screened; former signage poorly painted over; lot: cracked; patchwork, worn; sidewalk aggregate showing; overgrown landscaping, rusted gas line, weeds; downspouts empty into drive; water pools near front door.



Parcel 12

Score: 55.6

Siding: dirty, some staining/discoloration in areas, portions of wall paneling bent; window frames worn/bent; gutter: flashing along the top bent, discolored; vents and chimneys rusted; front door: discolored, paint worn; garage discoloration/denting near bottom; trash bins not screened; light cracking in lot; front curb: some missing, crumbling; sidewalk aggregate showing and missing; overgrown landscaping; equipment sitting in lot; terrace eroded; evidence of water pooling.



Parcel 26

Score: 53.9

Foundation aggregate showing; siding: dirty, discolored, bent; window: frames worn/bent; fueling canopy posts rusting; downspouts: stained, dented; side door: discolored, dented; garage doors: stained, some dents; dumpster screening missing; signage worn; lot: cracked, aggregate showing, faded parking lines; sidewalk: crumbling, aggregate showing, some missing; bench in poor condition; leaning stop sign; unmaintained landscape; graffiti; Conditionally Closed ERP site.



Parcel 34

Score: 55.9

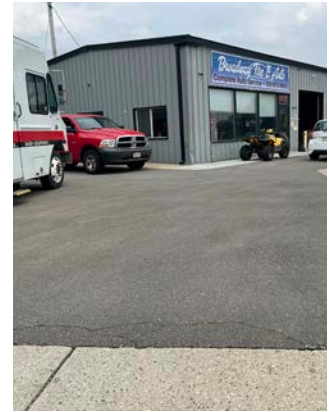
Vacant; vent: rusted; chimney: rusted; side door: discolored, removal of sign; rusted loading dock; fencing: rusted, bent missing horizontal support poles, dumpster not screened; lighting discolored; lot: cracks, worn, crumbling; sidewalk: aggregate showing, discolored; weeds along fence, junk scattered around structure; broken asphalt piled along fence; water pooling in driveway; stormwater runs into sidewalk.



Parcel 40

Score: 56.8

Siding: dirty, some staining/discoloration in areas, dented; roof: some discoloration/staining; most of the vents are rusted; no dumpster screening; lot: crumbling, cracks, gravel lot in south corner; sidewalk: aggregate showing, some sections missing; rusted metal bollards; large areas near pavement just gravel not grass; pile of tires; graffiti; Conditionally Closed ERP site; water pooling in drive/lot; terrace eroded.



Parcel 45

Score: 26.3

Siding: paint chipping, bricks missing mortar, major cracks and shifting in block wall; roof: discolored, rusting, bent; window frames: rusted, discolored, partially missing; partial gutter collapse; doors: paint chipped, garage door bent; paint peeling, siding bent, windows discolored, roof rusted; trash not screened; signage fading; lot: cracks, curb is crumbling; sidewalk: does not connect, aggregate showing; overgrown landscaping; retaining wall collapse; rusted picnic table.



