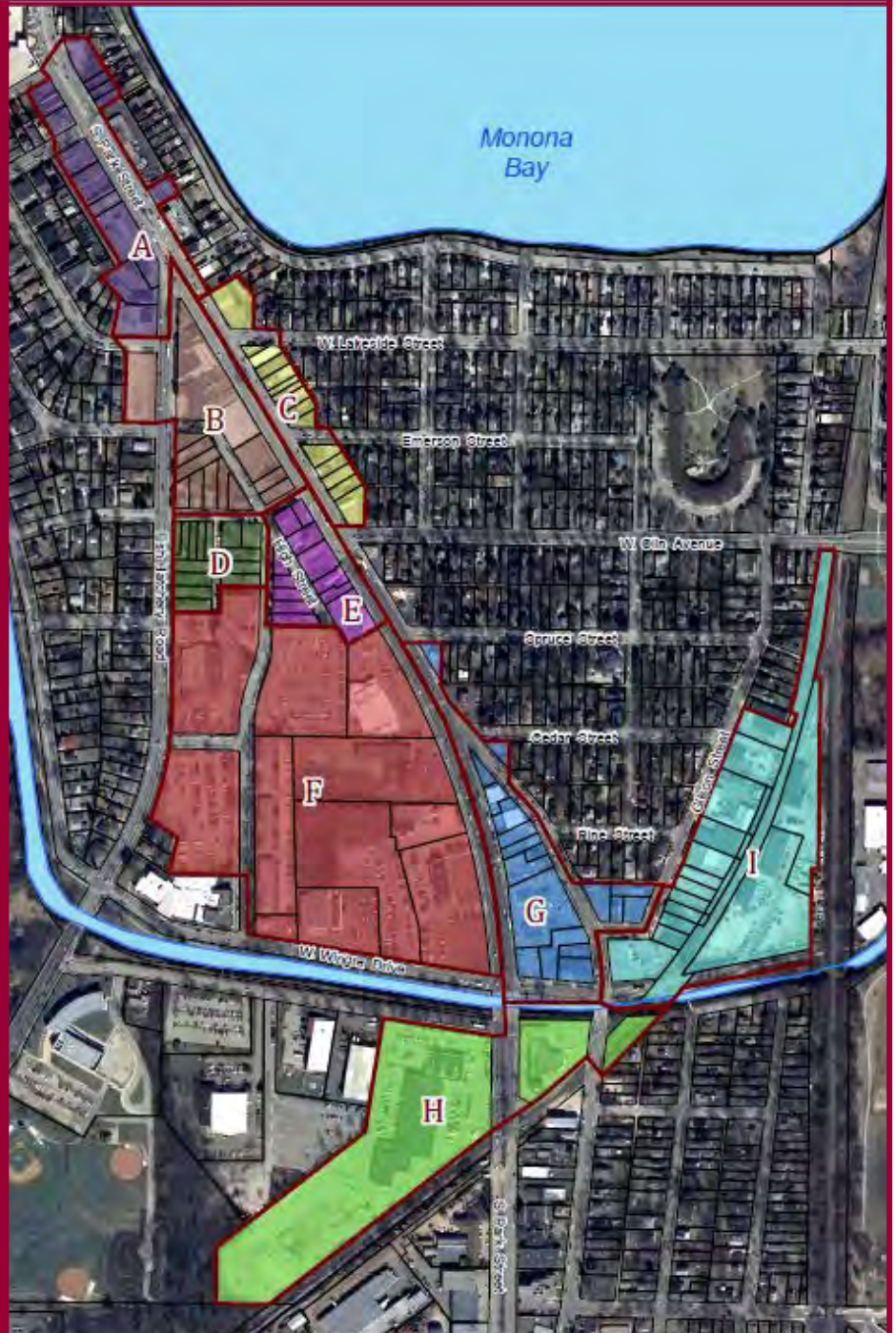


Wingra Proposed Redevelopment District Blight Study

REVISED

March 21, 2012

City of Madison,
Wisconsin



PREPARED BY MSA PROFESSIONAL SERVICES, INC.

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A. Parcel Photos

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1. EXECUTIVE SUMMARY

The Community Development Authority of the City of Madison is considering the creation of a Redevelopment District that would be known as the Wingra Redevelopment District. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1333(2m)(b). MSA evaluated 116 parcels and scored them using a scoring tool developed to standardize the evaluation process. We visited each parcel in December 2011, taking pictures of conditions and recording those conditions in the scoring tool. ***This report has been revised since the January 24, 2012 report to correct the assignment of an attached garage from parcel 112 to parcel 41. This correction changes the designation of parcel 112 from “Poor” to “Deteriorating”.***

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. Our analysis revealed 86% fewer calls per acre in the Wingra study area when compared to the city as a whole. When we analyzed just certain police calls that are closely linked with blight, we found that the study area scored higher than the City on a per-acre basis in aggravated assault/battery, burglary, and stolen autos. We also evaluated the condition of the major public streets in the study area and found that, overall, there are only minor deficiencies, with most of the issues concentrated on a few side streets. As a result of these findings, all parcel scores in the Wingra District were universally reduced by one point to account for the mildly elevated police calls (per acre) related to personal safety and the minor street deficiencies.

We also reviewed 10 years of code violation data as provided by the City. Approximately 87% of the parcels received violations, and the average for all parcels is 3.98 violations. The violations included snow, graffiti, junk, trash & debris, general maintenance-exterior, occupancy complaint, signs, weeds and grass, construction, other, mechanical, inoperable vehicle, lighting exterior, trash carts, and housing. Individual parcel scores were reduced for parcels with multiple and recent violations.

MSA has determined that 46.52% of the 116 evaluated parcels, by area, are blighted. We organized the parcels into nine sections. Five of the nine sections (D, E, F, G and I) are less than



50% blighted. **Parcels 2 and 39 can be removed from Section F without disrupting the contiguity of the remaining parcels, resulting in a smaller district that is 50.79% blighted.**

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2. PARCEL AND STRUCTURE SURVEY METHODOLOGY

To evaluate the condition of each parcel in the proposed Wingra Redevelopment District, 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 66.1333(2m)(b) defines a blighted area as such:

“Blighted area” means any of the following:

1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population or overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such 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.

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	NA
Site Improvements Condition	20% of total score	40% of total score
Other Blighting Influences	20% of total score	40% 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 Wingra 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 use of the parcel is consistent with the use envisioned in the comprehensive plan (0-100%). 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 and window awnings, porches and overhangs, chimneys and vents, gutters and downspouts, exterior stairs, and exterior doors and entryways. 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. If the evaluator notes the presence of one of these conditions or issues, he or she decides if it affects just a portion or the entire parcel, and marks the appropriate box, thereby eliminating some or all of the points associated with that issue.

CODE VIOLATIONS, POLICE CALLS, TAX DELINQUENCY AND PUBLIC STREET CONDITIONS

The final parcel score is adjusted to account for code violations (up to 10 point deduction) and any delinquent taxes or special assessments (up to 50 point deduction) for the specific parcel and all parcel scores are adjusted to account for police call data and public street conditions in the study area (variable deduction, typically 0-5 points). These deductions are explained in Chapter Four – Other Blighting Factors.

