

7933 Tree Lane Blight Study

Madison, WI



Prepared by MSA Professional Services, Inc.

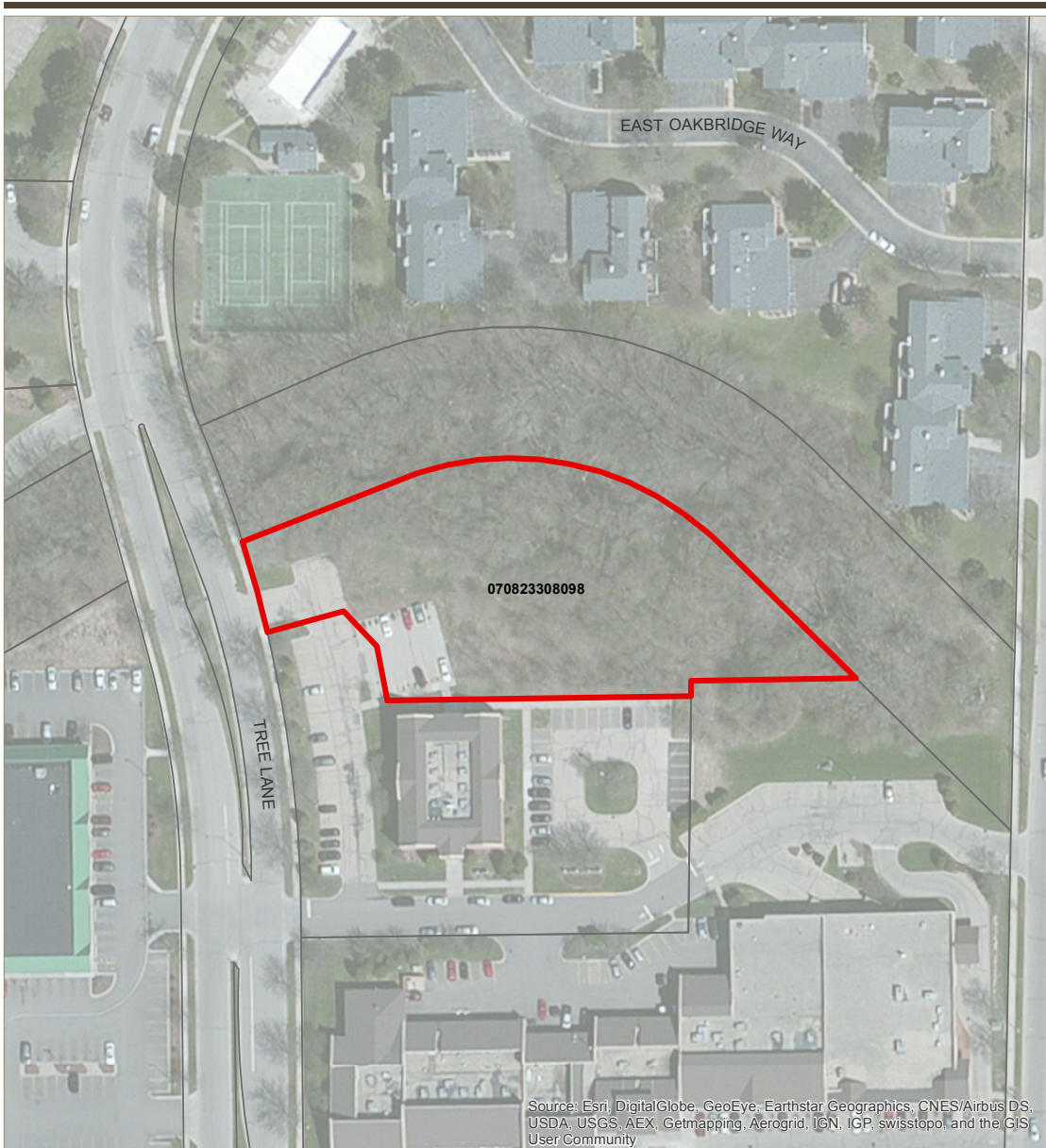
April 6, 2015

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1. Introduction

This is an evaluation of a single parcel, 7933 Tree Lane, to determine if the parcel is a “blighted property” per the statutory definition of blight (see page 2). We inspected and photographed the parcel on March 26, 2015 and determined that the property *is* blighted due to a combination of degraded site improvement conditions, trash and debris, and a deed restriction the prevents development. Section 2 describes our methodology and Section 3 describes our detailed findings.