Area D

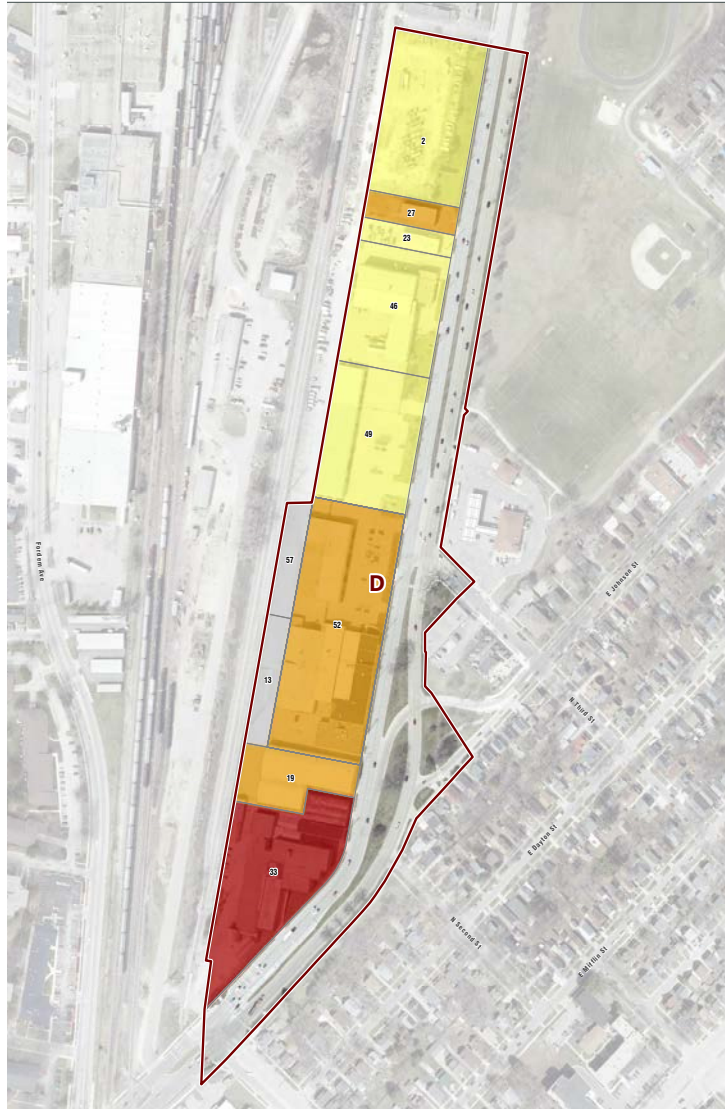
Description

This section includes 10 parcels ranging from 0.34 to 4.13 acres. All parcels are designated as Industrial in the City Comprehensive Plan. All parcels are zoned as IL district per the City Zoning Code.

Findings

Four of the ten Area D parcels were found to be blighted (Poor or Very Poor Conditions), comprising 56.2% of the section by area. Two of the parcels were not accessible from the right of way to be evaluated and are excluded from the total calculations.

Summary notes and photos of the four blighted parcels follow. These parcels lost points for vacancy, cosmetic deficiencies, and maintenance issues.



Area D Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	4	299,476	43.82%
Poor	3	242,405	35.47%
Very Poor	1	141,484	20.70%
Total	8	683,365	100.00%

* Parcels 13 & 57 were not evaluated (not visible from ROW)

Blighted Parcel Area D

The following parcels were determined to be blighted:

Parcel 19

Score: 51.2

Vacant; foundation: minor cracks, discolored; siding: discolored, cracks, paint peeling; vents: rusted; garage doors: dirty, discolored, safety barriers rusting; fence: rusted, bent; dirty light covers; pavement against building: aggregate showing, rusted; sidewalk: aggregate showing, crumbling at edges; roof drain pipe empties right on to public sidewalk.



Parcel 27

Score: 50.7

Vacant; foundation concrete chipping; siding: stained, discolored, dented; front windows discolored sills; underside of overhang is discolored; side doors: faded paint, rusted; front door: discolored, dirty; rusted sign pole; missing sign face; parking lot: crumbling sections, cracks, patchwork; paint wearing on wheel stops; bent safety bollards along side of building; patches of grass missing; graffiti.



Parcel 33

Score: 22.2

Vacant; foundation: minor chipping and discolored exposed sections; metal clad siding: stained, rusted; concrete walls: discolored, crumbling in sections, exposed rebar; metal garage: rusted; concrete/metal fascia: crumbling, rusted; windows: rusted frames, broken, boarded up; fire escapes rusted; gutters rusted; rusted vents; most doors are in poor shape; metal shed: rusted roof, discolored walls; fencing rusted; brick columns: discolored cap, broken, crumbling; signage: faded; lighting poles rusted; loading dock: cracked, crumbling; gravel driveways: low level of gravel; walk: cracked, settling; sidewalk aggregate showing; weeds present; rusted utility line; graffiti; piles of junk; trailer sitting in grass; conditionally closed ERP site; evidence of water pooling.