PARCEL EVALUATION FORM (Parcel with Structures)



Study Area: City of Madison-Study Area	Evaluator:	Parcel #	Points
Street Name: _____	Date of Evaluation: _____	Sub-Categories	Condition
Preferred Land Use (Comp Plan): _____	Area (sq. ft.): _____	A. UTILIZATION	0%
Primary Occupancy: _____	2010 Value Ratio: _____	B. PRIMARY STRUCTURE EXT. CONDITION	40
# Stories: _____	Other Uses: _____	C. SITE IMPROVEMENTS CONDITION	20
Other Violations last 5 years: _____	# Dwelling Units: _____	D. OTHER BLIGHTING INFLUENCES	20
	Picture ID: _____	PARCEL RATING:	
			80.0

TYPE	Factor	Value	Condition	Points	Comments
Lot Utilization (compared to Land Use Plan) (Occupancy % of the building use)	25	0	0%	0	
	75	0	0%	0	
Total	100		0%	0	

ITEM	Factor (1-5 or other)	Structural Deficiencies			Missing/Inoperable Components	Comments/Deficiencies	Points	Condition
		CRACK	ROT	SPALL				
Foundation	5						5	100%
Walls & Ceilings	15						15	100%
Roof	15						15	100%
Windows & Doors	15						15	100%
Carports/Porch	15						15	100%
Decks & Downspouts	5						5	100%
Chimneys & Vents	5						5	100%
Exterior Stairs/Stairways	15						15	100%
Exterior Doors & Entrances	10						10	100%
Total	100						100	100%

Comments: (Structural Deficiencies = Cracking, Leaking, Sagging, etc.)
(Missing/Inoperable Components = Missing Siding, Flashing, Windows, Doors, etc.)
(Comments/Deficiencies = Damage or Decay not affecting structural integrity)

ITEM	Factor (1-5 or other)	Structural Deficiencies			Missing/Inoperable Components	Comments/Deficiencies	Points	Condition
		CRACK	ROT	SPALL				
Accessibility (Staircase)	30						30	100%
Staircase & Escalators	20						20	100%
Elevators & Lifts	20						20	100%
Public Stairways	10						10	100%
Total	100						100	100%

Comments: (Structural Deficiencies = Uneven Settling, Heaving, Cracking, Leaning, Bulging, Sagging, etc.)
(Missing/Inoperable Nonstructural Components = Siding, Flashing, Windows, Doors, etc.)
(Comments/Deficiencies = Damage or Decay not affecting structural integrity)

BLIGHTING INFLUENCES	Factor	Yes		Points	Comments
		CRACK	SPALL		
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20			20	
Major Maintenance Issues (leak of roof, bad landscaping, graffiti, etc.)	50			50	
Not Compatible with Adjacent Use	10			10	
Building Bulk Incompatible with Neighborhood	10			10	
Exterior Materials Management Issues	15			15	
Building not Handicap Accessible	10			10	
	5			5	
Total	100			100	

PARCEL EVALUATION FORM (Parcel Without Structures)



Study Area	City of Madison—Study Area			Evaluator		Sub-Categories		Points
Study Area Parcel #	Parcel #	Date of Evaluation	Area sq. ft.	Area sq. ft.	Area sq. ft.	A. UTILIZATION	20	0%
Street Name	Street Number	Area sq. ft.	Area sq. ft.	Area sq. ft.	Area sq. ft.	B. SITE IMPROVEMENTS CONDITION	40	100%
Preferred Land Use (Comp Plan)	Zoning	2010 Value Ratio	2010 Value Ratio	2010 Value Ratio	2010 Value Ratio	C. OTHER BLIGHTING INFLUENCES	40	100%
Primary Occupancy	Other Uses	Code Violations last 2 years	Code Violations last 2 years	Code Violations last 2 years	Code Violations last 2 years	Parcel Rating without Opms or Code Violation Descriptions		
Code Violations last 10 years	Code Violations last 2 years	Picture ID	Picture ID	Picture ID	Picture ID	PARCEL RATINGS		

TYPE	Factor	Value	Condition	Points	Comments
Lot Size/Land (suitability for preferred land use)	50		0%	0	
Lot Utilization (compared to land use plan)	50		0%	0	
Total			0%	0	

ITEM	Factor (1-100 scale)	Structural Deficiencies		Cosmetic Deficiencies		Condition	Points	Comments
		met/	not met/	met/	not met/			
Storage & Screening	30					100%	30	(Structural) Deficiencies = Unweir Settling, Heaving, Crumbling, Leaking, Bulging, Sagging, Holes, etc.) (Cosmetic) Deficiencies = Damage or Decay not affecting structural integrity
Storage & Landscaping	30					100%	30	
Driveway/Parking/Walks	25					100%	25	
Public Sidewalks	15					100%	15	
Total	100					100%	100	

BLIGHTING INFLUENCES	Factor	Yes		Condition	Points	Comments
		met/	not met/			
Minor Maintenance Issues (weeds, overgrown lawns, etc.)	20			100%	20	
Major Maintenance Issues (potholes, dead landscaping, graffiti, etc.)	30			100%	30	
Safety Hazards	20			100%	20	
Potential Environmental Hazards or Contamination	15			100%	15	
Erosion and Stormwater Management Issues	15			100%	15	
Total				100%	100	

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3. PARCEL AND STRUCTURE SURVEY FINDINGS

This blight study includes 120 parcels totaling 85.22 acres considered for possible inclusion in the Wingra Redevelopment District. Blight findings are presented here, with detailed information about parcels found to be in POOR or VERY POOR condition. A summary of results for the entire proposed redevelopment area is presented in *Section 5*.

All of these parcels were evaluated in December 2011.

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

Parcels Not Considered

Out of the 120 parcels in the study area, 116 were evaluated. Parcels 23, 86, 91 and 96 were not evaluated as they were not visible from the public right-of-way. All four of these parcels are railroad right-of-way.

The total study area without these parcels includes 116 parcels totaling 84.88 acres.

Section A

Study Area Description

This section includes 14 parcels ranging in size from 0.09 to 0.63 acres. All parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned PUD, C2 and C3. Of the 14 parcels, seven are service (44, 46, 54, 75, 84, 104, and 106), four are commercial (5, 49, 51, and 55), two are single family (15 and 58), and one is a parking lot (63). Parcels 49 and 51 are vacant.

Findings

Eight parcels were found to be blighted (Poor or Very Poor condition), representing 59.1% of the district, by area. Detailed notes and photos of the eight blighted parcels follow. Most parcels were not compatible with mixed use design and/or intensity and therefore lost points in utilization. All parcels with structures lost points due to the exterior condition of the primary structure.



Section A

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	16,900	9.74%
Deteriorating	5	54,051	31.16%
Poor	6	82,691	47.67%
Very Poor	2	19,836	11.43%
Total	14	173,478	100.00%

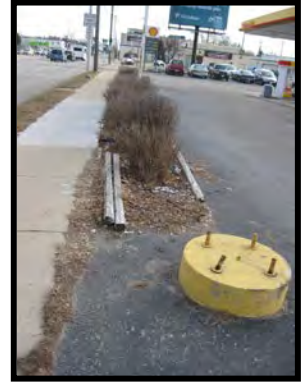
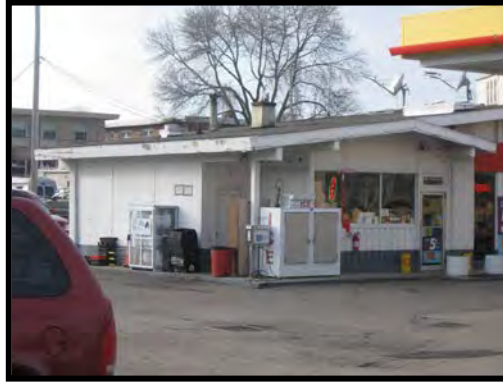
Section A- Blighted Parcels

The following parcels were determined to be blighted.

