

(Termination Date: December 31, 2015)

Table of Contents

A. Intent, Purpose, and Objectives3

B. Statutory Authority3

C. Consistency with Local Plans4

D. Project Boundary4

E. Existing Land Use and Zoning8

F. Existing Conditions8

G. Proposed Zoning and Land Uses.....9

H. Standards of Population Density, Land Coverage and Building Intensity 10

I. Present and Potential Equalized Value 10

J. Project Activities 10

K. Project Financing..... 11

L. Performance Standards..... 11

M. Compliance with Applicable Local, State & Federal Regulations..... 12

N. Redevelopment Plan Modification 12

O. Relocation 12

P. Land Disposition..... 12

Q. Proposed Public Improvements 12

R. Termination of the District and Redevelopment Plan 12

Map 1 - District Boundary 13

Map 2 - Existing Zoning 14

Map 3 - Existing Land Use..... 15

Map 4 - Structure Survey Results (Blight)..... 16

Map 5 - Proposed Generalized Future Land Use (From May 2004 Draft Comprehensive Plan, City of Madison)..... 17

Map 6 - Proposed Specific Land Use (Adopted South Madison Neighborhood Plan) 18

Map 7 - Proposed Zoning 19

A. Intent, Purpose, and Objectives

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

It is the City's intent to be prepared to respond to any anticipated projects and other opportunities in a timely and orderly fashion in order for development to occur. To implement this strategy, the City has 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, the CDA's eminent domain powers and the City's tax incremental financing (TIF).

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.

The creation of this plan meets several objectives as set forth in the City Master Plan's *Objectives and Policies* and recommendations from *A Land Use Plan for the City of Madison*, both adopted in 1984, including but not limited to the following:

- Guide the orderly and efficient use of land to accomplish the functions of the City.
- Maintain economically viable neighborhood commercial districts as a source of local employment, a focus of neighborhood activity, and a centralized convenience shopping and service center for residents of the surrounding area.

This plan also meets objectives set forth in several other planning documents, including:

- City of Madison DRAFT Comprehensive Plan, as presented on May 26, 2005;
- Achieving the Vision - July 8, 2004;
- South Madison Neighborhood Plan, March 2005.

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

As indicated above, the objectives of this plan are consistent with the *Objectives and Policies for the City of Madison* and *A Land Use Plan for the City of Madison*, adopted in 1984 by the City of Madison Common Council. The plan objectives are more fully detailed in the following documents which are all on file in the City Clerk's office, or available through the City of Madison Planning Department:

- *Objectives and Policies for the City of Madison*, adopted on November 16, 1982, with amendments adopted January 3, 1984.
- *A Land Use Plan for the City of Madison*, adopted by the Madison Common Council on November 16, 1982, with Map Amendment adopted June 5, 1984
- *City of Madison DRAFT Comprehensive Plan*, as presented on May 26, 2005.
- *South Madison Neighborhood Plan*, March 2005.
- *Achieving the Vision*, July 8, 2004.

D. Project Boundary

The boundaries of this proposed District, shown in Map 1, are described as:

A parcel of land located in the Southwest Quarter (SW ¼) and the Southeast Quarter (SE ¼) of Section Twenty-six (26), and in the Northeast Quarter (NE ¼), the Northwest Quarter (NW ¼), the Southwest Quarter (SW ¼), and the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Seven North (T7N), Range Nine East (R9E) of the Fourth Principal Meridian (4PM), located partly in the City of Madison, and partly in the Township of Madison, Dane County, Wisconsin, more fully described to wit:

Commencing at the Southwest corner of said Section Thirty-five (35); thence along the West line of the Southwest Quarter (SW ¼) of said Section Thirty-five (35), northerly to the southerly right of way Ann Street; thence along said southerly right of way, easterly to the southerly elongation of the westerly line of Lot Five (5) of Hrubesky Commercial Plat¹, said point also being the **Point of Beginning**;

¹ Hrubesky Commercial Plat, recorded in Volume 19 of Plat on Page 39.

Thence along said southerly elongation and said westerly line of Lot Five (5), northerly to the northwesterly corner of said Lot Five (5); thence along the northerly line of said Lot Five (5), and along the northerly lines of Lots Six (6), Seven (7), and Eight (8) of said Hrubesky Commercial Plat, easterly to the northeasterly corner of said Lot Eight (8) (said point also being the southeasterly corner of Lot Eleven (11) of Block Two (2), Haase Gardens²); thence along the easterly line of said Lot Eleven (11), and along the easterly lines of Lots Twelve (12) and Two (2) of said Block Two (2), Haase Gardens, and along the easterly lines of Lots Four (4) and Three (3) of Block Three (3), First Addition to Haase Gardens³, northerly to the northeasterly corner of said Lot Three (3); thence along the northerly line of said Lot Three (3), and along the northerly line of Lot Two (2) of said Block Three (3), First Addition to Haase Gardens, westerly to the northwesterly corner of said Lot Two (2) of Block Three (3), First Addition to Haase Gardens; thence along the easterly line of Lots Seven (7), Six (6), One (1), and the northerly elongation of said easterly line of Lot One (1) of Rauch-Peterson Apartments Plat⁴, northerly to the northerly right of way of West Badger Road; thence along said northerly right of way, easterly to the southeasterly corner of Lot Seven (7) of Burr Oaks⁵; thence along the easterly line, northerly to the northeasterly corner of said Lot Seven (7); thence along the northerly line of said Lot Seven (7), westerly to the southwest corner of Lot Fifty-seven (57) of First Addition to Burr Oaks⁶; thence along the westerly line of said Lot Fifty-seven (57), northerly to the northwesterly corner of said Lot Fifty-seven (57) (said point also being on the southerly right of way of Magnolia Lane); thence across said Magnolia Lane, northerly to the southwest corner of Lot Seventy-four (74) of said First Addition to Burr Oaks (said point also being on the northerly right of way of said Magnolia Lane); thence along the westerly line of said Lot Seventy-four (74), northerly to the southeasterly corner of Lot Seventy-six (76) of said First Addition to Burr Oaks (said point also being the westerly corner of said Lot Seventy-four (74)); thence continuing along said westerly line of Lot Seventy-four (74), northerly to the northwesterly corner of said Lot Seventy-four (74) (said point also being the easterly corner of said Lot Seventy-six (76)); thence along the easterly line of said Lot Seventy-six (76), and along the easterly line of Lot Seventy-seven (77) of said First Addition to Burr Oaks, northerly to the easterly corner of said Lot Seventy-seven (77); thence along the northeasterly line of said Lot Seventy-seven (77), and along the northeasterly line of Lot Seventy-eight (78) of said First Addition to Burr Oaks,