Parcel 52

Score: 55.9

Vacant; foundation: paint peeling; siding: paint patch color not matching, discolored; brick: cracked, minor crumbling; metal roof: paint wearing off; windows: frames peeling, cracks in sill; discolored siding on accessory structure; remnants of sign removal; drive (south): patchwork, aggregate showing; parking lot (north): aggregate showing, minor cracks; sidewalk: aggregate showing, discolored; weeds in grass and landscape beds; graffiti; some trash present.



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 lower police call data in this area when compared to the entire City and few deficiencies with the public streets. A uniform zero (0) points were taken off in each area for crime based on the police call data, and all areas were assigned a uniform one (1) point deduction for street conditions. 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 99 code violations in the Sony Northside study area from February 2012 through February 2022. This is an average of 1.77 violations per parcel. Twenty-two (22) of the fifty-six (56) parcels (39%) have a recorded violation in that period. Approximately 77% of parcels with violations were repeat offenders. The most common violations included graffiti, ice/snow removal, landscape maintenance, and trash.

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, 91 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)(ae)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 Sony Northside study area, we examined the number of police calls in this area and city-wide from 2017 to 2021 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.

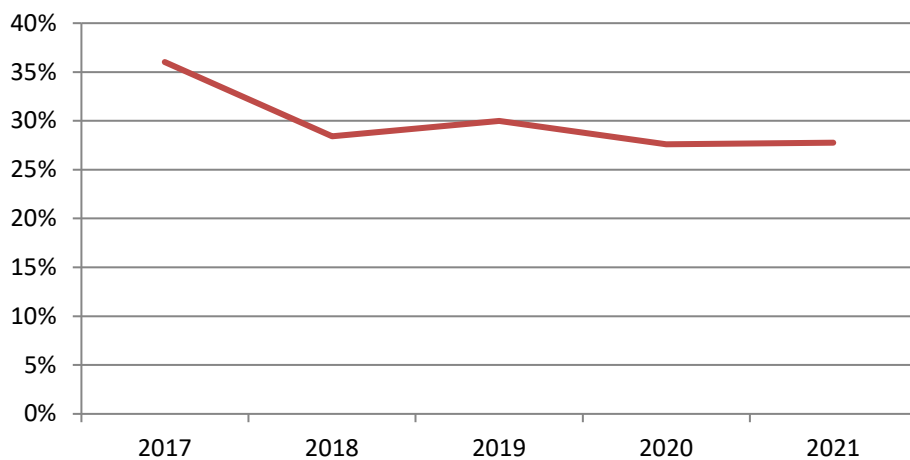
Total Police Calls

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, annoying/obscene phone calls, special events, lost property, and 911 calls that are abandoned, disconnected, misdialed, etc.

Over the past five years there have been, on average, 170 calls per year in the Sony Northside study area, or about 0.63 per acre. City-wide, over the same period, the average is 120,128 calls per year, or about 2.09 per acre.

Figure 4.1 shows “police calls per acre” in the Sony Northside study area as a percentage of the same number city-wide, and it reveals that police calls in the Sony Northside study area are substantially lower than that of the city as a whole, at a consistent rate.

Figure 4.1- Police Calls per Acre, Sony Northside area Versus the 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 Sony Northside study area and within Madison. For ease of comparison, the numbers are reported on a per-acre basis. Each of these crimes was reported less often in the Sony Northside study area as in the city as a whole. Although calls per-acre for sexual assault are on the rise in the study area.

Based on the moderately low police calls per acre, there is a zero (0) point deduction from the blight scores for crime conditions.

