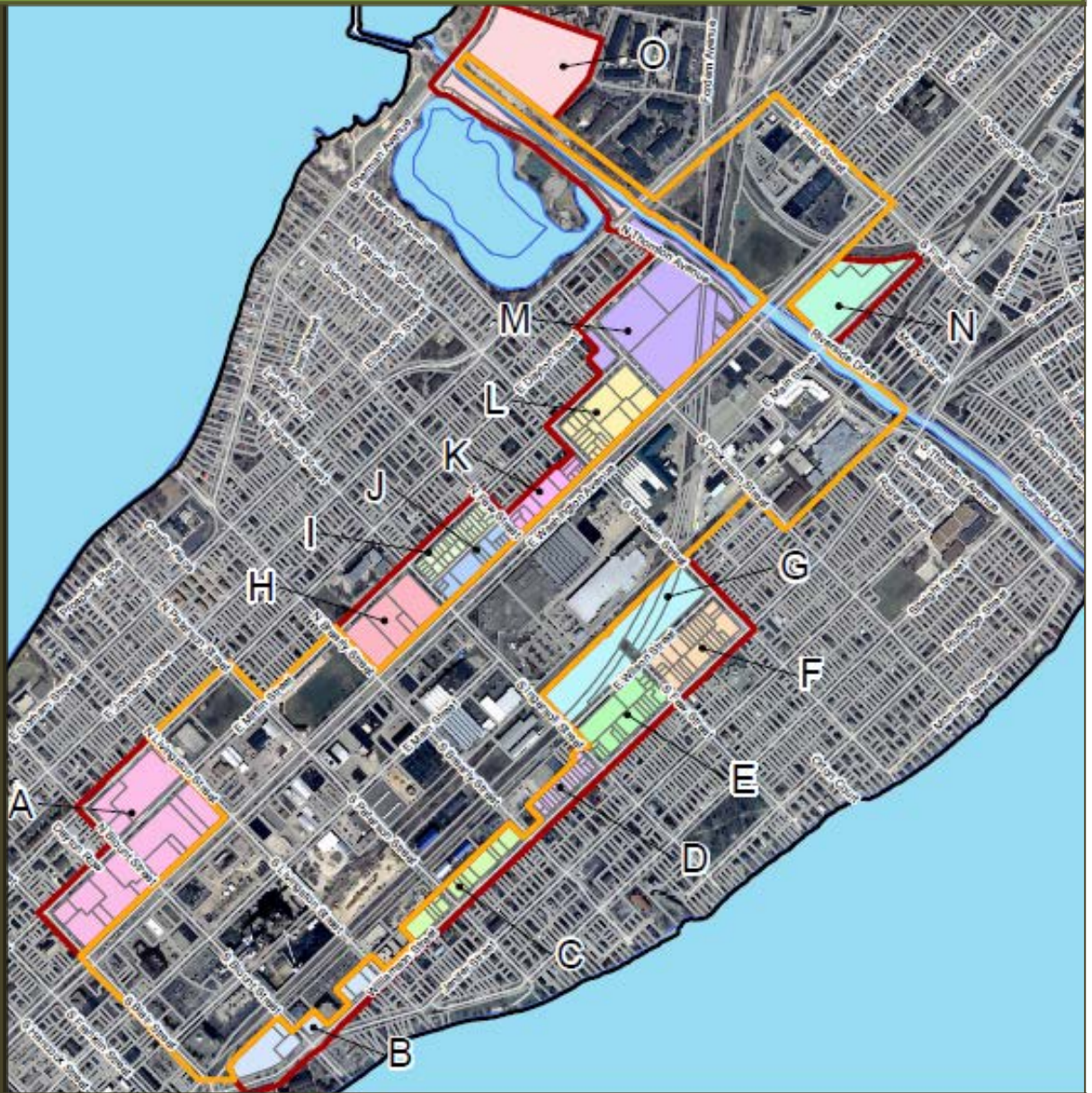


TID 36 Amendment – Blight Study

February 15, 2012
Madison, Wisconsin



PREPARED BY MSA PROFESSIONAL SERVICES, INC.

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A. Parcel Photos

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1. EXECUTIVE SUMMARY

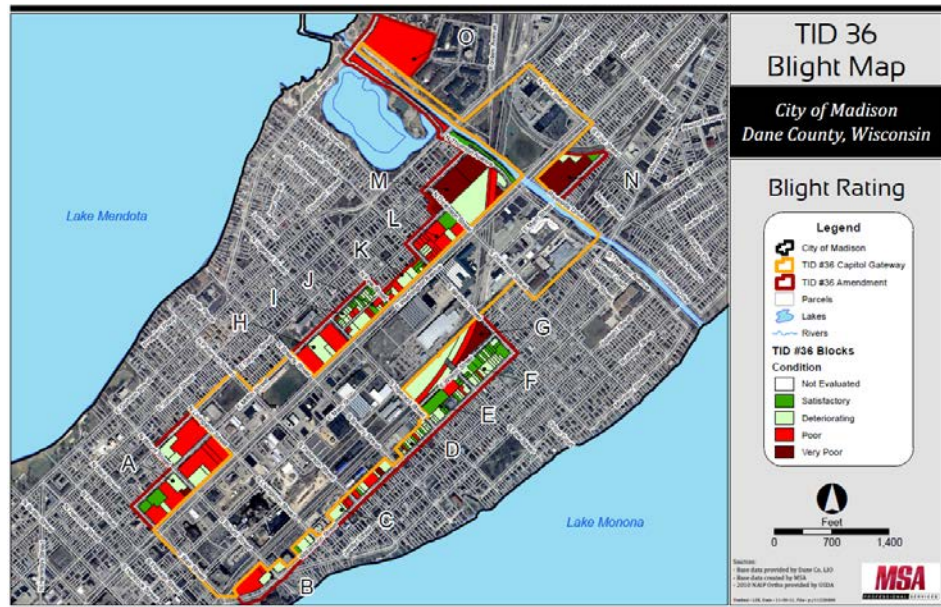
The City of Madison is considering an amendment to Tax Incremental Financing District (TID) 36. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(ae)1. MSA evaluated 203 parcels, eliminated two due to active construction or inadequate access, and scored the remaining 201 parcels using a scoring tool developed to standardize the evaluation process. We visited each parcel in November 2011, taking pictures of conditions and recording those conditions in the scoring tool.

Our assessment assumed a full 100-point rating for each parcel and then we reduced that rating as we identified conditions consistent with the statutory definition of blight. Four general types of conditions were considered: Utilization, Primary Structure Condition, Site Improvements Condition, and Other Blighting Influences. As blighting conditions were identified the parcel score was reduced; parcels with a score of 80-100 are considered Satisfactory, a score of 60-79.9 is considered Deteriorating, a score of 30-59.9 is considered Poor, and 0-29.9 Very Poor. Parcels scoring below 60 (Poor and Very Poor) are considered Blighted.