² Haase Gardens, recorded in Volume 26 of Plats on Page 28, as Document No. 1066754.

³ First Addition to Haase Gardens, recorded in Volume 26 of Plats on Page 42 as Document No. 1074178.

⁴ Rauch-Peterson Apartments Plat, recorded in Volume 22 of Plats on Page 8.

⁵ Burr Oaks, recorded in Volume 20 of Plats on Page 45, as Document No. 950150.

⁶ First Addition to Burr Oaks, recorded in Volume 21 of Plats on Pages 38-39, as Document No. 965763.

and along the northeasterly line of Lot One-hundred and Fifty-six (156) of Second Addition to Burr Oaks⁷, and along the northwesterly elongation of said northeasterly line of Lot One-hundred and Fifty-six (156) northwesterly to the northwesterly right of way of Hackberry Lane; thence along said northwesterly right of way, northeasterly to a point of curvature; thence along the northwesterly and westerly right of way of said Hackberry Lane along the arc of a curve to the left, northeasterly and northerly to the northerly right of way of Sequoia Trail; thence along said northerly right of way, easterly to the westerly right of way of Cypress Way; thence along said westerly right of way northerly to the southerly of Block Four (4), Oak Ridge⁸; thence along said southerly line of Block Four (4), and along the southerly line of Block Five (5), Oak Ridge, easterly to the southwest corner of Lot Ten (10) of said Block Five (5); thence along the westerly line of said Lot Ten (10), northerly to the northwesterly corner of said Lot Ten (10) (said point also being on the southerly right of way of Ridgewood Street); thence across said Ridgewood Street in a perpendicular direction to the northerly right of way of said Ridgewood Street, northerly to said northerly right of way; thence along said northerly right of way, easterly to the southeasterly corner of Lot Seven (7) of Block Two (2), said Oak Ridge; thence along the easterly line, and along the easterly line of Lot Thirty (30) of said Block Two (2), northerly to the northeasterly corner of said Lot Thirty (30) (said point also being on the southerly right of way of Dane Street); thence across said Dane Street in a perpendicular direction to the northerly right of way of said Dane Street, northerly to said northerly right of way; thence along said northerly right of way, westerly to the southwest corner of Lot Ten (10) of Block One (1), said Oak Ridge; thence along the westerly line of said Lot Ten (10), and along the westerly line of Lot Nineteen (19) of said Block One (1), northerly to the northwesterly corner of said Lot Nineteen (19) (said point also being on the southerly right of way of Burr Oak Lane); thence along said southerly right of way, easterly to the northeasterly corner of Lot Twenty (20) of said Block One (1), Oak Ridge; thence across said Burr Oak Lane, northerly to the southeasterly corner of Lot Ten (10) of Block Seven (7), First Addition to Oak Ridge Subdivision⁹; thence along the easterly line of said Lot Ten (10), northerly to the northeasterly corner of said Lot Ten (10) (said point also being the southeasterly corner of Lot Twenty-one (21) of said Block Seven (7)); thence along the southerly line of said Lot Twenty-one (21), and along the southerly lines of Lots Twenty (20), Nineteen (19), Eighteen (18), Seventeen (17), and Sixteen (16), and the westerly elongation of the southerly line of said Lot Sixteen (16) of said Block Seven (7), westerly to the centerline of Taylor Street; thence along said centerline, northerly to the southerly right of way of

⁷ Second Addition to Burr Oaks, recorded in Volume 22 of Plats on Page 26, as Document No. 978165.

⁸ Oak Ridge, recorded in Volume 4 of Plats on Page 32, as Document No. 290503.

⁹ First Addition to Oak Ridge Subdivision, recorded in Volume 4 of Plats on Page 35.