Parcel 44

Score: 53.0

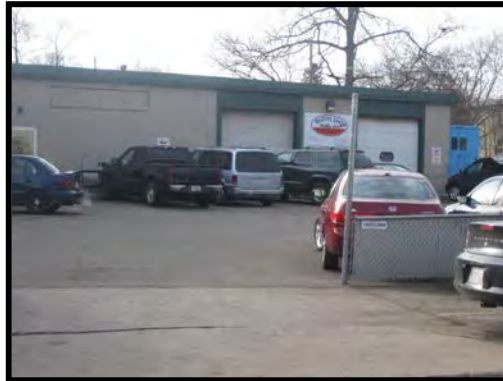
Walls weathered and dirty; paint peeling from fascia; fascia cracking; paint wearing from window frames; vents rusted and discolored; accessory structure weathered and dirty; no screening around dumpsters; empty sign base; sign rusted; cracks/missing asphalt in lot; landscaping not maintained; trash along side of building



Parcel 46

Score: 50.6

Foundation cracked/paint wearing; walls rusted/paint peeling; rust around window; awning coming apart; vents rusted; doors dirt/rusted; lot cracked/discholorred; front walk overgrown; excessive litter



Parcel 49

Score: 25.4

Concrete blocks bulging; paint/brick coming off; window framing worn/discholorred; overhang missing parts/rotted/paint wearing; downspout missing; doors not maintained; chain link fence broken; signs rusted/broken; parking lot cracked/patched/missing pieces; sidewalk overgrown; landscaping not maintained; vacant



Parcel 51

Score: 27.2

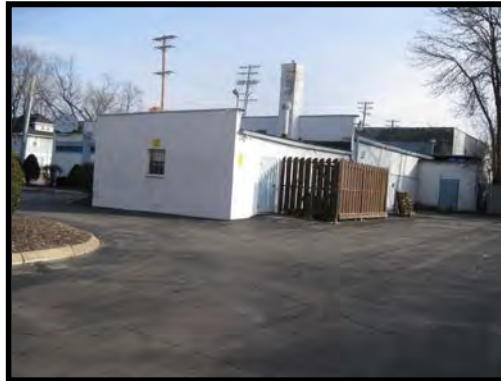
Brick worn; roof missing protection/eaves bent; tires visible on roof from rear; windows weathered; window frames corroded; missing downspouts; vents rusted; doors weathered; mismatched paint on shed; lot cracked/uneven; sidewalk overgrown; landscaping not maintained; vacant



Parcel 55

Score: 53.6

Foundation cracked/missing material; walls cracked/weathered/rust stained; window frames rusted; boarded up window; mortar missing from chimney; stairs weathered/paint worn; back door rusted; fencing weathered; lights and signs weathered; light missing; cracks in lot; no sidewalk along Delaplaine Ct; landscaping not maintained



Parcel 58

Score: 59.7

Foundation cracked/weathered; siding detached/dented; staining under dormer; window frames/shutters worn; porch support sagging; stairs weathered/rust stained; doors weathered/paint chipping; accessory structure in poor condition; driveway apron cracked; not compatible with adjacent use



Parcel 104

Score: 43.5

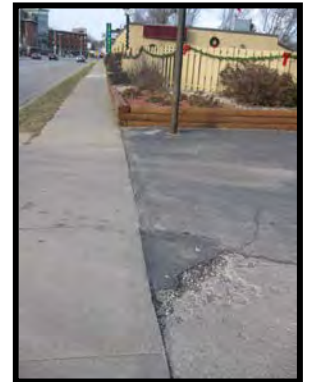
Foundation cracked/missing material; cracks in walls/mortar deficiency; mismatched paint; shingles worn/curling; windows in poor condition; window boarded; gutter hanging/missing downspout; mortar missing from chimney; doors worn; garage door bent; billboard rusted; no screening around dumpster; pole sign rusted; light missing cover; drive cracked/uneven; landscaping not maintained; tires in front of building



Parcel 106

Score: 58.7

Wall weathered; cornice in poor condition; window sills weathered/cracked; overhang dirty/mismatched paint; chimney brick bulging/cracked mortar joints; front door rusted; sign rusted; lot cracked/missing concrete; electric outlet to sign open/exposed wires



Section B

Study Area Description

This section includes 13 parcels ranging in size from 0.12 to 1.89 acres. All parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned PUD and C3. Of the 13 parcels, four are single family (16, 102, 113 and 116), three are multifamily (27, 76 and 98), one is mixed use (82), one is commercial (42), one is manufacturing (21), one is open space (52), one is a parking lot (110), and one houses an electric utility substation (97). Parcels 21, 52 and 110 are vacant.

Findings

Six parcels were found to be blighted (Poor or Very Poor condition), representing 73.32% of the district, by area. Detailed notes and photos of the six blighted parcels follow. Every parcel with a structure in the study area lost points due to primary structure conditions, site improvement conditions and other blighting influences. In addition, parcels without structures lost points in utilization, site improvement conditions, and other blighting influences.



Section B

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	16,053	7.63%
Deteriorating	5	40,064	19.05%
Poor	5	71,777	34.13%
Very Poor	1	82,413	39.19%
Total	13	210,306	100.00%

Section B- Blighted Parcels

The following parcels were determined to be blighted.

Parcel 16

Score: 45.8

Shakes discolored; missing shingles; paint peeling from window frames, fascia, and shakes; stairs in poor condition; walk heaving; landscaping not maintained



Parcel 21

Score: 13.6

Walls discolored and damaged; docks in poor shape; paint peeling from gutters, sagging; drives & walks overgrown and eroded; vents rusted; excessive litter; graffiti; incompatible with neighborhood; vacant



Parcel 27

Score: 54.2

Walls, soffit, windows, back door dirty; balcony weathered and moldy; gutters dented, portions of downspouts missing; garage in poor condition; junk in yard; drive eroded



Parcel 52

Score: 53.5

Vacant lot; parking in rear in poor condition; yard disturbed by digging; excessive litter



Parcel 82

Score: 56.5

Walls dirty, discolored, warped, paint mismatched; paint peeling from fascia, soffit, window frames, commercial overhang; gutter rusted; stairs crumbling, uneven; no screening of garbage cans



Parcel 110

Score: 41.1

Fence in poor condition; asphalt weathered, cracked, deteriorating; excessive litter; lot overgrown



Section C

This section has been revised since the January 24, 2012 report to correct the assignment of an attached garage from parcel 112 to parcel 41. This correction has changed the designation of parcel 112 from “Poor” to “Deteriorating”.

Study Area Description

This section includes 15 parcels ranging in size from 0.06 to 0.53 acres. All parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned C2 and C3. Of the 15 parcels, seven parcels are commercial (32, 38, 48, 78, 81, 108, and 112), four are single family (30, 41, 73, and 111), three are service (61, 69, and 103), and one is an education center (1). Parcel 112 is partially vacant.

Findings

Nine parcels were found to be blighted (Poor or Very Poor condition), representing 68.7% of the district, by area. Detailed notes and photos of the nine blighted parcels follow. A majority of the parcels lost points in utilization. All parcels lost points due to site improvement conditions, and all but one lost points due to the exterior structure of the primary structure.



Section C

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	6,500	5.78%
Deteriorating	5	28,702	25.52%
Poor	9	77,280	68.70%
Very Poor	0	0	0.00%
Total	15	112,481	100.00%

Section C- Blighted Parcels

The following parcels were determined to be blighted.