We reviewed five years of police call data for this area as provided by the City. Our analysis revealed an elevated number of calls in the TID 36 study area when compared against the city as a whole on a per-acre basis. Specific criminal activity occurring more frequently in this area in the past five years includes sexual assault, aggravated assault, robbery, burglary, stolen autos, theft, drug incidents and damaged property complaints. We also evaluated the condition of the public streets in the study area and found minor deficiencies in side streets, but overall good conditions on major public streets. In light of these blighting influences, all parcel scores were uniformly reduced by five points.

We also reviewed 10 years of code violation data as provided by the City. Approximately 87% of the study area parcels have a recorded code violation in that period, and the average for all parcels is 6.54 code violations per parcel. The most common violations are graffiti, property maintenance, and junk/trash/debris violations. Individual parcel scores were reduced for parcels with multiple and recent violations.

MSA has determined that 57.79% of the 201 evaluated parcels, by area, are blighted. We organized the parcels into 15 distinct areas of analysis. Seven of the fifteen sections (D, E, F, G, I, J, and K) are less than 50% blighted, and blight on a section-by-section basis ranges from 2.36% (Section F) to 100% (Section O).



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2. PARCEL AND STRUCTURE SURVEY METHODOLOGY

To evaluate the condition of each parcel in the proposed TID 36 amendment, we viewed and photographed every one 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. A parcel with only accessory structures such as fences or a small shed was evaluated as a “Parcel WITHOUT Structures”.

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.

Statute 66.1105(2)(ae)1. defines a blighted area as such:

“Blighted area” means any of the following:

a. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

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 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 TID 36 Amendment ID number, address, size, use, preferred land 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, canopy/porch, chimneys and vents, exterior stairs, and exterior doors. We look at each of these components and ask the following questions:

- Is this component part of the building design, but missing, either partially or entirely?
- Are there visible structural deficiencies indicated by crumbling, leaning, bulging, or sagging?
- Are there non-structural components missing such as window panes, flashing, etc.?
- Are there cosmetic deficiencies such as discoloring, dents or peeling paint?

If the answer to any of these questions is “yes”, the evaluator decides if the deficiency is major or minor and if it applies to some or most of the structure, and checks the appropriate box. The form deducts a portion of the points allotted to that component corresponding to the severity of the deficiency. A brief comment is inserted to explain the deficiency observed. If a building was designed without an element (e.g. no exterior stairs), or if the evaluator cannot see an element to evaluate (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 questions 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 all of the parcel, and marks the appropriate box, thereby eliminating some or all of the points associated with that issue.

CODE VIOLATIONS, POLICE CALLS, AND PUBLIC STREET CONDITIONS

The final parcel score is adjusted to account for code violations for the specific parcel (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 (uniform four point deduction). These deductions are explained in *Section Four – Other Blighting Factors*.

PARCEL EVALUATION FORM (Parcel With Structures)



Study Area:	City of Madison TID 36 Amendment			Evaluator:		Sub-Categories	Points
TID 36 Amendment ID #	Parcel #	Date of Evaluation:		A. UTILIZATION			200
Sheet Name:	Street Number:	Asses (st. id):		B. PRIMARY STRUCTURE EXT. CONDITION			400
Preferred Land Use (Comp Plan):	Zoning:	2010 Value Ratio:		C. SITE IMPROVEMENTS CONDITION			200
Primary Occupancy:		Other Uses:		D. OTHER BLIGHTING INFLUENCES			200
# Stories:	Basement (Y/N):	# Dwelling Units:		Parcel Rating without Crime or Code Violation Deductions			100.0
Code Violations last 10 years:	Code Violations last 5 years:	Picture ID:		PARCEL RATING:		SATISFACTORY	100.0

TYPE	Factor	Value	Condition	Points	Comments
Lot Utilization (Compared to Land Use Plan)	50	100%	100%	50	
Occupancy (% of the building used)	50	100%	100%	50	
Total				100	

ITEM	Factor (if not stbb)	Entirely Missing		Structural Deficiencies		Missing/Inoperable Components		Cosmetic Deficiencies		Condition	Points	Comments
		most/all	score	most/all	score	most/all	score	most/all	score			
Foundation	5									100%	5	(Structural Deficiencies = Crumbling, Leaning, Bulging, Sagging, etc.) (Missing/Inoperable Components = Missing/Inoperable Windows, Doors, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)
Walls & Cladding	15								100%	15		
Roof	15								100%	15		
Windows	15								100%	15		
Carport/Porch	15								100%	15		
Grimeys & Vents	5								100%	5		
Exterior Stairs	15								100%	15		
Exterior Doors	15								100%	15		
Total	100									100%	100	

ITEM	Factor (if not stbb)	Entirely Missing		Structural Deficiencies		Missing/Inoperable Components		Cosmetic Deficiencies		Condition	Points	Comments
		most/all	score	most/all	score	most/all	score	most/all	score			
Accessory Structures	30									100%	30	(Structural Deficiencies = Uneven Settling, Heaving, Crumbling, Leaning, Bulging, Sagging, etc.) (Missing/Inoperable Nonstructural Components = Siding, Flashing, Windows, Doors, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)
Storage & Screening	30								100%	30		
Signage & Lighting	30								100%	30		
Private Driveways	30								100%	30		
Public Sidewalk	10								100%	10		
Total	100									100%	100	

ITEM	Factor	Entirely Missing		Structural Deficiencies		Missing/Inoperable Components		Cosmetic Deficiencies		Condition	Points	Comments
		most/all	score	most/all	score	most/all	score	most/all	score			
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20									100%	20	(Structural Deficiencies = Uneven Settling, Heaving, Crumbling, Leaning, Bulging, Sagging, etc.) (Missing/Inoperable Nonstructural Components = Siding, Flashing, Windows, Doors, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)
Major Maintenance Issues (gas or	30								100%	30		
Use Incompatible with Adjacent Use	10								100%	10		
Building Bulk Incompatible with Neighborhood	10								100%	10		
Safety Hazards	15								100%	15		
Erosion and Stormwater Management Issues	10								100%	10		
Building not Handicap Accessible	5								100%	5		
Total	100									100%	100	

PARCEL EVALUATION FORM (Parcel WITHOUT Structures)