North Avenue; thence along said southerly right of way, westerly to the southeasterly right of way of Chicago & Northwestern Railroad; thence along said southeasterly right of way, southwesterly to the northerly corner of Lot Seven (7) of Second Addition to Oak Ridge¹⁰; thence across said Chicago & Northwestern Railroad, northwesterly in a perpendicular direction to the northwesterly right of way of said Chicago & Northwestern Railroad, to said northwesterly right of way; thence along said northwesterly right of way, northeasterly to northwesterly elongation of the northeasterly line of Lot Two (2) of Certified Survey Map No. 10244¹¹; thence along said northwesterly elongation, southeasterly to the southeasterly right of way of said Chicago & Northwestern Railroad; thence along said southeasterly right of way, northeasterly to the easterly right of way of Park Street; thence along said easterly right of way, northerly to the centerline of said Chicago & Northwestern Railroad; thence along said centerline, northeasterly to the easterly right of way of Beld Street; thence along said easterly right of way, southerly to the centerline of vacated Center Street; thence along said centerline of vacated Center Street, and along the centerline of Center Street, easterly to the easterly right of way of Taft Street; thence along said easterly right of way, southerly to the northerly right of way of Buick Street; thence along said northerly right of way, easterly to the easterly right of way of Fisher Street; thence along said easterly right of way, southerly to a southwesterly corner of Penn Park; thence along the southerly line of said Penn Park, easterly, about 125 feet, to an interior corner of said Penn Park; thence along a westerly line of said Penn Park, southerly, about 25 feet, to a southwesterly corner of said Penn Park; thence along a southerly line of said Penn Park, easterly, about 501 feet, to the southeasterly corner of said Penn Park (said point also being on the westerly right of way of Chicago & Northwestern Railroad); thence along said westerly right of way, southerly, about 223 feet, to the northerly right of way of said Chicago & Northwestern Railroad; thence along said northerly right of way, westerly, about 100 feet, to the westerly right of way of said Chicago & Northwestern Railroad; thence along said westerly right of way, southerly to the northerly right of way of East Badger Road; thence across said East Badger Road, southerly at a perpendicular direction to the southerly right of way of said East Badger Road to said southerly right of way; thence along said southerly right of way, westerly to the easterly line of a parcel of land, described in Warranty Deed (recorded in Volume 5554 on Page 5), whose tax parcel number is 0709-354-8560-8; thence along said easterly line of said parcel, southerly to the southeasterly corner of said parcel; thence along the southerly line of said parcel, and along the southerly line of a parcel of land, described in Warranty Deed (recorded in Volume 5554 on Page 5), whose tax parcel number is 0709-354-8570-6, and along the

¹⁰ Second Addition to Oak Ridge, recorded in Volume 10 of Plats on Page 15, as Document No. 641623.

¹¹ Certified Survey Map No. 10244, recorded in Volume 60 of Certified Surveys on Page 95 as Document No. 3406151.

southerly lines of Lots One (1) and Two (2) of Certified Survey Map No. 121¹², westerly to the southwesterly corner of said Lot Two (2); thence along the southwesterly line of said Lot Two (2), and along the northwesterly elongation of said southwesterly line of Lot Two (2), northwesterly to the centerline of East Badger Road; thence along said centerline, and along the centerline of West Badger Road, westerly to the northeasterly elongation of the southeasterly line of Lot Two (2) of Certified Survey Map No. 4778¹³; thence along said southeasterly line of Lot Two (2), and along the southeasterly lines of Lots One (1) and Two (2) of Certified Survey Map No. 4074¹⁴, southwesterly to the southerly corner of said Lot Two (2) of Certified Survey Map No. 4074 (said point also being on the easterly right of way of Perry Street); thence along said easterly right of way, southerly to the southerly right of way of Ann Street; thence along said southerly right of way, westerly to the **Point of Beginning**.

E. Existing Land Use and Zoning

The existing zoning in this District is R-1, R-4, R-5, C-1, C-2, C-3, and M-1 within the City, and C-1, C-2, B-1, M-1, RH-1, R-3, and R-4 within the Town of Madison, as shown on Map 2. The current land uses are a mix of industrial, commercial, single and multi-family residential, institutional, and surface parking as shown on Map 3.

F. Existing Conditions

The contributing factors to finding the area a blighted area are defined in Redevelopment Law. Based upon the findings of an independent blight study, including blighting influences and physical deficiencies summarized herein, the area qualifies as blighted under the meaning of Redevelopment Law. The District contains 154 parcels, of which 107 are blighted. **These 107 blighted parcels make up 71.55% of the total area in the District.** Map 4 displays these findings.

¹² Certified Survey Map No. 121, recorded in Volume 1 of Certified Surveys on Pages 121-121A as Document No. 1081036.

¹³ Certified Survey Map No. 4778, recorded in Volume 21 of Certified Surveys on Pages 120-121, as Document No. 1903990.

¹⁴ Certified Survey Map No. 4074, recorded in Volume 17 of Certified Surveys on Pages 94-96 as Document No. 1774374.

Blighting Influences

The following categories of blighting influences were observed as part of the blight study:

- Poor walks and driveways
- Inadequate outdoor storage and screening
- Incompatible use or land use relationship
- Obsolete buildings not suited for development
- Land underutilization
- Non-accessory parking
- Lack of parking
- Faulty lot layout
- Lack of open space
- Overcrowding of buildings on the land
- High density of population or overcrowding
- Identifiable hazards to health and safety of the community
- Poor site condition
- Out of scale with surrounding buildings
- Lack of handicap accessibility

Physical Deficiencies

The District contains 189 structures on 154 parcels. Of the 189 structures, 137 (72.47%) were identified as blighted. Physical deficiencies are fully enumerated in Appendix D in the Survey of Conditions that was completed on July 12, 2005, by Mid-America Planning Services. Some of the physical deficiencies in the District include:

- Foundation deterioration demonstrated by cracking, chipping, or crumbling
- Exterior wall deterioration including cracking, bulging or signs of attempted repair
- Roof deterioration including missing or rotted shingles and uneven roofs, ineffective repair, water damage to the roof itself, and deteriorated fascia and soffit
- Deficient chimneys including missing bricks or mortar
- Porches and stairs in poor condition including rotted, warped, wood, slanted structures, and inadequate railings
- Deficient doors
- Deteriorated windows

G. Proposed Zoning and Land Uses

Proposed land use in this District is intended to be consistent with the goals and objectives enumerated previously in this plan. Subsequent to the ratification of the plan by the Common Council, the CDA may request the Plan

Commission to recommend, as the need arises, and the Common Council to approve, as needed, appropriate rezoning of property in the area. Uses may require conditional use approval as per Section 28.12(10), Madison General Ordinances.