Parcel 1

Score: 58.8

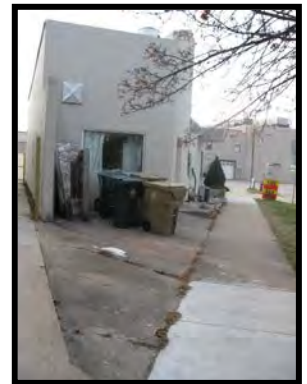
Walls weathered/some cracks/some rust; stairs weathered/discolored/missing cosmetic trim piece; doors dirty/worn; no screening around dumpster; empty sign/light poles; rusted pole; cracks in lot; walkway eroded; landscaping not maintained



Parcel 38

Score: 58.4

Walls weathered along sides; mismatched paint; metal roof fascia dented and bent; rusted wire pole; discoloration of stoop; paint worn/staining on side door; no screening around garbage containers; fence worn; drive discolored/ cracked/ stained; sidewalk discolored; landscape edging pavers falling onto sidewalk; graffiti



Parcel 41

Score: 57.1

Foundation weathered/ dirty/ paint peeling & mismatched; walls dirty/weathered/mismatched/ discolored/ dented; roof eaves very dirty; soffit sagging over entrance; window frames dirty; awning dirty/ paint worn; gutters dirty; stairs in poor condition; back fence in poor condition; light rotted/weathered; missing house number; drive weathered; sidewalk rust stained; gas meter exposed & unprotected



Parcel 61

Score: 57.6

Paint mismatched; missing fascia boards; roof worn; window frame cracked; chimney missing mortar/rusted metal cap; vents rusted; patchwork on stairs/rotted railing pole; side door weathered; wood parking barrier warped/weathered; lot cracked/dischored; site not maintained; poorly covered graffiti



Parcel 69

Score: 47.9

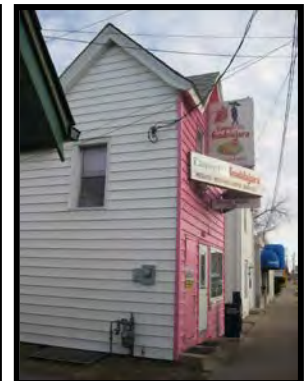
Walls worn/back wall in poor condition; windows dirty; paint wearing off electric pipe; step and curb weathered; side door worn; shed weathered/rusted; fence missing pieces/worn; rusted poles; missing sign face; lot cracked/dischored/missing concrete; garbage containers not maintained; remnants of payphone; cover missing from electrical box



Parcel 78

Score: 53.1

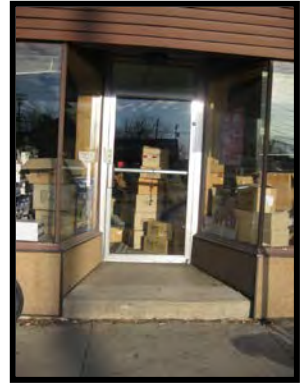
Back addition of building generally in good condition; Front of building has following deficiencies: foundation weathered/dischored; walls worn/some holes & dents; fascia cracked/weathered; shingles worn; window frames worn; rust on vents; stairs discolored; door frames worn/weathered; signage dirty; lot cracked/dischored; sidewalk discolored



Parcel 81

Score: 49.9

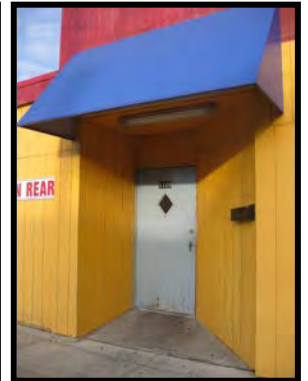
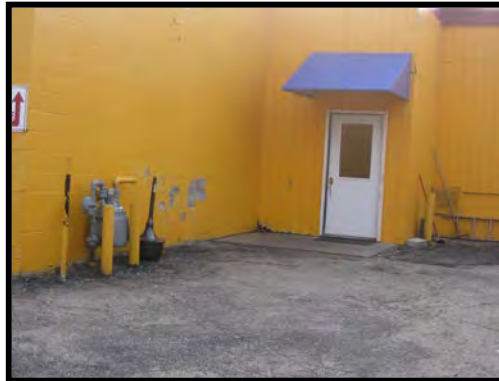
Siding bent/ dented/ falling off; cladding worn; window sill paint worn; stairs worn; parking weathered; sidewalk in poor condition; rusted seat/pole; weeds along building; interior blinds in poor condition; partially vacant



Parcel 108

Score: 50.9

Inconsistent paint/ paint peeling/ missing boards along cornice; windows worn; vents weathered; doors and frames in poor condition; no screening around dumpsters; chain link fence in poor condition; lighting and signage dirty; walkway cracked/weathered; parking lot cracked/ weathered/ discolored; landscaping not maintained



Parcel 111

Score: 50.6

Foundation weathered; wall dirty/damaged/paint wearing/ patched crack around front door; roof worn/rusted metal joint; paint wearing from window frames; portions of gutter missing; stairs weathered/discolored/ missing material; paint wearing from door; garage in poor condition; cracked driveway apron; landscaping not maintained



Section D

Study Area Description

This section includes 14 parcels ranging in size from 0.11 to 0.17 acres. All parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned R2 and C2. Of the 14 parcels, twelve are single family (7, 8, 43, 47, 50, 64, 68, 80, 83, 90, 92, and 119) and two are undeveloped lots (59 and 99).

Findings

Three parcels were found to be blighted (Poor or Very Poor condition), representing 22.25% of the district, by area. Detailed notes and photos of the three blighted parcels follow. Every parcel with a structure in the study area lost points due to primary structure conditions, site improvement conditions and other blighting influences.



Section D

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	7,500	8.32%
Deteriorating	10	62,565	69.42%
Poor	3	20,055	22.25%
Very Poor	0	0	0.00%
Total	14	90,120	100.00%

Section D- Blighted Parcels

The following parcels were determined to be blighted.

Parcel 68

Score: 43.4

Foundation weathered/cracked; walls worn/weathered/discolored/missing paint & stucco/missing cladding; missing most shingles/ remaining shingle in poor condition; missing material under roof eaves; window frames weathered; some windows missing; gutters in poor condition; chimney missing bricks; stairs weathered; doors worn and dented; landscaping not maintained; trash around foundation



Parcel 92

Score: 52.6

Foundation weathered/ discolored/patchwork; walls worn/ weathered /warped/ water damaged; roof worn/ missing flashing/curling; overhang weathered/flashing missing; chimney weathered; door bent; accessory structure in poor condition; garbage containers in front lawn; house number worn; driveway uneven/ cracked/ discolored



Parcel 119

Score: 55.2

Foundation discolored; walls weathered/ dented/ rust stained; window frames bent; awning in poor shape; back porch lacks adequate foundation; upper porch does not have railings; detached downspout; stairs weathered; concrete chipping; shed in poor condition; garbage containers in front yard; dirt parking; debris in yard



Section E

Study Area Description

This section includes 12 parcels ranging in size from 0.10 to 0.59 acres. All parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned R2 and C2. Of the 12 parcels, four are commercial (3, 13, 17, and 26), four are single family (22, 56, 70, and 94), two are multifamily (12 and 118), one is a community organization (107) and one is mixed-use (4). Parcel 3 is vacant.

Findings

Three parcels were found to be blighted (Poor or Very Poor condition), representing 26.45% of the district, by area. Detailed notes and photos of the three blighted parcels follow. Every parcel with a structure in the study area lost points due to primary structure and site improvement conditions.



Section E

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	9	80,839	73.55%
Poor	3	29,065	26.45%
Very Poor	0	0	0.00%
Total	12	109,905	100.00%

Section E- Blighted Parcels

The following parcels were determined to be blighted.