Study Area:		City of Madison TID 36 Amendment		Evaluator:	
TID 36 Amendment ID #	0	Parcel #:		Date of Evaluation:	2010
Street Name:	0	Assess (A, B, C):	0	Parcel #:	2010
Preferred Land Use (Camp Plan):	0	Zoning:	0	2010 Value Ratio:	0.0%
Primary Occupancy:	0	Code Violations last 5 years:	0	Other Uses:	
Code Violations last 10 years:	0	Picture ID:		Parcel Rating without Crime or Code Violation Deductions:	1000

TYPE	Factor	Value	Points	Comments
Lot Size/Layout (suitability for preferred land use)	60	100%	60	
Lot Utilization (compared to land use plan)	40	100%	40	
Total	100		100	

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

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

3. PARCEL AND STRUCTURE SURVEY FINDINGS

This blight study includes 203 parcels totaling 76.46 acres considered for possible inclusion in TID 36 Amendment. We grouped these parcels by geographic proximity and similar or planned land use, resulting in fifteen sections. Blight findings are presented here by section rather than parcel-by-parcel, with detailed information about parcels found to be in POOR or VERY POOR condition. Aggregate results for the entire proposed TID Amendment will be presented in *Section 5*. As explained below, some parcels were removed from consideration or combined with adjoining parcels where appropriate, resulting in a net count of 185 “parcels” evaluated, totaling 75.91 acres.

Parcels Not Considered

One parcel (63) was not visible from the public right-of-way and could not be evaluated. This parcel was omitted from consideration and the area of this parcel was not counted as part of the total TID 36 Amendment area.

One parcel (185) was under construction at the time of the evaluation. We determined that it was not appropriate to rate this parcel because conditions were changing daily and the end state remained uncertain. This parcel has also been omitted from consideration. All parcels not counted are noted in the section summaries.

Parcels Lines that were Modified

Sixteen parcels in total were modified for purpose of blight evaluation so that the parcel lines align with the structures found on each parcel or, in the case of parcels with no structures, so that indistinguishable parcels were considered as one. Four parcels (75, 174, 180, and 182) in Section M were modified, two parcels (103 and 3) in Section O were modified, two parcels (122 and 124) in Section F were modified, and eight parcels (54, 66, 72, 97, 118, 128, 145, and 158) in Section G were modified.

All of these parcels were evaluated in November 2011.

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

Section A

Description

This section includes sixteen (16) parcels ranging in size from 0.117 to 2.477 acres. Parcels situated between Washington Ave. and Mifflin St. are designated for Community Mixed Use in the Comprehensive Plan, while parcels between Mifflin St. and Dayton St. are designated HDR. Parcels in this section are zoned WP, PUD, and C3. Of the 16 parcels, four are parking lots (57, 95, 112, and 165), four have storage/warehousing uses (24, 89, 165, and 198), three have multifamily residential uses (44, 82, and 186), two have service uses (13 and 143), one has a social service use (177), one has a commercial use (16), and one has an office use (4). Two parcels (16 and 95) are vacant.



Findings

Eight of the parcels were found to be blighted (Poor or Very Poor condition), representing 68.05% of the section, by area. Detailed notes and photos of the eight blighted parcels follow. Most parcels with structures in this section lost points in primary structure exterior condition, site improvement conditions, and other blighting influences. All parcels without structures lost points in site improvement conditions. In addition, several of the parcels lost points in utilization. The two vacant parcels lost points in occupancy.

Section A Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	45,957	8.38%
Deteriorating	6	129,319	23.57%
Poor	7	363,427	66.25%
Very Poor	1	9,900	1.80%
Total	16	548,603	100.00%

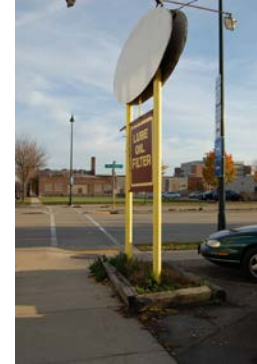
Blighted Parcels – Section A

The following parcels were determined to be blighted.

Parcel 13

Score: 21.4

Foundation cracked; paint peeling and mismatched; fascia peeling, rust stained and broken in places; rain spout bent; paint peeling from doors; garage door bent; storage shed rusted; sign face missing; lighting missing; parking lot cracked and worn; walks heaving; overgrown weeds; trash; broken glass; gutter missing



Parcel 16

Score: 30.1

Cracks, holes in walls; missing and bent gutters; graffiti; windows broken and boarded; garage doors dented/rusted; signage missing; parking lot in poor shape; some heaving in public sidewalks; landscaping not maintained; overgrown parking lot; litter; exposed wiring; vacant



Parcel 24

Score: 45.4

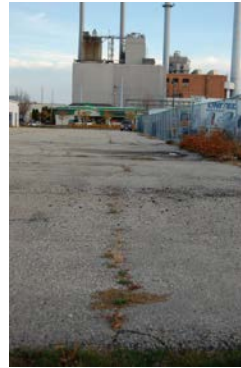
Paint mismatched and peeling; walls on interior buildings in poor shape; poorly covered graffiti; gutters rusted; concrete cornice deteriorating; window sills stained; chimney patchworked and weathered; weathered stairs; screening missing around garbage containers; cracking, worn asphalt drives; pooling in drive



Parcel 95

Score: 49.0

Lot in poor condition- cracks, pot holes, weeds, gravel; overgrown; pooling in lot; vacant



Parcel 143

Score: 58.8

Minor cracks in foundation; paint peeling and mismatched on walls; paint peeling from porch railings and overhang; vents rusted; garage doors dented; rear door heavily rusted; dumpster/fluid drums not screened; sign post rusted; asphalt lot weathered; litter in landscaping



Parcel 165

Score: 40.2

Foundation crumbling/algae growth; walls heavily graffitied; mismatched paint; metal siding curling; gutters rusted, sections missing; front door dirty and boarded up; aggregate beginning to show in public sidewalks



Parcel 177

Score: 42.2

Cladding dirty and stained; overhang on front entrance in poor shape-fascia bent and rusted, pieces of soffit missing; vents rusted; front stairs crumbling; screening not protected with paint or stain; some signage missing from front; paint peeling/rust on other signs; graffiti; parking lot weathered and cracked; heavily littered; landscaping not maintained