7933 TREE LANE

CITY OF MADISON
DANE COUNTY, WI

LEGEND

□ Parcel

▭ 7933 Tree Lane

DATA SOURCES:
BASE DATA PROVIDED BY COUNTY
STREAM PROVIDED BY USGS (NHD)
AERIAL IMAGERY PROVIDED BY ESRI



2. Parcel and Structure Survey Methodology

To evaluate the condition of this parcel, we photographed conditions and scored the site using an Excel spreadsheet evaluation tool.

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.

The parcel scoring system for parcels without structures includes three categories of characteristics: Utilization (20% of total score), Site Improvement Conditions (40% of total score) and Other Blighting Influences (40% of total score).

The evaluation form is provided at the end of Section 3. The form and its use are briefly described here.

PARCEL INFORMATION

The upper box on the form features basic information about the parcel, including its address, size, use, preferred use as designated in the comprehensive plan, and zoning.

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 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%).

Statute 32.03(6)(a) defines a blighted area as such:

“Blighted property” means any property that, by reason of abandonment, dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, or sanitation, high density of population and overcrowding, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, or the existence of conditions that endanger life or property by fire or other causes, or any combination of such factors, is detrimental to the public health, safety, or welfare.

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.

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 may be adjusted to account for code violations (up to 10 point deduction) and all parcel scores are adjusted to account for police call data and public street conditions in the study area.

3. Parcel Survey Findings

Our evaluation found a variety of blighting conditions, resulting in a parcel score of 54.0, indicating a “Poor” rating and a finding that the parcel *is* blighted. Our survey form is attached, and detailed descriptions of our findings follow.

UTILIZATION

The parcel is planned and zoned for commercial use. It’s only current use is for parking that supports the neighboring office use. This is a “support” use rather than a preferred use. Our analysis also considers the suitability of the lot for the preferred use. While this is typically an evaluation of the lot size and configuration, in this case we find that the parcel is restricted from development by a deed restriction, dated December 29, 1992 (Dane County Register of Deeds Doc. No. 2843738) that prevents any improvement other than a “fire station” until 2037. We are doubtful that this parcel is of adequate size to accomodate a contemporary fire station with drive-through bays. More importantly, the City has since constructed other fire stations to accomodate westward growth patterns (including Station # 12 constructed on South Point Road in 2009) and does not need a facility in this location. These factors result in a **deduction of 15 points** from the final parcel score.

0000335

**EXHIBIT A TO TRUSTEE’S DEED
FROM MICHAEL C. PETERSON AS TRUSTEE
TO CITY OF MADISON**

1. Together with and subject to the second restated declaration of easements dated effective February 11, 1997, recorded with the Dane County Register of Deeds as Document No. 2843533.

2. The real estate described on the first page of this deed will be called “Lot 2.” Grantee shall not, without the prior written consent of Grantor, construct any improvements on Lot 2 other than the fire station shown on certain Exhibits C and D which have been signed by the parties and dated the same date as this deed, and which are incorporated by reference. Any fire station constructed by Grantee shall generally conform to Exhibit D and the architecture of the buildings located on Lot 1 of Certified Survey Map 8493 (Lot 1) and on Lots 1 and 2 of Certified Survey Map 7406, recorded in Volume 38 of Certified Survey Maps, page 95, Document No. 2587424, in the City of Madison and the Town of Middleton, Dane County, Wisconsin.

