

Union Corners Redevelopment

Report on Blight Determination

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Background Summary

This report finds that the proposed Union Corners Redevelopment District (McGrath Site) constitutes a blighted area under the provisions of Wisconsin Statutes 66.1333, which governs the definition of Blighted Area and Redevelopment Districts. The District commonly known as the Union Corners Area consists of one parcel bounded by East Washington Avenue on the west, Milwaukee Street on the north, Winnebago Street on the east and the property boundary and unnamed street on the south. This area is the proposed Union Corners Redevelopment District. The Redevelopment District is shown in Appendix B.

The area in total has one parcel with no structures but one bill board sign. The area without streets is 7.62 acres. The land is owned by Union Corners LLC. The existing land use is vacant and the Existing Land Use Map can be found in Appendix C.

Blighting influences and the condition of the site were utilized to determine if the proposed Union Corners Redevelopment District constituted a blighted area.

Parcel Survey

Methodology of the Survey of Conditions

Mid-America Planning Services, a division of Crispell-Snyder, Inc., consultants to the city of Madison conducted field surveys March 4, 2008 and March 17, 2008. One survey of conditions was completed for that parcel. A copy of the survey form used is found in Appendix A.

The survey consisted of:

The field survey enumerator recorded the Existing Land Use. and the condition of the parcel.

Blighting Influences – A search was conducted for blighting influences and recorded by the enumerator, who is a professional planner.

Code Violations – A search was conducted for current code violations for the buildings and parcels in the City Building Inspectors Office. No outstanding violations were found.

Blighting Influences

Observations were made to determine if any blighting influences existed. When noted they were documented by the enumerator. The enumerator searched for the following blighting influences; Obsolete Buildings Not Suited for Development, Land Underutilization, Non-Accessory Parking, Lack of Parking, Faulty Lot Layout, Incompatible Use or Land Use Relationship, Lack of Open Space, Overcrowding of Buildings on the Land, High Density of Population or Over Crowding, Identifiable Hazards to Health and Safety of the Community, Poor Site Condition, Lack of Loading Areas, Out of Scale with Surrounding Buildings, Poor Walks and Driveways, Inadequate Outdoor Storage and Screening and Lack of Handicap Accessibility. Other blighting influences that were not listed were also documented if found.

Below are the blighting influences identified within the Union Corners Redevelopment District:

- Lack of sidewalks
- Inadequate Outdoor Storage and Screening of blight influences of trash, trash piles, uneven ground and poor fences
- Land Underutilization based on its size and location.
- Identifiable Hazards to Health and Safety in the community such as uneven ground abandoned foundations and poor fences.
- Poor Site Conditions
- Trash in the form of old heater, pail, tank, paper, etc.
- Piles of soil, brush and rubble
- Fences in poor condition
- Fences not enclosing anything
- Bent sign Post
- Uneven ground open to public transit
- Abandoned foundations
- Abandoned and downed power poles vertical and horizontal

This potential redevelopment area is a blighted area with 13 blighting influences on 1 parcel as shown in Appendix D. A map of the blighted area is shown in Appendix B.

Rating System for Parcels without Structures

Observations were made relative to blighting influences, overall condition of the site, accessibility and general utilization relative to its location. A map showing the Parcel Conditions Summary is shown in Appendix C.

Findings for a Possible Redevelopment Area

This possible Redevelopment Area is one vacant parcel, no structures. The blight findings for this Redevelopment District are based on blighting influences and the overall condition of the site. The following table

demonstrates the degree of blight. The parcel listing is shown in Appendix E and the map in Appendix B shows the blighted parcel.

Parcels without Structures that are Standard or Blighted

	Number of Parcels Without Principal Structures	% Of Total Parcels
Blighted Parcels	1	100
Standard Parcels	0	0
Total	1	100

Total Standard and Blighted Parcels

	Number of Parcels	% Of Total Parcels	Acres without Streets	Percent of Total Area not counting Neutral Area
Blighted parcels	1	100	7.62	100
Standard Parcels	0	0		0
Total	1	100	7.62	100

Parcels with Blighting Influences

The redevelopment area contains 1 parcel with 13 blighting influences. The Blighting Influences document the poor conditions of the area. A map of the blighting influences by block is shown in Appendix D. A listing of the blighted parcel is shown in Appendix E.

Parcels with Blighting Influences May Require Redevelopment due to:

1. Poor Urban Environmental conditions
2. Land Under Utilization
3. Lack of Infrastructure or Adequate Infrastructure
4. Lack of Land Assemblage
5. Lack of Adequate Parcel size or shape
6. Parcels with Identified Hazards to Health and Safety to the Community such as uneven ground, abandoned foundations and poor fences.