Parcel 198

Score: 55.9

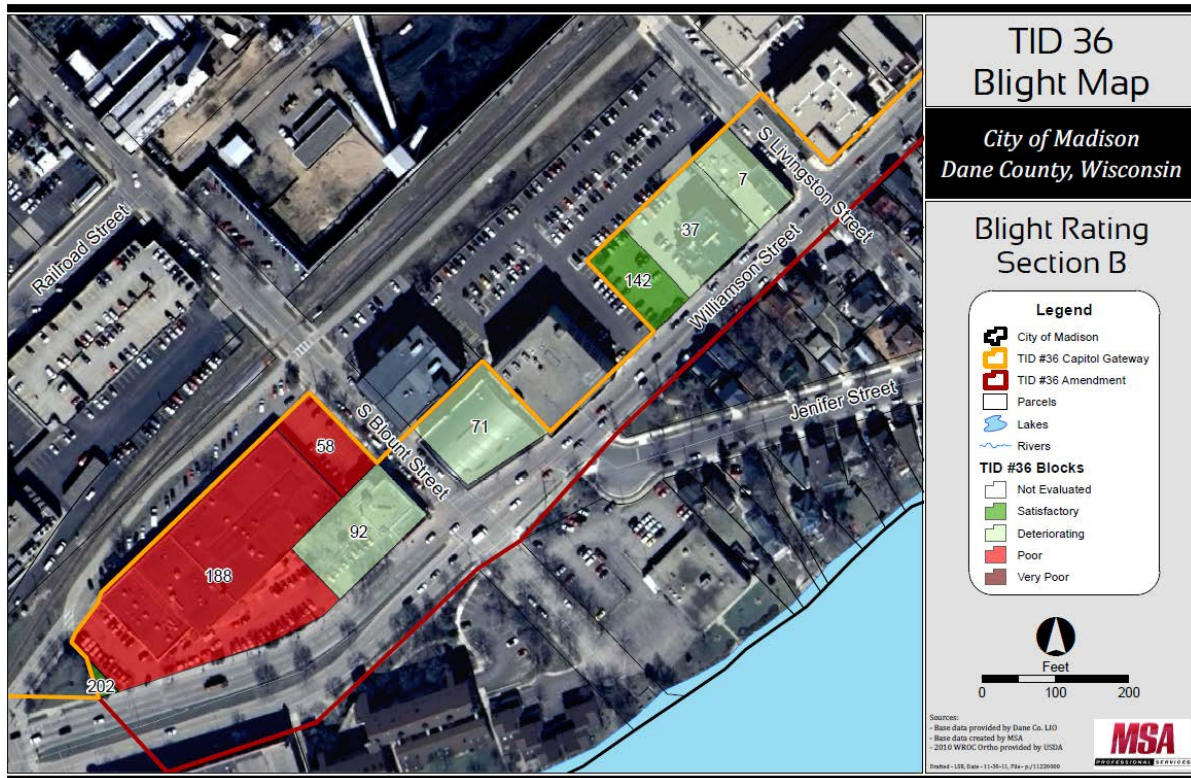
Some brick discoloration, mortar wear; cornice discolored; gutter bent and rusted; minor rust staining on doors; drives and lot cracked and pitted; public sidewalks crumbling, cracked, and aggregate showing



Section B

Description

This section includes eight (8) parcels ranging in size from 0.017 to 1.562 acres. Parcels west of Blount St. are designated for Employment in the Comprehensive Plan, while east of Blount St. are designated as Community Mixed Use. Parcels in this section are zoned WP and HIST-TL. Of the eight parcels, two parcels (7 and 71) are social services, two parcels are parking lots (58 and 142), one parcel is mixed use (37), one parcel is a daycare (92), one parcel is commercial (188), and one parcel is a park (202). All parcels are occupied.



Findings

Two of the parcels were found to be blighted (Poor condition), representing 53.17% of the section, by area. Detailed notes and photos of the two blighted parcels follow. Most parcels with structures in this section lost points in primary structure exterior condition, site improvement conditions, and other blighting influences. In addition, several of the parcels lost points in utilization.

Section B Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	730	0.51%
Deteriorating	5	66,858	46.32%
Poor	2	76,747	53.17%
Very Poor	0	0	0.00%
Total	8	144,335	100.00%

Blighted Parcels – Section B

The following parcels were determined to be blighted.

Parcel 58

Score: 53.8

Lot worn and cracked; pot holes in drive; walks cracked and heaving; graffiti on sidewalk



Parcel 188

Score: 52.8

Walls cracking, holes, pieces missing; paint peeling; poorly covered graffiti; canopies torn/dirty, some entirely missing; portico rusted, columns cracking; missing screening; sign paint peeling; asphalt drive/parking in poor condition; litter; some spaces empty



Section C

Description

This section includes thirteen (13) parcels ranging in size from 0.067 to 0.60 acres. All parcels in this section are designated as Community Mixed Use in the Comprehensive Plan and are zoned HIST-TL. Of the thirteen parcels, six parcels (50, 153, 154, 167, 192, and 195) are commercial, four (81, 166, 170, and 183) are multifamily, one (43) is single family, one (136) is mixed use, and one (194) is a parking lot. All parcels are occupied.



Findings

Six of the parcels were found to be blighted (Poor or Very Poor condition), representing 43.18% of the section, by area. Detailed notes and photos of the six blighted parcels follow. All parcels with structures in this section lost points in primary structure exterior condition. In addition, several of the parcels lost points in utilization due to not adequately meeting the design standards for the appropriate land use category in the Comprehensive Plan.

Section C Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	4,356	3.57%
Deteriorating	6	64,944	53.25%
Poor	5	43,956	36.04%
Very Poor	1	8,712	7.14%
Total	13	121,968	100.00%

Blighted Parcels – Section C

The following parcels were determined to be blighted.

Parcel 43

Score: 33.2

Paint peeling and mismatched; some cladding broken; shingles curling and discolored; porch soffit missing; piece of porch fascia missing; metal rusting and concrete crumbling on stairs; paint peeling from door frames; poorly covered graffiti on garage; piece of garage roof missing; garbage cans not screened; front light missing; piles of debris in side yard



Parcel 154

Score: 28.5

Foundation cracking and crumbling; extensive paint peeling from walls; graffiti; block damage; fascia not protected with paint/stain; gutter rusted; drip edge curling; window above door boarded; canopy dirty; rust on vents; door rusted; no screening, dumpsters heavily graffitied; asphalt drive in bad shape; space for lease



Parcel 167

Score: 57.7

Brick discolored; cracks in wall; exposed wiring; wall art peeling; paint peeling from window frames; overhang paint peeling; cracks in walk; area between building and sidewalk just dirt; graffiti



Parcel 170

Score: 58.8

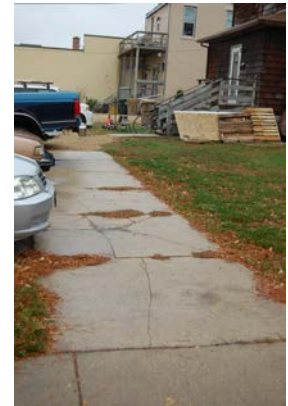
Foundation cracking and crumbling; walls discolored, paint peeling, cladding warped and dirty; paint peeling from soffit, brackets, and cornice of porch; window bars rusted, screens damaged; rusted brackets from previous signage; broken blinds visible in front windows; pooling in drive