Table 4.2-Reported Crimes in Sony Northside area & City of Madison

Reported Crimes Threatening Personal Safety in Study Area (per acre)						
	2017	2018	2019	2020	2021	Average
Homicide	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0001	0.0001	0.0001	0.0002	0.0001	0.0001
	<i>Compared to Madison</i>					0.0%
Sexual Assault 1-2-3-4/Rape	0.0000	0.0000	0.0000	0.0037	0.0037	0.0015
Madison	0.0035	0.0033	0.0032	0.0030	0.0033	0.0033
	<i>Compared to Madison</i>					46.5%
Robbery (armed & strong armed)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0036	0.0042	0.0037	0.0035	0.0021	0.0034
	<i>Compared to Madison</i>					0.0%
Aggravated Assault	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0000	0.0000	0.0001	0.0000	0.0000	0.0000
	<i>Compared to Madison</i>					0.0%
Burglary (res & non-res)	0.0037	0.0147	0.0074	0.0037	0.0111	0.0081
Madison	0.0148	0.0195	0.0233	0.0166	0.0174	0.0183
	<i>Compared to Madison</i>					43.5%
Stolen Autos	0.0074	0.0184	0.0000	0.0074	0.0000	0.0066
Madison	0.0118	0.0135	0.0092	0.0114	0.0101	0.0112
	<i>Compared to Madison</i>					52.7%
Theft	0.0405	0.0258	0.0147	0.0295	0.0184	0.0258
Madison	0.1032	0.0979	0.0800	0.0757	0.0904	0.0894
	<i>Compared to Madison</i>					28.7%
Arson	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0001	0.0002	0.0001	0.0001	0.0002	0.0001
	<i>Compared to Madison</i>					0.0%

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, alleys and medians adjacent to the parcels we evaluated, and also public improvements such as street lights and bus stops. Whereas the sidewalk and terrace is (or should be) maintained by the adjacent property owner and was evaluated as part of the adjacent parcel, these other features are 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 street infrastructure reveals that conditions are generally good, but there are enough problems to warrant a point deduction from the blight scores. All parcels received a one (1) point deduction for these infrastructure deficiencies.

All parcels: one (1) point deduction



Commercial Ave (cracking, crumbling, some settling)



Fordem Avenue paint marks fading, generally good condition)



Fordem Avenue (some debris in gutter)



Pennsylvania Avenue (center line completely faded, chipping)



Packers Avenue (some cracking, otherwise good condition)



Commercial Avenue (graffiti on electrical box)



Sherman Avenue (aggregate showing, crumbling along gutter)



Roth Street (cracking, curb crumbling)



Aberg Avenue (cracking, crumbling, settling)



Pennsylvania Avenue (cracking, curb crumbling, some settling)



Oscar Avenue (tarred cracks, crumbling along gutters, fading center line paint)



Myrtle Street (cracking, crumbling curb, aggregate showing)