Statutory Definitions of Blight

Pursuant to Wisconsin Statute s.66.1333 (2m) (b) "blighted area" means any of the following:

1. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision of 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.
2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.
3. An area, which is predominantly open and which because of, obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

This Parcel is blighted by the following Blighting influences:

1. Land underutilization
2. Identifiable Hazards to Health and Safety of the Community
3. Poor Site Condition
4. Inadequate Outdoor Storage and Screening
5. Trash on the site including old heater, pail, tank, paper, etc.
6. Fences in poor condition
7. Fences not enclosing any area
8. Abandon Power Poles both vertical and horizontal
9. Bent Sign post
10. Lack of Sidewalks
11. Piles of earth, brush and rubble
12. Uneven Open Ground Open to Public Transit
13. Old or Abandoned Foundations

Conditions Detrimental to the Public Health, Safety, Morals and Welfare

The deficiencies discussed above illustrate conditions detrimental to public health, safety, morals and welfare that were noted upon evaluation of the

study area. These include open storage of refuse, uneven ground, lack of sidewalks, land underutilization, broken fences and other hazardous items including an abandoned foundation all illustrate detrimental conditions.

In Summary of Findings for a possible Redevelopment District:

The blight findings in the proposed Redevelopment area are based on Blighting Influences. In tabulating for blight

- ◆ The parcel was not in standard condition

The percentage of area measured in square feet with a blighted parcel is calculated to be **100 percent of the area**. This meets the blighted area definition found in Wisconsin Statute 66.1333(2m)(b). The map in Appendix B delineates the blighted area. Streets were not calculated in the total area.

Report Summary

In summary 100 percent of the parcels by area are blighted and it is the finding of this report that the proposed Union Corners Redevelopment District constitutes a blighted area under the provision of Wisconsin Statutes 66.1333, which governs Blighted Areas and Redevelopment Districts.

APPENDIX A: SURVEY FORM

APPENDIX B: MAP OF BLIGHTED PARCELS

APPENDIX C: MAP OF EXISTING LAND USE

APPENDIX D: MAP OF PARCELS BY BLOCK

APPENDIX E: TABLE OF PARCELS WITH FINDINGS

APPENDIX F: BLIGHT PHOTOS

Survey Of Conditions

Mid-American Planning Services
a division of



Community: Union Corners- McGrath Site Job# R06-0900-901 Date: 4 March 2008 Enumerator: Gary Peterson & 17 March 2008

Parcel Address: East Washington Ave., Milwaukee St. and Winnebago Ave.

Block # _____ # Housing Units _____ # Non Residential Units _____
 Parcel# 071006135084 Land Use Vacant _____ Bldg, Under Construction _____
 Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
 Masonry/Frame _____ Age of Structure _____
 Exiting and Prior Violations _____
 Other Information _____

Structural Condition

Exterior Elements Components	Rating				
	S	0	1	2	3
Primary					
Foundation					
Ext. Wall					
Roof					

Secondary	Rating				
	S	0	1	2	3
Chimney					
Porches					
Stairs					
Doors					
Windows					
Addition					
Aux Additions					

Comments	Factor	Points
_____	80	_____
_____	100	_____
_____	40	_____

Primary Subtotals _____

_____	20	_____
_____	10	_____
_____	5	_____
_____	5	_____
_____	30	_____
_____	40	_____
_____	5	_____

Grand Total _____

Rating

S = Satisfactory
 0 = Maintenance
 1 = Minor
 Deficiency
 2 = Moderate
 Deficiency
 3 = Major
 Deficiency

Vacant Site

-Trash, pole, heater, pail, tank, paper, etc.
 -Fences in poor condition
 -fences not enclosing anything
 - 5 abandoned telephone poles
 -Bent sign
 -Lack of sidewalks
 -dirt piles, brush piles
 rubble piles
 -uneven ground open to public transit
 -2 old foundations

Blighting Influence

- Obsolete Building Not Suited for Development _____
- Land Underutilization – based on size and location _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- 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 – including uneven ground, abandoned foundations and poor foundations _____
- Poor Site Condition - of trash, trash piles and poor fences _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening - trash, trash piles, uneven ground and poor fences _____
- Lack of handicap Accessibility _____
- Other Trash, Fences in poor condition, Abandoned telephone poles, Bent sign post, Lack of sidewalks, Trash piles, Abandoned foundations _____

- Structure Standards
- Structure is Blighted, but can be corrected
- Structure is Blighted and Substandard to a Degree Requiring Clearance
- Parcel with no Structure Standard
- Parcel with no Structure Blighted

Picture #s