Grantee shall submit to Grantor plans and specifications for any fire station proposed by Grantee, including landscape plans and other plans reasonably requested by Grantor. Grantor shall have 15 days after receipt of all plans required by Grantor in which to approve or comment on the plans. If Grantor comments on the plans, Grantee shall in good faith consider the

SITE IMPROVEMENTS CONDITION

The only improvements to this parcel are a driveway and parking area and the public sidewalk (which is on the public right of way but is the responsibility of the parcel owner). The sidewalk is in fine condition. The driveway and parking area are poor condition - the paving features extensive cracking, crumbling, depressions that hold water, etc. Concrete parking stops are crumbling. These deficiencies in the limited site improvements resulted in a **deduction of 25 points** from the final parcel score.



Corner of pavement covered in mud and debris, parking stop eroded



Pavement cracks and depressions



Pavement cracking, crumbling, including patched areas



Pavement cracking, including patches; debris in gutter

OTHER BLIGHTING INFLUENCES

The site featured a variety of trash and debris at the time of evaluation, including a tire and concrete parking stops in the woods and trash in many places, such as paper, plastic bags, wrappers, etc. This “maintenance issue” resulted in a **deduction of 6 points** from the final parcel score.



Concrete parking stops in the woods



Trash near the parking lot



A tire in the woods



Trash near the driveway

CODE VIOLATIONS, POLICE CALLS AND PUBLIC STREET CONDITIONS

A review of code violation data revealed no violations for the subject parcel. A review of police calls revealed no calls tied specifically to this parcel nor data to suggest a crime problem in the neighborhood. Adjacent street conditions are fine. No further points have been deducted from the parcel score related to these issues.

PARCEL EVALUATION FORM

(Parcel WITHOUT Structures)



Study Area:	7933 Tree Lane, Madison WI	Evaluator:	Jason Valerius
Blight Study #:	NA	Date of Evaluation:	26-Mar-15
Street Name:	Tree Lane	Area (sq. ft.):	56,597
Preferred Land Use (Comp Plan):	General Commercial	2010 Value Ratio:	0.0%
Primary Occupancy:	Undeveloped land	Other Uses:	Parking
Code Violations last 10 years:	0	Code Violations last 5 years:	0
Code Violations last 5 years:	0	Picture ID:	NA
		PARCEL RATING	
		POOR	
		54.0	

A. UTILIZATION

TYPE	Factor	Value	Not Preferred Use		Points	Comments
			Supports Preferred Use	Not Preferred Use		
Lot Utilization (compared to land use plan)	50		<input checked="" type="checkbox"/>		25	parking in support of neighboring office
Lot Size/Layout (suitability for preferred land use)	50	0%			0	Special circumstance - parcel cannot be developed for any use due to deed restriction allowing only a fire station
Total	100				25	

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	most / all / some					
Storage & Screening										NA	none	(Structural Deficiencies = Uneven Settling, Heaving, Crumbling, Leaning, Bulging, Sagging, Holes, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)
Signage & Lighting	25			<input checked="" type="checkbox"/>						NA	none (abandoned light base is assumed to be on neighboring parcel)	
Drives/Parking/Walks	15						<input checked="" type="checkbox"/>			0	pavement is in poor condition - extensive cracking, crumbling, patching, and depressions	
Public Sidewalk	15									15	fine	
Total	40									38%	15	

C. OTHER BLIGHTING INFLUENCES

BLIGHTING INFLUENCES	Factor	Yes			Points	Comments
		most / all / some	all	some		
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20				20	The lot is largely wooded and/or growing wild, including open areas around the parking lot. The area around the driveway entrance is maintained as grass.
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30		<input checked="" type="checkbox"/>		15	Trash and debris scattered in many places, including concrete parking stops in woods, a fire in the woods, and trash (bags, newspapers, wrappers, etc.)
Safety Hazards	20				20	
Potential Environmental Hazards or Contamination	15				15	
Erosion and Stormwater Management Issues	15				15	
Total	100				85	