Parcel 3

Score: 36.9

Foundation discolored; walls discolored/ worn/ rusted metal; windows weathered; gutters rust stained; vents rusted; concrete screening worn; lighting and signage worn; drive is broken up asphalt/ mostly gravel/patchwork; sidewalk cracked/rust stained; graffiti; vacant



Parcel 13

Score: 52.9

Walls worn/weathered/cracked; roof weathered; concrete window sills in poor condition; metal lintel rusted; chimney weathered; door frames and entryways dirty; gate rusted; fence weathered/rotted; rusted sign post; sidewalk discolored; mailbox rusted/worn



Parcel 26

Score: 55.2

Walls worn/patched holes and cracks; roof weathered; concrete sills cracked; vents rusted; chimney weathered; door frames worn/ irregular paint; no screening around garbage containers; sign and lighting dirty; sidewalk discolored/ uneven/ patchwork



Section F

Study Area Description

This section includes 11 parcels ranging in size from 0.37 to 4.17 acres. All parcels are designated for Community Mixed Use in the Comprehensive Plan and are currently zoned R4 and C2. Of the 11 parcels, three are parking lots (2, 19 and 36), three are service uses (10, 37 and 109), two are civic/public uses (45 and 74), one is a medical center (39), one is an office use (20), and one is multi-family (14). Parcels 20 and 45 are vacant.

Findings

Four parcels were found to be blighted (Poor or Very Poor condition), representing 37.58% of the district, by area. Detailed notes and photos of the four blighted parcels follow. Every parcel with a structure in the study area lost points due to primary structure and site improvement conditions.



Section F

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	295,511	23.24%
Deteriorating	4	498,127	39.18%
Poor	4	477,860	37.58%
Very Poor	0	0	0.00%
Total	11	1,271,498	100.00%

Section F- Blighted Parcels

The following parcels were determined to be blighted.

Parcel 10

Score: 51.2

Foundation cracked/ missing mortar; walls weathered; roof membrane worn; roof overhang missing pieces; supports cracked and rusted; window sills worn; ramp cracked/rusted/railings rusted; doors worn and rusted; sign poles and parking signs rusted; concrete sign base deteriorating; concrete missing from islands; lot cracked/worn/potholes; sidewalk worn/uneven/spalling; cart corrals rusted/damaged; litter



Parcel 19

Score: 54.2

Signage weathered/rusted; lot cracked/ weathered/ potholes/ missing asphalt/ markings worn; sidewalk weathered; landscaping not maintained; only partially utilized



Parcel 20

Score: 37.2

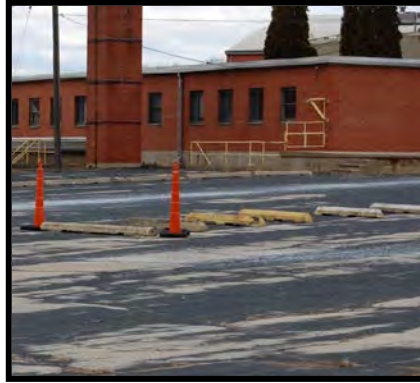
Walls discolored/worn; paint peeling from siding, fascia, window frames, vents and porch; chimney weathered; accessory structure discolored/ mismatched paint/ foundation discolored; dock, stairs and railings rusted; sign rusted; sign face missing; empty concrete pedestal; lot cracked/ weathered/ walkway rust stained; vacant



Parcel 45

Score: 37.2

Foundation weathered; walls weathered/cracked; window sills worn; some windows boarded; overhang in poor condition; chimney cracked and weathered; stairs weathered/ rust stained/ spalling; railings rusted; doors worn and rusted; dumpsters not screened; lighting dirty; parking area cracked/weeds/ weathered; sidewalk weathered; parking stops broken; rusted box at entrance; partially vacant



Section G

Study Area Description

This section includes 18 parcels ranging in size from 0.09 to 1.36 acres. All parcels are designated for Community Mixed Use in the Comprehensive Plan (except 25, 71 and 100 which are designated Medium Density Residential) and are currently zoned R2 and C3 (Parcels 25, 71 and 100 are all zoned PUDSIP). Of the 18 parcels, nine are service uses (9, 25, 35, 66, 71, 85, 87, 93 and 101), four are mixed use (18, 24, 53 and 100), two are single family (88 and 95), one is multifamily (67), one is a parking lot (6), and one is a park (105). Two parcels are partially vacant (18 and 87) and two parcels are vacant (25 and 71).

Findings

Twelve parcels were found to be blighted (Poor or Very Poor condition), representing 20.81% of the district, by area. Detailed notes and photos of the twelve blighted parcels follow. Every parcel with a structure in the study area lost points due to primary structure and site improvement conditions. In addition, both parcels without structures lost points in utilization and site improvement conditions.



Section G

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	213,510	45.57%
Deteriorating	3	157,541	33.62%
Poor	10	81,108	17.31%
Very Poor	2	16,407	3.50%
Total	18	468,565	100.00%

Section G- Blighted Parcels

The following parcels were determined to be blighted.

Parcel 9

Score: 45.6

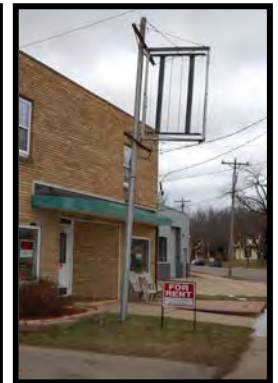
Foundation weathered/ stained/ cracked; metal siding eroded/rusted; markings from previous signage; metal window frames faded; vents rusted; doors dirty and weathered; no screening around garbage containers; very rusted pole sign; building sign faded; drive worn/ cracked; weeds along building edge



Parcel 18

Score: 50.25

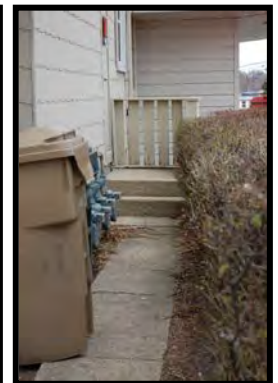
Walls discolored/ stained/ paint mismatched; siding bent on porch; pieces of downspout missing; paint worn from steps; stairs uneven and crumbling; doors dirty/worn; concrete door frame crumbling; garage paint peeling/rust stained; rotted sign post with no face/dangling wires; drive cracked/ potholes/ asphalt deterioration; graffiti; retaining wall crumbling; partially vacant



Parcel 24

Score: 57.6

Foundation mortar deteriorating/ discolored; missing cladding; discolored walls; eaves cracked; paint peeling from fascia; shingles curling; window frames dented; porch weathered/ worn/ cracked foundation/ paint peeling; stairs worn/ moldy/ paint peeling; paint peeling from door frames; accessory structure gutters missing; billboard structure rusting; parking/drive cracked and heaving; sidewalk weathered/spalling; billboard not compatible with residential neighborhood



Parcel 25

Score: 27.2

Paint mismatched; mortar deteriorated; walls crumbling/weathered; majority of windows missing/ boarded up; vents rusted; doors weathered; garage doors rotted; fence rusted/ leaning; drive and walks mostly overgrown; vacant



Parcel 53

Score: 56.7

Walls weathered; cracked; missing material; paint mismatched/ metal drip edge curling; window frames weathered/ missing pieces; gutters discolored; doors worn/ paint peeling/ dented; no screening around garbage containers; letters missing from sign; pavement weathered/ stained; tires in rear



Parcel 66

Score: 52.2

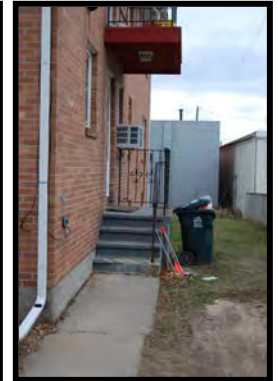
Cladding bent/ rusted/ dirty/ discolored/ eroded; windows weathered; vents rusted; doors dented/weathered/ rusted; no screening around tires or garbage containers; storage container rusted; signage rusted/faded; guards near rear door rusted; graffiti; oil drums