The proposed land uses (generalized and specific) and proposed zoning in this District are illustrated on Maps 5, 6 and 7. Since the precise pattern for future development is uncertain, the City of Madison may promote enacting additional restrictions and promote appropriate rezoning contingent upon selected development. The private development proposals that are imminent and may be contemplated in the future by the CDA and the City as a result of creation of this District are a mix of commercial, industrial and residential uses. It is anticipated that zoning would be appropriate to a planned mix of industrial, commercial and residential development density levels. Proposed future zoning classifications include R-1, R-4, R-5, C-1, C-2, C-3, and M-1.

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

Permitted uses are governed by zoning requirements found in Section 28.07 and 28.09 Madison General Ordinances. It is possible that the City may consider mixed-use development proposals that would require a Planned Urban Development/General Development Plan/Specific Implementation Plan (PUD/GDP/SIP) zoning.

I. Present and Potential Equalized Value

As of June 1, 2005, the equalized value of the property in the District is approximately \$68,256,000. The potential equalized value of the District, based upon general land use, lot layout, market assumptions and a conservative cost estimate is estimated at approximately \$109,434,000.

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

To achieve the redevelopment of this District, property may be acquired by the CDA and either; a) sold or leased for private development, or b) sold, leased or dedicated for construction of public improvements or facilities.

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 private development project revenues and from indebtedness authorized by Redevelopment Law.

As the CDA and the City may from time to time deem appropriate, land disposition proceeds and other sources of funds and revenues may be used to pay for redevelopment costs.

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. Property assembly costs, including but not limited to the acquisition of land and other property, real or personal, or rights or interest therein, the demolition of buildings and the clearing and grading of land.
2. Relocation costs to the extent that the CDA or a developer is required to make payment or relocation costs by State Law.
3. Costs of moving structures, rehabilitation, construction, repair or remodeling of existing buildings and fixtures.
4. Cost of the construction of public works or improvements.
5. Costs of surveys and studies, plans and specifications, professional service costs, such as architectural, engineering, legal, marketing, financial, planning and special services.
6. 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.

L. Performance Standards

Throughout the implementation of this project 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 pertinent sections of municipal codes and ordinances referenced herein.

M. Compliance with Applicable Local, State & Federal Regulations

Local codes and ordinances pertinent to the District have been referenced in the Plan. The participating developer(s) and the CDA shall comply with any and all City of Madison local codes and ordinances.

N. Redevelopment Plan Modification

This 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

There are individuals or businesses that may be relocated by public/private redevelopment. Any relocation shall be conducted in accordance with State law.

P. Land Disposition

Once acquired by the CDA, land will be disposed of either by sale or lease in accordance with provisions contained in Sections 66.1333, Wisconsin Statutes (Redevelopment Law).