Parcel 183

Score: 59.0

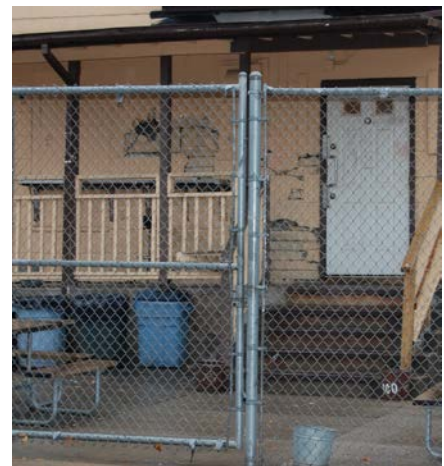
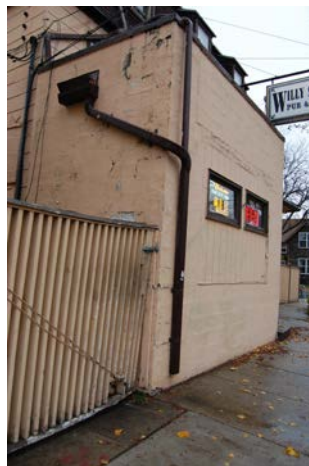
Foundation stained, crumbling, cracking; shakes discolored, missing, broken, and molding; paint peeling from soffit; debris in gutter; rear gutter bent; paint peeling from window frames; soffit of porch broken and sagging, paint peeling from porch; back porch not painted or stained; rust on vent; stairs leaning; paint peeling from door frame; walk cracked; building debris around structure



Parcel 195

Score: 49.7

Extensive foundation crumbling; paint peeling from walls; significant holes and siding missing; shingles curling and broken; gutter sagging; paint peeling from window frames; porch shingles damaged; rear porch heavily damaged; back stairs rust stained; doors rusted, dented, paint peeling, slats over windows; screening dirty/sagging; graffiti



Section D

Description

This section includes seventeen (17) parcels ranging in size from 0.048 to 0.10 acres. All parcels in this section are designated as High Density Residential in the Comprehensive Plan and are zoned HIST-TL. Of the seventeen parcels, eight parcels (1, 63, 79, 93, 150, 155, 163, and 164) are multifamily, five (19, 28, 135, 172, and 176) are single family, two (32 and 169) are mixed use, one (181) is a social service use, one (200) is a community center, and one (42) is commercial. One parcel in this section (28) is vacant. In addition, one parcel (63) was not visible from the public right-of-way and was therefore not evaluated, leaving a total of 16 parcels.



Findings

Two of the parcels were found to be blighted (Poor condition), representing 11.44% of the section, by area. Detailed notes and photos of the two blighted parcels follow. All parcels with structures in this section lost points in primary structure exterior condition.

Section D Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	13,068	20.59%
Deteriorating	11	43,146	67.97%
Poor	2	7,260	11.44%
Very Poor	0	0	0.00%
Total	16	63,474	100.00%

Blighted Parcels – Section D

The following parcels were determined to be blighted.

Parcel 1

Score: 54.8

Some crumbling of foundation; siding broken and discolored; paint peeling from door and window frames; Porch paint peeling, cracks in columns, floor boards not protected; soffit sagging; storm door missing closer; minor cracking in drive; weeds around foundation; indoor furniture on porches



Parcel 28

Score: 39.4

Foundation crumbling; siding missing, discolored, stained, warped; fascia and soffit pieces missing; mismatched material in missing window; porch not protected by paint or stain; drip edge bent, holes in gable; chimney bricks discolored; stairs leaning/crumbling; graffiti; unkempt landscaping; vacant



Section E

Description

This section includes seventeen (17) parcels ranging in size from 0.05 to 1.067 acres. All parcels in this section are designated as High Density Residential in the Comprehensive Plan and are zoned HIST-TL, R4, PUD, and M1. Of the seventeen parcels, ten parcels (38, 51, 84, 88, 94, 100, 105, 107, 113, and 157) are single family, three (91, 138, and 187) are mixed use, two (65 and 111) are multifamily, one (102) is manufacturing, and one (185) is a gas station. All parcels are occupied or partially occupied. At the time of evaluation, Parcel 185 was under construction and was therefore not evaluated, leaving a total of 16 parcels.



Findings

Two of the parcels were found to be blighted (Poor condition), representing 21.40% of the section, by area. Detailed notes and photos of the two blighted parcels follow. All parcels in this section lost points in primary structure exterior condition.

Section E Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	6	63,855	47.27%
Deteriorating	8	42,322	31.33%
Poor	2	28,908	21.40%
Very Poor	0	0	0.00%
Total	16	135,085	100.00%

Blighted Parcels – Section E

The following parcels were determined to be blighted.

Parcel 91

Score: 46.9

Some foundation cracking/crumbling; cracks in bricks, paint mismatched and peeling; paint peeling from doors, rust; graffiti; cracks/crumbling in walkway; weeds overgrown around building; puddling in driveway; commercial space and some apartment space vacant



Parcel 102

Score: 47.6

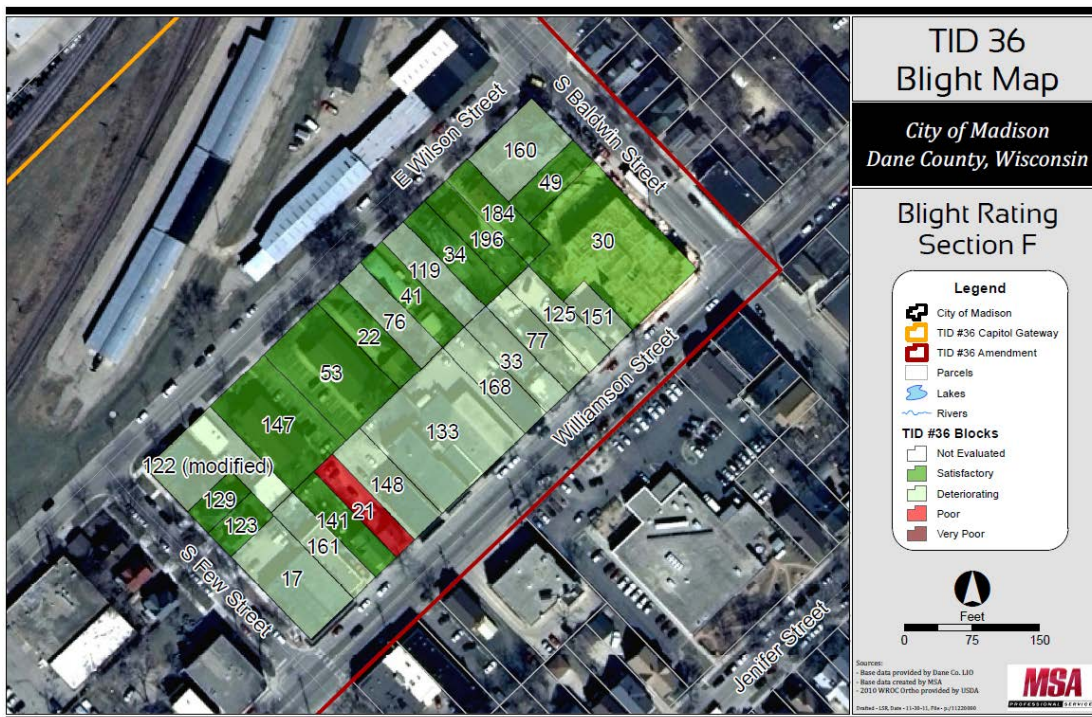
Paint peeling from walls; some windows boarded; paint peeling from chimney, graffiti on vent; paint peeling from door frame; roof and door bent on shed; some pitting in asphalt; weeds in cracks of parking; landscaping overgrown; storm drains covered in debris