Parcel 67

Score: 58.0

Walls stained from water damage; paint peeling from roof eaves/soffit; windows weathered; paint peeling from window frames; porches weathered; stairs weathered/ rust stained/ spalling/ railings rusted; fence not protected; sign weathered; missing pole light; dead grass and dirt where drive access would be; bushes overgrown; incompatible with mostly commercial neighborhood; irregular/ crumbling steps pose safety hazards



Parcel 71

Score: 11.8

Walls cracked/ paint mismatched/ worn; drip edge rusted/rotted; windows boarded; sills stained; overhang components missing/ not painted/ covered by plywood; doors worn/ weathered/ rust stained; small shed in poor condition; signs worn/ rusted; drives/parking deteriorated and overgrown; landscaping not maintained; litter; graffiti; blue plastic on roof; trash in alley



Parcel 87

Score: 37.4

Walls worn/ weathered/mortar deterioration/paint peeling; window frames rusted/ paint peeling/ some missing; back porch in poor condition; front overhang rusted/dented; garage overhang rusted; patchwork on chimney; side vent frame falling; back stairs and side entryway in poor condition; fence is damaged/ missing an entire side; no screening around garbage containers; worn sign; staining/ cracks in drive; landscaping not maintained; building debris along sides of building; partially vacant



Parcel 88

Score: 51.0

Foundation weathered; wall paint and materials mismatched; pieces of siding broken/ discolored; shingles dirty/ sections of fascia missing/ paint peeling; windows worn/ dirty; porch in poor condition; gutters rusted/ sagging; vent covers rusted; garage door weathered/ shingles discolored; fence is missing pieces; rear walk overgrown; sidewalk discolored



Parcel 95

Score: 30.4

Foundation and walls discolored; mismatched paint; roof weathered; window frames worn; some windows boarded/broken; porches in poor condition; gutters rusted; uneven settling of stairs; chimney weathered; missing door frame; garage in poor condition; drive missing; sidewalk uneven/ spalling; landscape not maintained; retaining wall leaning; junk/ building debris around structure



Parcel 100

Score: 43.8

Foundation patchwork; walls cracked/ paint peeling/ mismatched paint/ marks from previous signs; fascia board bent/ worn/ missing/ hanging off/ cracked; some windows boarded; upper porch in poor condition; gutters and downspouts rusted/ vents rusted; chimney patchwork; stairs cracked/ spalling/ rust stained/ railings rusted; upper door rusted; walk discolored; unmaintained lawn ornaments



Section H

Study Area Description

This section includes 4 parcels ranging in size from 0.11 to 11.0 acres. All parcels are designated for Community Mixed Use in the Comprehensive Plan (except 114 which is designated Medium Density Residential) and are currently zoned M1 and C3 (Parcel 114 is zoned R3). Of the 4 parcels, one is auto sales and service (72), one is a stream bank (33), one is service/office uses (89) and one is railroad right-of-way (114). Parcel 72 is vacant.

Findings

Three parcels were found to be blighted (Poor or Very Poor condition), representing 80.7% of the district, by area. Detailed notes and photos of the three blighted parcels follow. Both parcels with structures in the study area lost points due to primary structure and site improvement conditions. Please note that Parcel 33 has been designated as “Satisfactory”; however, the shading cannot be seen in the map due to the parcel’s size relative to the area of Section H.



Section H

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	137,298	19.30%
Deteriorating	0	0	0.00%
Poor	3	573,980	80.70%
Very Poor	0	0	0.00%
Total	4	711,277	100.00%

Section H- Blighted Parcels

The following parcels were determined to be blighted.

Parcel 72

Score: 50.7

Walls discolored/ cracked/ dirty/ worn; window framing weathered; service door overhang weathered/ dirty; paint peeling from gutters; vents rusted; doors weathered/ dirty; lights and signage weathered; empty sign pole; lot cracked/ weathered/ potholes; vacant



Parcel 89

Score: 47.1

Walls cracked/ discolored/ paint peeling and mismatched; windows weathered/ some broken/ missing panes; supports over rear shed rusted; vents rusted; ramp weathered/ stained; garage doors dented/ stained; no screening around dumpsters; very rusted missing sign face; lot weathered/ discolored/ cracked; weeds in expansion joints of sidewalk; planter box rotted; partially vacant



Parcel 114

Score: 51.5

Shed heavily dented; litter; overgrown; debris; trash



Section I

Study Area Description

This section includes 19 parcels ranging in size from 0.03 to 3.26 acres. Half of the parcels are designated for Low Density Residential (LDR) and half are designated for Medium Density Residential (MDR) in the Comprehensive Plan. All parcels are currently zoned M1. Of the 19 parcels, six are manufacturing (34, 60, 65, 79, 115 and 117), five are service/office uses (28, 31, 40, 77 and 120), five are railroad right-of-way (23, 29, 86, 91 and 96), two are parking lots (11 and 57), and one is multifamily (62). Parcels 40 and 62 are vacant and Parcel 120 is partially vacant. Parcels 23, 86, 91 and 96 were not visible and were therefore not evaluated, leaving a total of 15 total evaluated lots.

Findings

Nine parcels were found to be blighted (Poor or Very Poor condition), representing 34.11% of the district, by area. Detailed notes and photos of the nine blighted parcels follow. Every parcel with a structure in the study area lost points due to primary structure and site improvement conditions. In addition, parcels without structures lost points in utilization, site improvement conditions, and other blighting influences.



Section I

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	6	362,211	65.89%
Poor	9	187,490	34.11%
Very Poor	0	0	0.00%
Total	15	549,700	100.00%

Section I- Blighted Parcels

The following parcels were determined to be blighted.

Parcel 11

Score: 54.4

Fence bent and rusted; lot cracked/ stained/ missing asphalt; minor cracks in sidewalk; debris along fence; evidence of pooling in lot



Parcel 28

Score: 54.9

Walls worn/ weathered/ rusted/ missing pieces; missing roofing material; roof eaves rotted; shingles weathered; windows, doors and overhang worn; door frame sagging; signage and lighting dirty; lot crumbling/ pot holes; overgrown shrubs



Parcel 40

Score: 30.8

Paint mismatched; mortar deterioration; windows covered by wood; door veneer peeling; signage is blank and weathered; gravel and dirt parking area; no walkway; weeds along building foundation; vacant



Parcel 57

Score: 53.4

Fence bent and rusted; lot worn/
cracked; debris along fence



Parcel 62

Score: 38.0

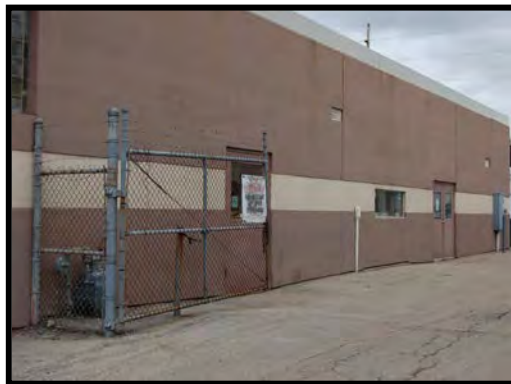
Walls in poor condition; roof weathered;
shingles damaged/ missing; roof material
torn and hanging; paint peeling from
window frames; most sections of gutter
missing; chimney in poor condition;
stairs missing; door worn/ rusted; walk
overgrown; vacant



Parcel 79

Score: 59.2

Walls weathered/ rust stained; windows
worn/ dirty; overhang sagging/ rotted/
soffit water damaged; gutter sagging/
missing downspouts; paint peeling from
door frame; drive cracked/ weathered



Parcel 115

Score: 54.5

Walls weathered/ paint mismatched/ mortar deterioration; rusted metal screens over windows; vents rusted; accessory structure in poor condition; fence rusted/ leaning; dumpsters not screened; asphalt deterioration; lot severely cracked; exposed sharp edges on culvert pipes; pooling in lot



Parcel 117

Score: 44.4

Mortar deterioration; dents in siding; windows weathered; overhang shingles damaged; sections of gutter missing; stairs unevenly settled; door weathered/ boarded; fence rusted/ bent; drive weathered; landscaping not maintained



Parcel 120

Score: 52.7

Paint peeling/mismatched; sill paint peeling/ discolored; vent rusted; shed in poor condition; missing sign face; drive cracked/ weathered; graffiti; partially vacant



Section J

Study Area Description

This section includes 5 parcels ranging in size from 1.45 to 3.87 acres. All parcels are designated for Community Mixed Use (CMU) in the Comprehensive Plan and are zoned M1. Of the 5 parcels, two are manufacturing (126 and 128), two are parking lots (121 and 124), and one is an office use (129).