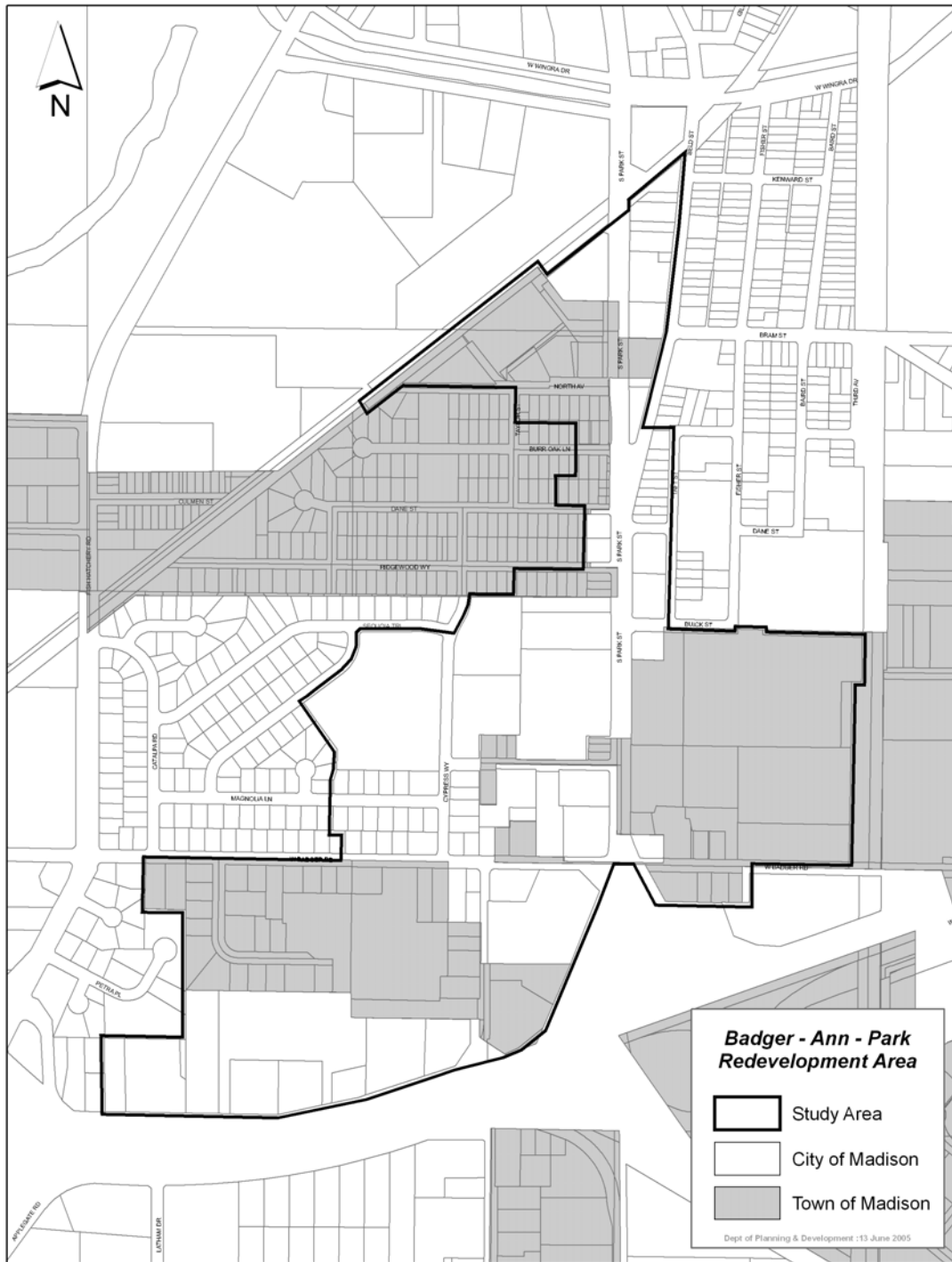
Q. Proposed Public Improvements

To facilitate the support for new land uses in the area, the City may undertake public improvements, as required, and to the extent feasible. Said improvements and public utilities may include but are not limited to the curb and sidewalk improvement, the underground installation of public utilities, the improvement of storm and sanitary sewers, street lighting, public walkways, public streets and traffic signaling.

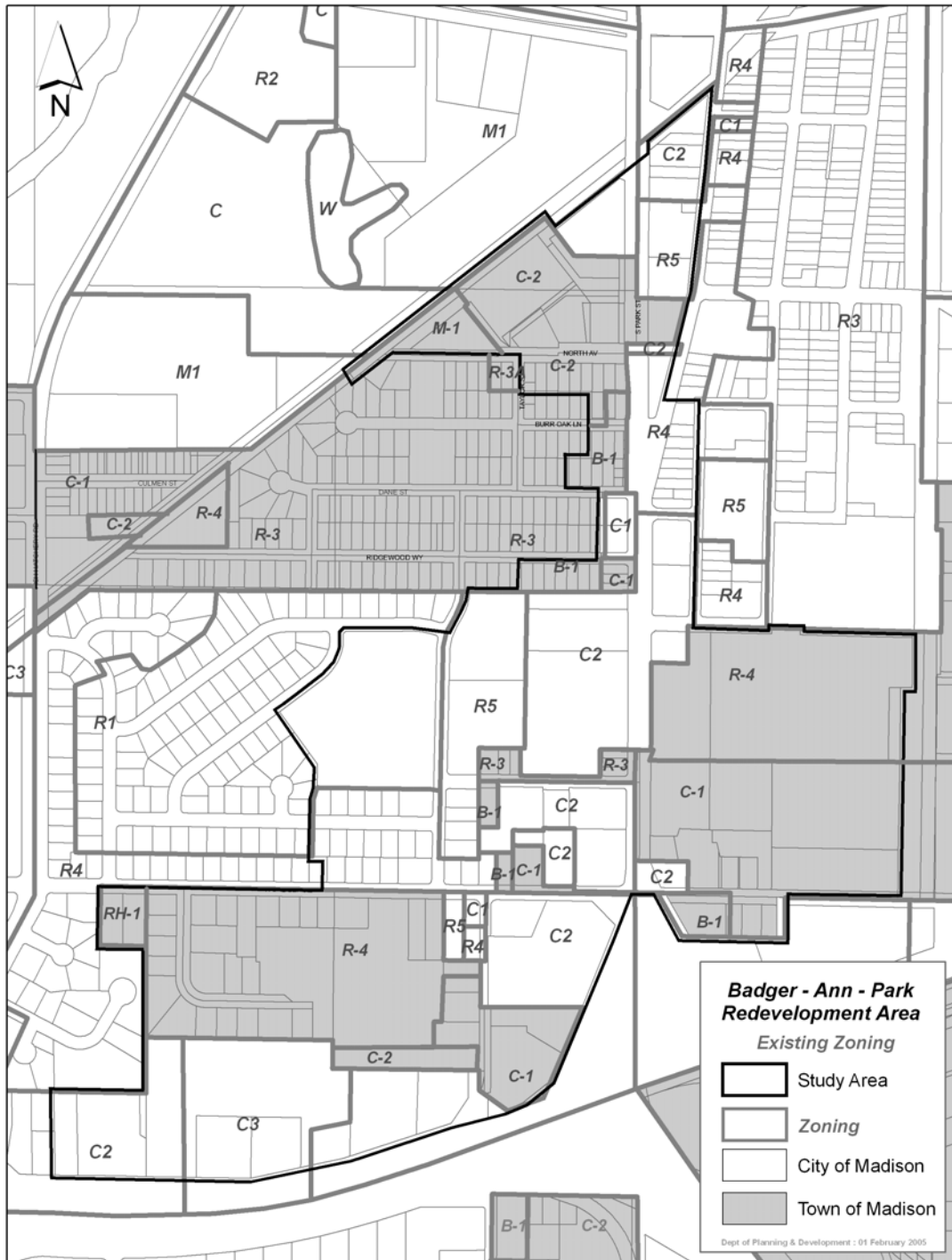
R. Termination of the District and Redevelopment Plan

This redevelopment district and project plan shall terminate on December 31, 2015.