Section F

Description

This section includes twenty seven (27) parcels ranging in size from 0.051 to 0.417 acres. Parcels on Wilson St. are designated as Low Density Residential in the Comprehensive Plan, while parcels on Williamson St. are designated as Neighborhood Mixed Use. Parcels in this section are zoned HIST-TL, C3, R3, R4, R5 and PUD. Of the twenty seven parcels, eight are single family (34, 49, 76, 119, 123, 129, 184 and 196), eight are multifamily (21, 53, 77, 125, 141, 147, 151 and 160), five are mixed use (30, 33, 133, 148 and 168), three are commercial (22, 41 and 161), one is a community center (17), one is a auto service center (122), and one is a garage (124). All parcels are occupied or partially occupied. Parcel 122 was modified to include Parcel 124 to align with the structures on the properties, resulting in 26 total parcels.



Findings

One of the parcels were found to be blighted (Poor condition), representing 2.36% of the section, by area.

Section F Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	12	73,962	47.15%
Deteriorating	13	79,197	50.49%
Poor	1	3,696	2.36%
Very Poor	0	0	0.00%
Total	26	156,855	100.00%

Blighted Parcels – Section F

The following parcels were determined to be blighted.

Parcel 21

Score: 57.6

Siding weathered, holes, cladding missing, paint peeling; paint peeling on fascia; window frames missing/broken; paint peeling on balcony/roof overhang; chimney mortar deteriorating; cracks in front cement; broken blinds and improvised curtains in front windows



Section G

Description

This section includes ten (10) parcels ranging in size from 0.05 to 1.067 acres. All parcels in this section are designated as Parks and Open Space in the Comprehensive Plan and are zoned R3 and M1. Of the ten parcels, four are railroad or railroad right-of-ways (66, 97, 118 and 158), two are open space (70 and 128), two have employment/storage uses (54 and 145) and one has a utility use (72). All parcels with structures are occupied.

Several of the parcels were modified for blight evaluation purposes, because of the layout of structures and the inability to distinguish a parcel line. Parcel 66 was modified to include Parcel 97, Parcel 72 was modified to include Parcel 128, Parcel 118 was modified to include Parcel 158, and Parcel 54 was modified to include Parcel 145, resulting in a total of 6 “parcels”.



Findings

Three of the parcels were found to be blighted (Poor or Very Poor condition), representing 24.92% of the section, by area. Detailed notes and photos of the three blighted parcels follow. All parcels in this section with structures lost points in primary structure exterior condition.

Section G Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	3	176,647	54.65%
Poor	2	80,547	24.92%
Very Poor	1	66,025	20.43%
Total	6	323,219	100.00%

Blighted Parcels – Section G

The following parcels were determined to be blighted.

Parcel 54 (modified to include parcel 145)

Score: 29.3

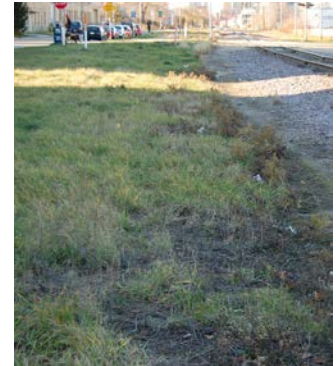
Foundation cracked/crumbling; siding broken/missing, paint peeling/mismatched, cracks in blocks; drip edge rusted; roof warped; fascia missing/broken; gutters missing/full of debris/rusted; paint peeling from window and door frames; some windows boarded; paint peeling from stairs; drive cracked, heaving, loose gravel; asphalt degraded; aggregate showing on public sidewalk; landscaping not well maintained; trash around building



Parcel 66 (modified to include parcel 97)

Score: 33.8

Minor heaving in public sidewalks; landscaping unmaintained; significant litter; debris on railroad tracks



Parcel 190

Score: 54

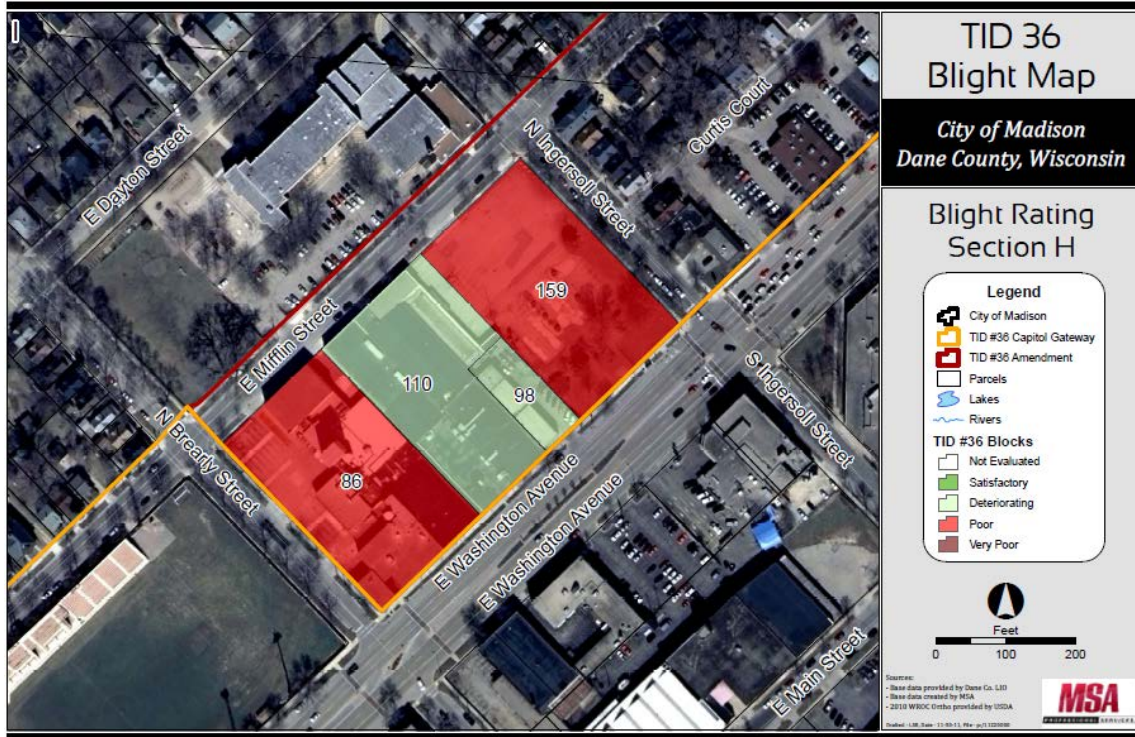
Paint mismatched/weathered; cladding dented; some rust on roof; door paint peeling, frames rusted; vending machine cage rusted; paint peeling from signs; asphalt lot cracked, weathered, loose gravel; some pooling in lot