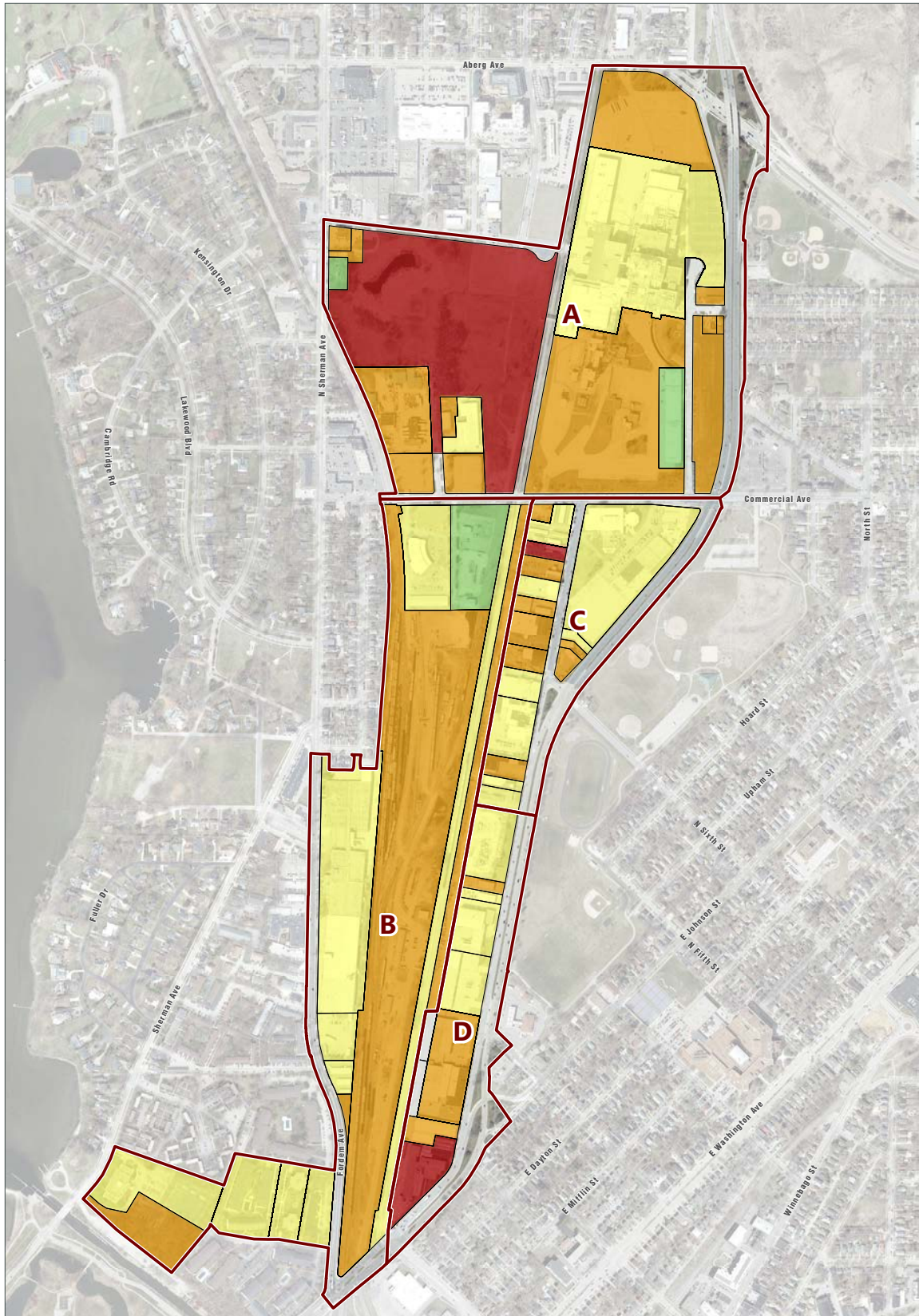
5. Summary and Conclusions

Of the total area evaluated for blight (approximately 221.84 acres), 58.8% of this area (approximately 130.44 acres) has been determined by this study to be blighted. Two (2) parcels not visible from the public right-of-way were not scored, and were omitted from the area calculation. Based on our evaluations, there are blighted parcels scattered throughout the study area, though the percentage of blight, by area, within each section ranges from 25.7% (Area C) to 74.2% (Area A).

A blight TID requires that 50% of the real property within the district must be blighted. This area has exceeded that threshold.

Section	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels*		Blight % of Area
	#	Area	#	Area	#	Area	#	Area	#	Area	
A	2	121,703	2	944,038	12	1,787,210	1	1,273,144	17	4,126,095	74.2%
B	1	198,407	9	1,683,404	4	1,983,815	0	0	14	3,865,626	51.3%
C	0	0	8	733,948	8	230,917	1	23,232	17	988,097	25.7%
D	0	0	4	299,476	3	242,405	1	141,484	8	683,365	56.2%
TOTAL	3	320,110	23	3,660,866	27	4,244,346	3	1,437,860	56	9,663,183	58.8%
	5.4%	3.3%	41.1%	37.9%	48.2%	43.9%	5.4%	14.9%	100.0%	100.0%	

*Total parcel number and total area are lower due to parcels 13 and 57 not being evaluated and parcel 30 and 31 being combined in the study.



Data Sources:
 Parcels: Dane County (2023)
 Aerial: Dane County (2022)



Study Area Blocks

- Satisfactory
- Deteriorating

- Poor
- Very Poor
- Not Evaluated

- Parcels
- Study Boundary

Study Area

Pennsylvania Ave (TID 53) Blight Study
 City of Madison, Dane County, WI