Findings

None of the nine parcels were found to be blighted (Poor or Very Poor condition). Two parcels were found to be satisfactory and three parcels were deteriorating.

Section K

Study Area Description

This section includes four (4) parcels ranging in size from 0.84 to 10.39 acres. All of the parcels are designated as Employment in the Comprehensive Plan and are currently zoned M1. Of the four parcels,

Findings

Nine parcels were found to be blighted (Poor or Very Poor condition), representing 34.11% of the district, by area. Detailed notes and photos of the nine blighted parcels follow. Every parcel with a structure in the study area lost points due to primary structure and site improvement conditions. In addition, parcels without structures lost points in utilization, site improvement conditions, and other blighting influences.

Section K- Blighted Parcels

The following parcels were determined to be blighted.

Parcel 11

Score: 54.4

Fence bent and rusted; lot cracked/ stained/ missing asphalt; minor cracks in sidewalk; debris along fence; evidence of pooling in lot



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4. OTHER BLIGHTING FACTORS

The parcel scores include considerations for three factors that indicate and influence conditions consistent with blight – code violations, police calls, tax delinquency and the condition of public streets in the study area. Our analysis revealed mildly elevated police call data for aggravated assault and battery, burglary, and stolen autos in this area as well as minor deficiencies with the public streets, so one point was uniformly deducted for these factors. Scores were 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 greater the number and frequency of code violations, the more likely that the area is “detrimental to the public health, safety, morals, or welfare” of its citizens. The City of Madison has a Code of Ordinances which provides regulations on everything from plumbing and electricity, to civil rights, to landlord and tenant relations.

General Observations

There were 478 code violations in the Wingra study area from December 2001 through December 2011. This is an average of 3.98 violations per parcel. Of the 116 evaluated parcels, 101 (87.07%) received violations. Ninety (90) parcels were multiple offenders, and 11 parcels had 10 or more violations.

Code violations fall into 14 different general categories: snow, graffiti, junk, trash & debris, general maintenance-exterior, occupancy complaint, signs, weeds and grass, construction, other, mechanical, inoperable vehicle, lighting exterior, trash carts, and housing.

Table 4.1 displays the type and number of code violations reported in the Wingra Redevelopment District from December 2001 through December 2011.

Category	#
SNOW REMOVAL	112
GRAFFITI	106
JUNK TRASH & DEBRIS	78
GENERAL MAINTENANCE EXTERIOR	73
OCCUPANCY COMPLAINT	30
SIGN	26
WEEDS & GRASS	21
CONSTRUCTION	9
OTHER	6
MECHANICAL	5
INOPERABLE VEHICLE	3
LIGHTING EXTERIOR	3
TRASH CARTS	3
HOUSING	3
Total	478

Table 4.1. Code violations for Wingra, December 2001 through December 2011

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, 61 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 66.13333(2m)(b), these conditions include those that are “conducive to...juvenile delinquency and crime, and [are] detrimental to the public health, safety, morals or welfare...”

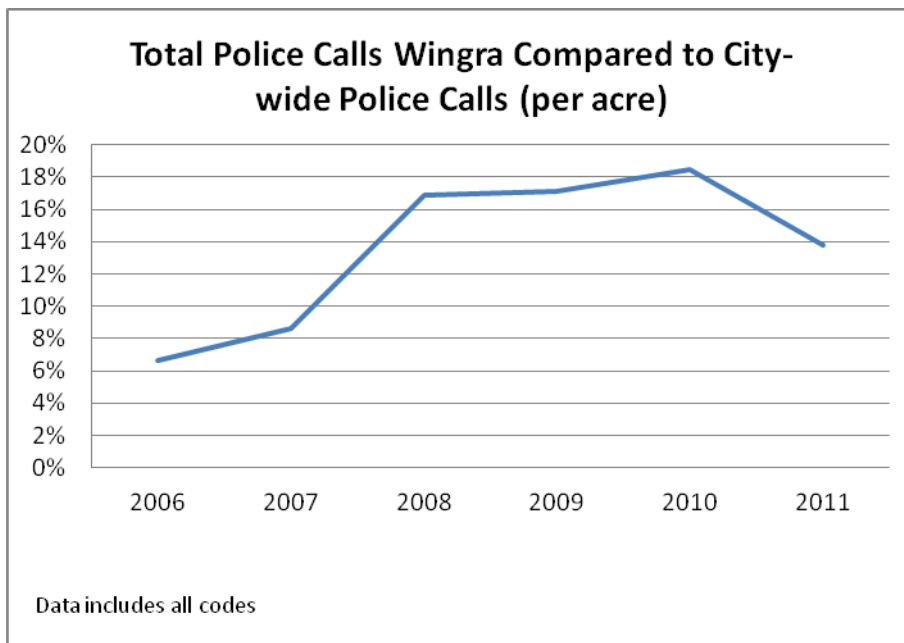
To analyze the levels of crime within the Wingra study area, we examined the number of police calls in both the area and city-wide from 2006 to 2010 on a per-acre basis (calls divided by acres). Data was provided by the City. We compared both total police calls and several specific types of calls.

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.

Over the past five years there have been, on average, 40.2 calls per year in the Wingra study area, or about 0.527 per acre. City-wide, over the same period, the average is 182,920.8 calls per year, or about 3.73 per acre. This indicates that total calls average about 86% lower in Wingra than in the City as a whole (see Figure 4.1). The graph shows that there was a sharp increase in police calls per acre in Wingra after 2007, but that the rate has held relatively constant for the past three years.

These numbers include calls for service and 911 calls that are abandoned, disconnected, misdialed, etc. If we remove these codes from our analysis, the proposed study area has, on average, 10.4 police calls per year, or 0.136 per acre. City-wide, over the same period, the average calls per year is 45,754, or 0.932 per acre.



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 Wingra study area and within Madison. For ease of comparison, the numbers are reported on a per-acre basis. Aggravated Assault/Battery, Burglary, and Stolen Autos all had higher per acre averages in Wingra than in the city as a whole. However, it should be noted that incidents for Aggravated Assault/Battery were only reported in 2009 and 2010 in the study area.