Section H

Description

This section includes four parcels ranging in size from 0.2 to 1.50 acres. All the parcels are designated for Employment in the Comprehensive Plan and are currently zoned C3. Of the four parcels, one is parking (159), one is employment (86), one is auto service (98), and one is general storage (110). Parcel 159 is vacant.



Findings

Two of the four parcels were found to be blighted (Poor condition), representing 66.66% of the subsection, by area. Detailed notes and photos of the two blighted parcels follow. Every parcel in this subsection lost points due to site improvement conditions. In addition, parcels with structures lost points in primary structure exterior condition.

Section H Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	2	65,340	33.34%
Poor	2	130,628	66.66%
Very Poor	0	0	0.00%
Total	4	195,968	100.00%

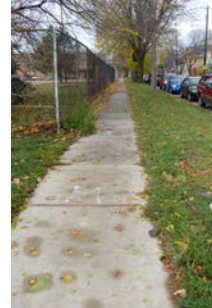
Blighted Parcels- Section H

The following parcels were determined to be blighted.

Parcel 159

Score: 31.5

Fence rusted, bent; lot overgrown; structural damage in lot; graffiti; litter; vacant



Parcel 86

Score: 54.2

Paint peeling from walls, cracks in concrete; siding missing; graffiti; vents and dock doors rusted; slats missing from fence; asphalt lot cracked, pot holes; rusted and crumbling concrete blocks blocking drive; weeds around base of building



Section I

Description

This section includes thirty (30) parcels ranging in size from 0.045 to 0.114 acres. All parcels in this section are designated as Medium Density Residential and are zoned R5. Of the thirty parcels twenty two are single family (14, 18, 23, 26, 39, 45, 55, 59, 60, 69, 73, 81, 85, 101, 104, 115, 117, 144, 156, 162, 173 and 203) and eight are multifamily (27, 56, 74, 109, 114, 126, 131 and 191). All parcels are occupied.



Findings

Three of the parcels were found to be blighted (Poor condition), representing 12.25% of the section, by area. Detailed notes and photos of the three blighted parcels follow. All parcels in this section lost points in primary structure exterior condition.

Section I Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	10	26,130	29.34%
Deteriorating	17	52,015	58.41%
Poor	3	10,905	12.25%
Very Poor	0	0	0.00%
Total	30	89,050	100.00%

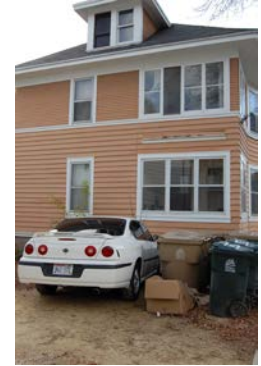
Blighted Parcels – Section I

The following parcels were determined to be blighted.

Parcel 109

Score: 57.8

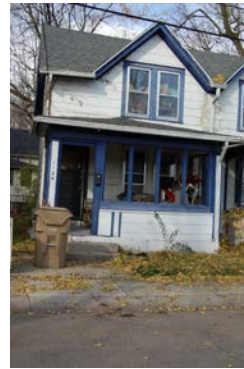
Foundation crumbling/cracked; remnants of balconies; paint peeling/mismatched; cracking in soffit; fascia warped; paint peeling from window and door frames; gutter rusted; rear wood steps not protected; some crumbling on front stairs; garbage cans not screened; cracks/heaving in walks



Parcel 114

Score: 39.0

Paint peeling; cladding weathered; debris in gutters; windows missing from porch; stairs leaning; shed paint peeling, rusted; heaving, aggregate showing on public sidewalk; junk on porch/piled in window



Parcel 131

Score: 40.1

Cladding dirty/paint peeling; debris in gutters; paint peeling from fascia; paint peeling from doors and windows; debris on porch roof; junk on porch; drive/walk crumbling/aggregate showing; shed in poor shape, junk falling out; garbage cans not screened; landscaping not well maintained



Section J

Description

This section includes twelve (12) parcels ranging in size from 0.05 to 0.68 acres. All parcels in this section are designated as Medium Density Residential and are zoned C3 and PUD. Of the twelve parcels, three are single family (40, 90 and 175), three are commercial (9, 15 and 36), two are service uses (29 and 35), two are parking lots (52 and 108), one is a restaurant (134) and one is multifamily (11). Parcels 36 and 52 are vacant.



Findings

Six of the parcels were found to be blighted (Poor condition), representing 28.90% of the section, by area. Detailed notes and photos of the six blighted parcels follow. All parcels in this section lost points in primary structure exterior condition.

Section J Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	12,672	14.23%
Deteriorating	4	50,661	56.88%
Poor	6	25,740	28.90%
Very Poor	0	0	0.00%
Total	12	89,073	100.00%

Blighted Parcels – Section J

The following parcels were determined to be blighted.