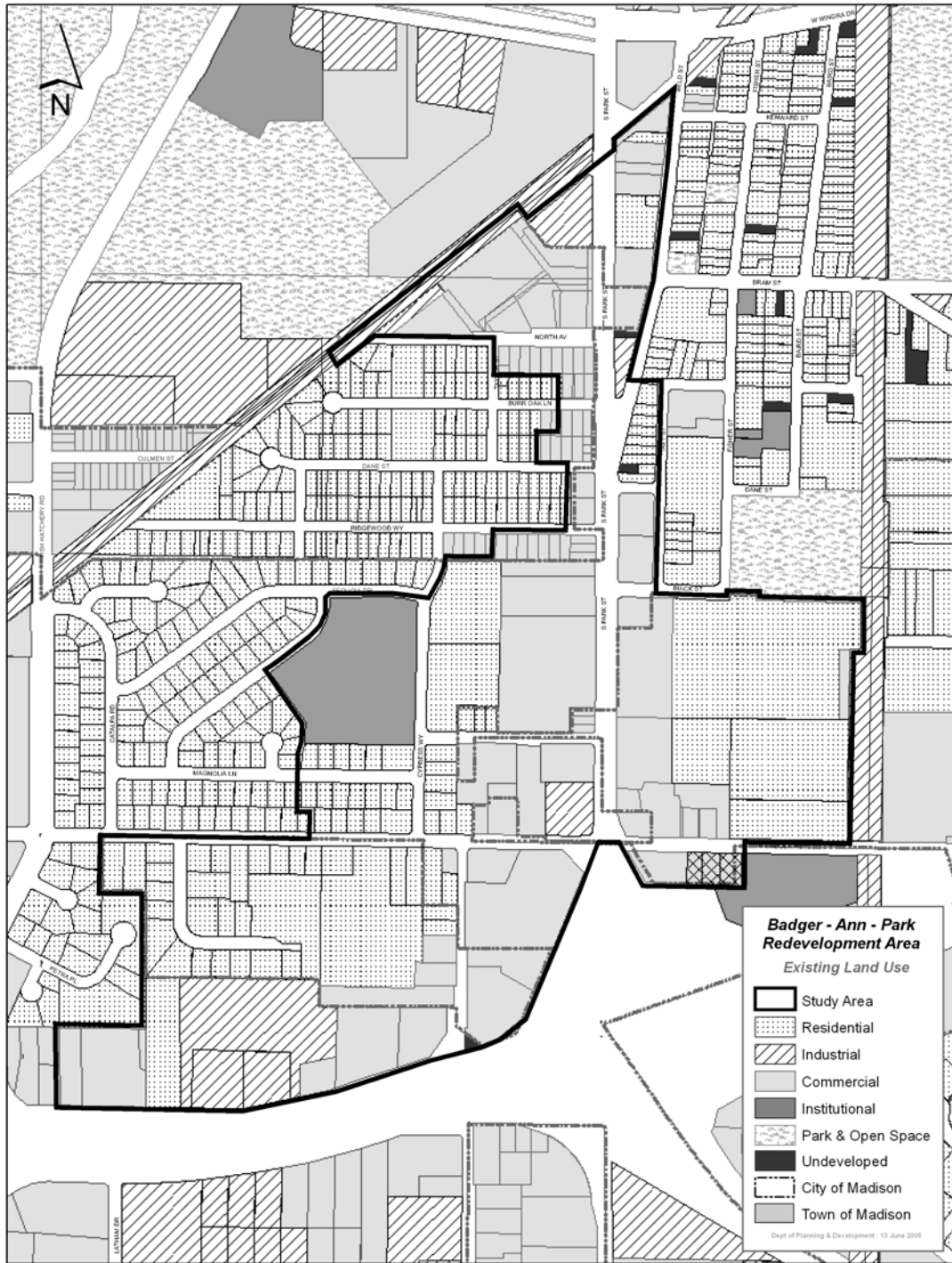
Map 1 - District Boundary



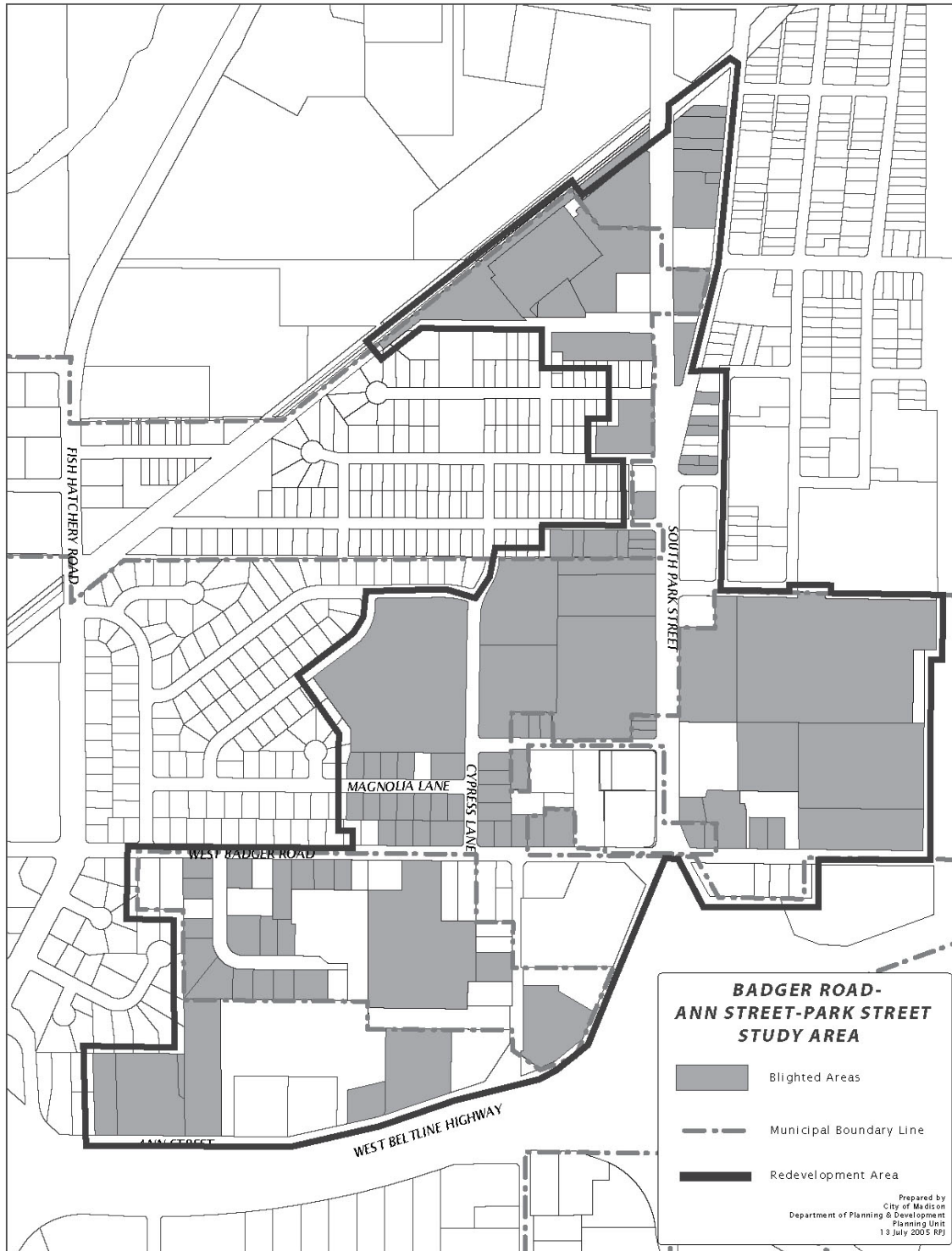
Map 2 - Existing Zoning



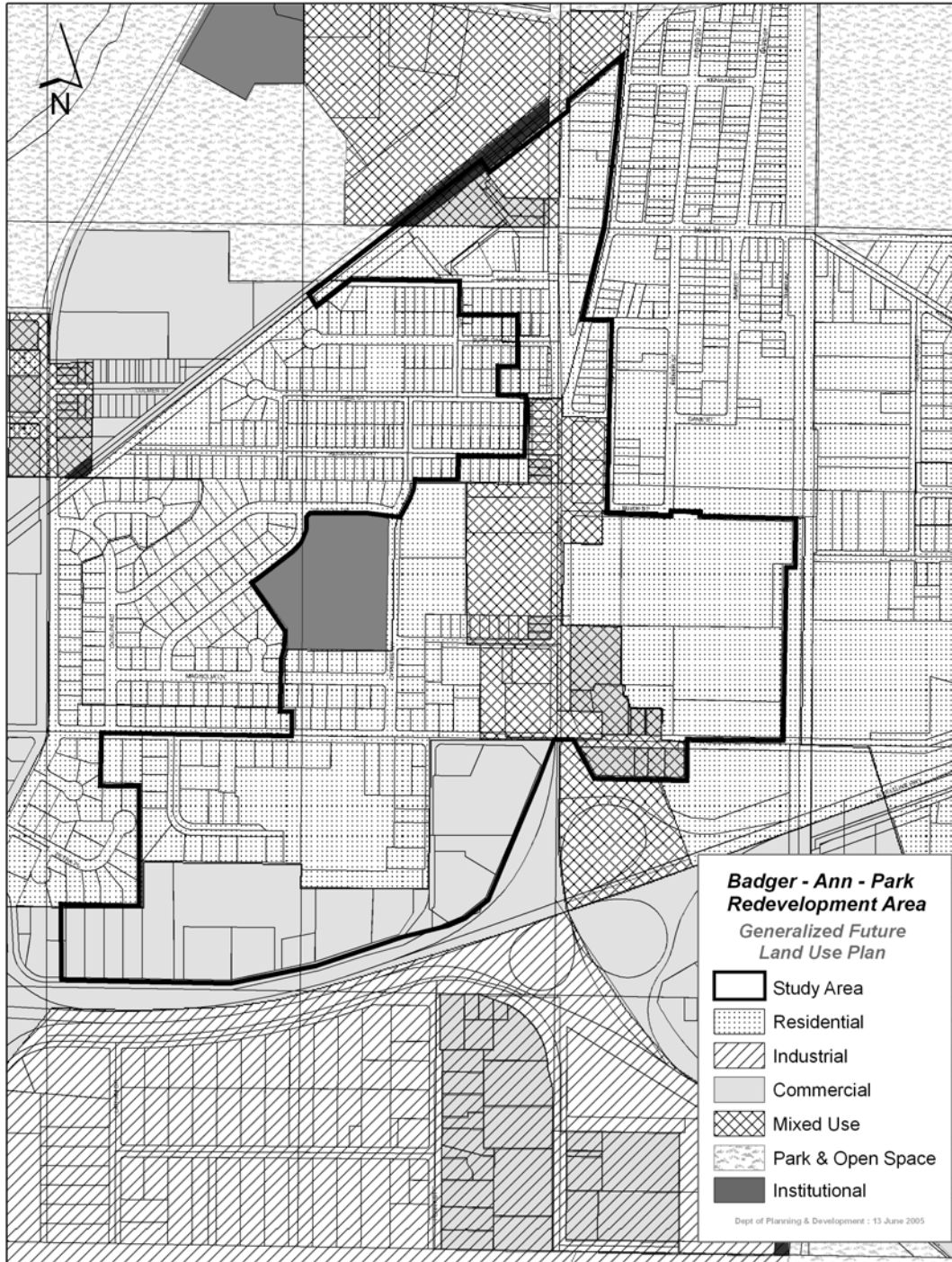