Table 4.2 – Reported Crimes in Wingra study area & City of Madison

Reported Crimes Threatening Personal Safety in Wingra & Madison (per acre)						
	2006	2007	2008	2009	2010	Average
Aggravated Assault & Battery	0.0000	0.0000	0.0000	0.0394	0.0262	0.0131
Madison	0.0102	0.0091	0.0100	0.0099	0.0110	0.0100
<i>Wingra compared to Madison</i>						130.58%
Robbery (armed & strong armed)	0.0000	0.0000	0.0000	0.0000	0.0131	0.0026
Madison	0.0089	0.0074	0.0075	0.0075	0.0068	0.0076
<i>Wingra compared to Madison</i>						34.38%
Burglary (res. & non-res.)	0.0262	0.0262	0.0262	0.0656	0.0525	0.0394
Madison	0.0333	0.0423	0.0418	0.0312	0.0337	0.0365
<i>Wingra compared to Madison</i>						107.96%
Theft	0.0394	0.0262	0.0787	0.0394	0.0656	0.0498
Madison	0.1129	0.1168	0.1192	0.1241	0.1270	0.1200
<i>Wingra compared to Madison</i>						41.54%
Stolen Autos	0.0131	0.0525	0.0262	0.0262	0.0394	0.0315
Madison	0.0102	0.0105	0.0104	0.0073	0.0077	0.0092
<i>TID 41 compared to Madison</i>						341.36%

Tax Delinquency

Per the statutes, “tax or special assessment delinquency exceeding the fair value of the land” constitutes a finding of blight. Although four of the parcels in the study area have delinquent taxes, they do not meet this threshold.

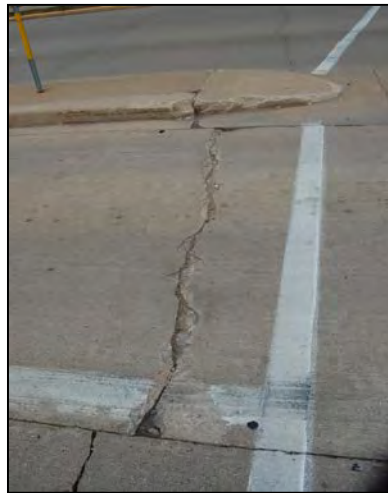
Public Street Conditions

Though we focused mostly on the condition of the parcels that would be located in the Wingra Redevelopment District, it is also important to consider the condition of the public streets and medians adjacent to the parcels we evaluated. Whereas the sidewalk and terrace is (or should be) maintained by the adjacent property owner and was evaluated as part of the adjacent parcel, the street itself and the median is 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.

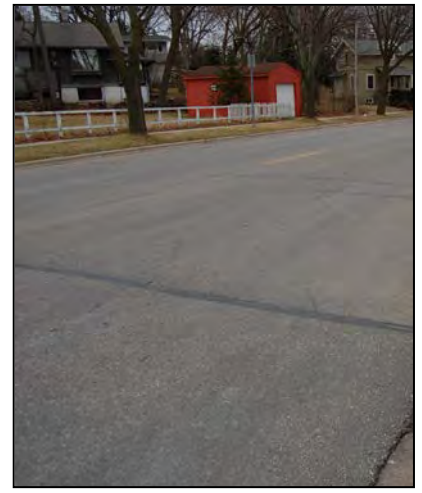
Our qualitative review of the public streets and medians reveals that, overall, there are only a few deficiencies. Sections of Park Street, High Street, and Garden Street are deteriorating, with major cracks and missing material, and in need of repair. Most side streets have minor cracking including Brooks, Midland, Lakeside, Wingra (north of Beld) and Emerson. South, Plaenert, Wingra (south of Beld), and Gilson Streets, along with sections of Park Street, are in good condition. Below are some of the street conditions within the study area.



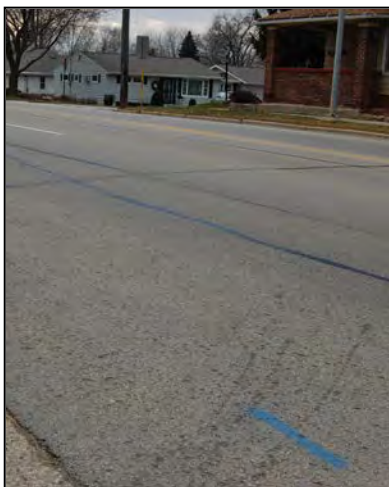
High Street looking west
(poor condition)



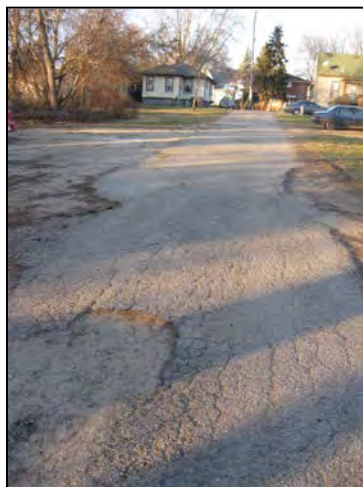
Crosswalk at Park and Emerson
(poor condition)



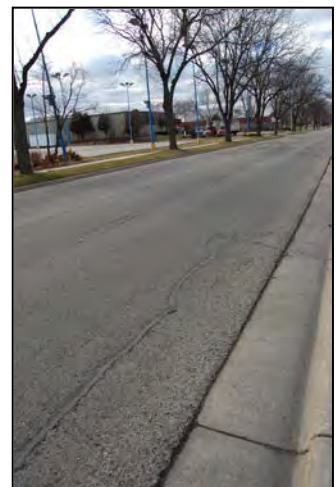
Beld Street looking south
(good condition)



Fish Hatchery Road looking south
(good condition)



Garden Street
(poor condition)



Plaenert Street
(good condition)

Parcel Score Deductions for Police Calls and Street Conditions

The quantitative police call data and the qualitative street condition evaluations are both relevant to conditions and blight determinations in the study area parcels. Though neither can be assigned to specific parcels, it is fair to account for the affect of these conditions by making a standard deduction to all parcels.

Based on the mildly elevated police calls in key crime areas and minor street deficiencies, we have deducted one (1) point from every parcel in the Wingra study area.

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5. SUMMARY AND CONCLUSIONS

Of the total area evaluated for blight (84.88 acres), 46.52% of this area (approximately 39.49 acres) has been determined by this study to be blighted.

Section	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels		Blight % of Area
	#	Area	#	Area	#	Area	#	Area	#	Area	
A	1	16,900	5	54,051	6	82,691	2	19,836	14	173,478	59.10%
B	2	16,053	5	40,064	5	71,777	1	82,413	13	210,306	73.32%
C	1	6,500	5	28,702	9	77,280	0	-	15	112,481	68.70%
D	1	7,500	10	62,565	3	20,055	0	-	14	90,120	22.25%
E	0	-	9	80,839	3	29,065	0	-	12	109,905	26.45%
F	3	295,511	4	498,127	4	477,860	0	-	11	1,271,498	37.58%
G	3	213,510	3	157,541	10	81,108	2	16,407	18	468,565	20.81%
H	1	137,298	0	-	3	573,980	0	-	4	711,277	80.70%
I	0	-	6	362,211	9	187,490	0	-	15	549,700	34.11%
	12	693,272	47	1,284,100	52	1,601,306	5	118,656	116	3,697,330	46.52%
TOTAL	10.34%	18.75%	40.52%	34.73%	44.83%	43.31%	4.31%	3.21%			

The 116 parcels that were examined for the proposed Wingra Redevelopment District have been grouped into nine sections for ease of analysis. Based on our evaluations, there are blighted parcels throughout much of the study area, though the percentage of blight by area within each section ranges from 20.81% (Section G) to 80.70% (Section H).

A redevelopment district requires that 50% of the area of the proposed district must be blighted. This area has not met that threshold; however, it is possible to meet this standard by eliminating Parcels 2 and 39 from Section F (determined to be “Satisfactory” and “Deteriorated” respectively). This would result in a smaller contiguous district of 77.74 acres with 50.79% of the land area considered “blighted”.

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City of Madison

Dane County, Wisconsin

Wingra Redevelopment - Blight Rating

Legend		
Wingra Boundary	Parcels	Satisfactory
City of Madison	Wingra Sections	Deteriorating
Lakes	Condition	Poor
Rivers	Not Evaluated	Very Poor



Source:
 Base Data provided by Dane Co. IBO
 TID data provided by the City of Madison
 2010 NAIP orthophoto



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