Map 3 - Existing Land Use



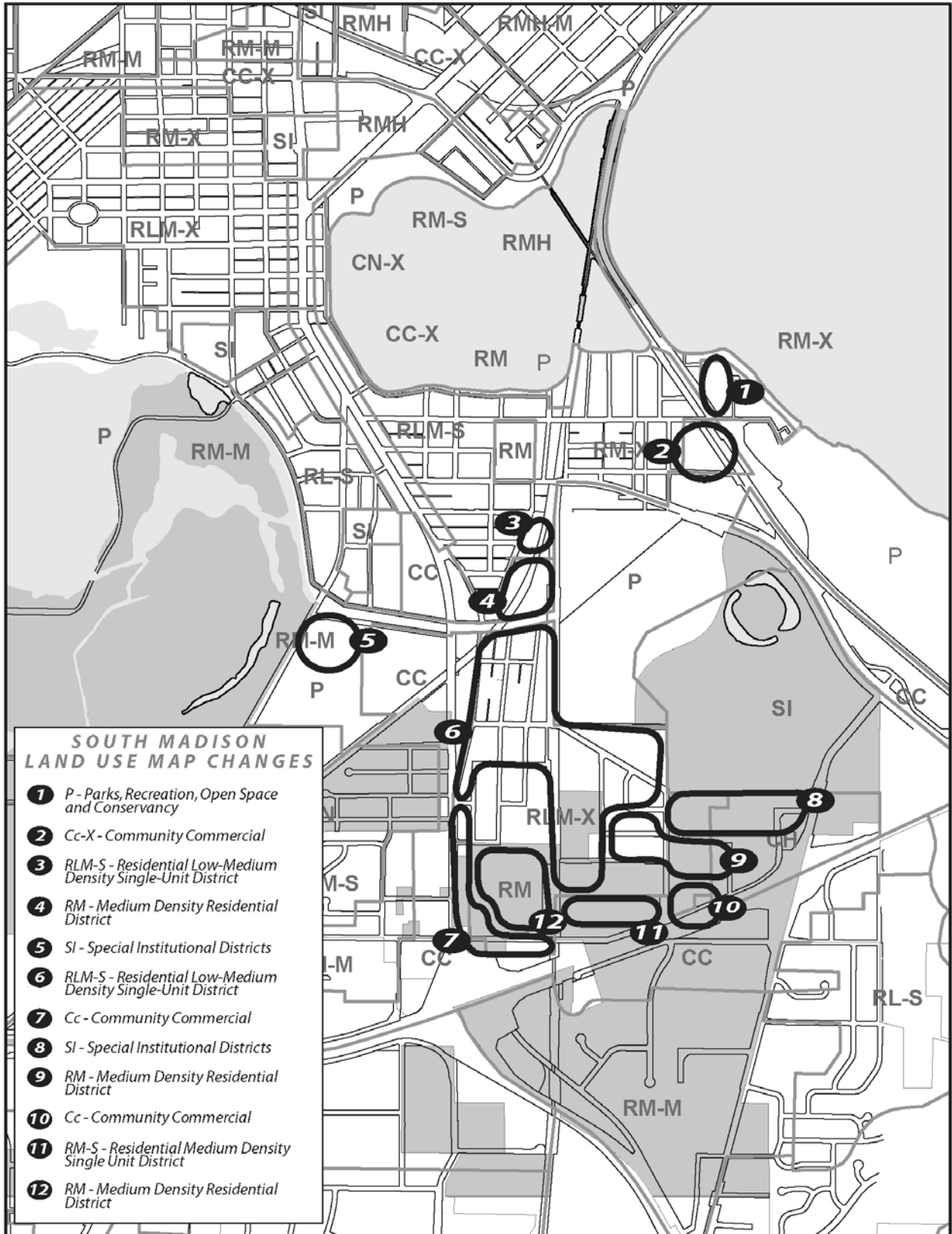
Map 4 - Structure Survey Results (Blight)



Map 5 - Proposed Generalized Future Land Use (From May 2004 Draft Comprehensive Plan, City of Madison)



Map 6 - Proposed Specific Land Use (Adopted South Madison Neighborhood Plan)



Map 7 - Proposed Zoning