Parcel 9

Score: 50.4

Paint peeling from walls, window frames and door frames; drip edge rusted; doors scratched; graffiti; heaving in public sidewalk; building materials behind structure; partially vacant



Parcel 11

Score: 49.5

Foundation crumbling; paint peeling from walls, windows and door frames; pieces of soffit broken; fascia peeling; flooring on upper patio warped/pieces broken; stairs cracked and molding; heaving in drive and sidewalk; landscaping not maintained (rotting apples in backyard)



Parcel 29

Score: 51.5

Cracks in walls; paint peeling from walls, window frames and door frames; garage door dirty/ lintel sagging/failing; screening missing; sign paint peeling; cracks and heaving in drive and sidewalk; painting materials/tarps in drive; some litter; pooling in parking lot



Parcel 36

Score: 59.6

Minor rust on vents; some lighting and signage missing, posts rusted; drives cracked, weathered; weeds growing in cracks; vacant



Parcel 40

Score: 53.8

Some siding dirty and warped; paint peeling from gutter, fascia and window frames; top window boarded; aggregate showing, crumbling and rust stains on stairs; upside down garbage can in front yard; cracking and heaving in drive/walks; trees growing around foundation; building material at side of house



Parcel 52

Score: 53.9

Sign posts rusted, missing lighting; drives/walks weathered and cracked; vacant



Section K

Description

This section includes twelve (12) parcels ranging in size from 0.038 to 0.625 acres. All parcels in this section are designated as Medium Density Residential and are zoned C3 and R5. Of the twelve parcels, three are commercial (67, 121 and 178), two are parking lots (47 and 197), one is mixed use (64), one is single family (146), one is multifamily (101), one is open space (199) and one is a civic facility (96). All parcels are occupied.



Findings

Three of the parcels were found to be blighted (Poor condition), representing 26.48% of the section, by area. Detailed notes and photos of the three blighted parcels follow. All parcels with structures except 121 lost points in primary structure exterior condition.

Section K Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	5	18,073	18.79%
Deteriorating	4	52,622	54.72%
Poor	3	25,469	26.48%
Very Poor	0	0	0.00%
Total	12	96,163	100.00%

Blighted Parcels – Section K

The following parcels were determined to be blighted.

Parcel 64

Score: 55.0

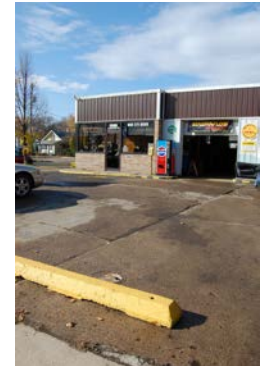
Weeds growing from base of building; foundation crumbling; paint mismatched, bricks discolored, cracks; poorly covered graffiti; window frames rusted; first floor windows missing/boarded up; paint/stain uneven on porch; vents rusted; paint peeling/mismatched on door frame; cracks in walk



Parcel 87

Score: 58.0

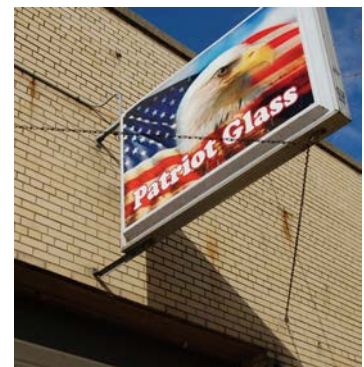
Some siding missing; one window frame missing; metal door frame rusted; dumpster not screened; walks crumbling, cracked; parking lot cracked, pot holes, gravel; public sidewalk aggregate showing, some heaving



Parcel 178

Score: 57.1

Foundation paint mismatched; rust stains on cladding; metal roof rusted/curling; window frames and doors rusted; vent in front yard rusted; dumpsters not screened; aggregate showing in walk; asphalt lot cracked, weathered, potholes; some pooling in lot



Section L

Description

This section includes eighteen (18) parcels ranging in size from 0.067 to 0.826 acres. All parcels in this section are designated as Medium Density Residential, except parcels 6, 31 and 127 which are designated as Employment. Parcels in this section are zoned R5, HIS-L, C3 and M1. Of the eighteen parcels, ten are multifamily (5, 12, 78, 99, 106, 116, 120, 130, 139 and 179), two are restaurants (6 and 80), two are parking lots (31 and 193), one is single family (137), one is commercial (127), one is office (152) and one is a service use (189). Parcel 6 is vacant.



Findings

Thirteen of the parcels were found to be blighted (Poor condition), representing 90.59% of the section, by area. Detailed notes and photos of the thirteen blighted parcels follow. All parcels with structures lost points in primary structure exterior condition and site improvements condition.

Section L Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	31,944	0.00%
Deteriorating	4	27,390	9.41%
Poor	13	136,686	90.59%
Very Poor	0	0	0.00%
Total	18	196,020	100.00%

Blighted Parcels – Section L

The following parcels were determined to be blighted.

Parcel 5

Score: 46.2

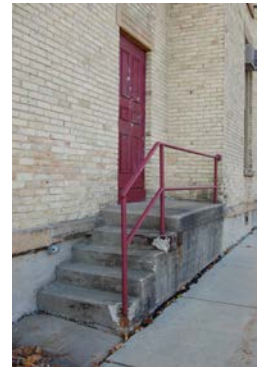
Foundation discolored/mold; paint peeling, siding broken/split; gutters full of debris/dirty; some shingles curling/discolored; paint peeling from window frames; porch screens dirty and torn; paint peeling from porch; drive cracked/heaving; trash around porch



Parcel 6

Score: 47.2

Foundation crumbling, rusted, paint peeling; walls cracked, rust stains; mismatched brick; paint peeling on fascia; underlying brick of roof crumbling; concrete sills crumbling; vent rusted; stairs crumbling, rust stained; ramp crumbling; paint peeling from doors; concrete door ledges crumbling; shed roof rusted, paint peeling; signage/lighting in poor shape; asphalt parking lot cracked/weathered; vacant



Parcel 12

Score: 47.3

Paint peeling/weathered; shakes chipped and cracking around windows; pieces of fascia, soffit missing; gutters dirty/rusted; paint peeling from window and door frames; metal canopy dirty/rusted; exterior stairs weathered, warped, molding; walk cracked/disintegrating; landscape not well maintained; debris under porch; gutters full of debris



Parcel 80

Score: 45.3

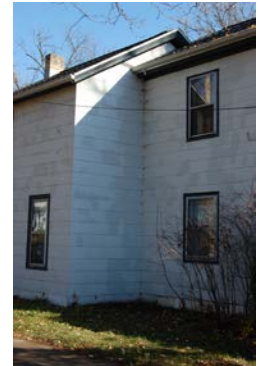
Graffiti; rust stained walls; window and door frames rusted; soffit of overhang water damaged, rusted; vents heavily rusted; door scuffed, veneer peeling, warped, and curling; garbage cans not screened; sign posts rusted/paint peeling; drive heavily cracked, weathered; walk sinking; public sidewalk stained, heaving



Parcel 99

Score: 57.1

Minor cracks in foundation; paint peeling from window and door frames, fascia and porch; paint mismatched and patchy; some window screens torn; aggregate showing on stairs, railing rusted; garage roof rusted and bent, paint peeling; walks cracked and overgrown; landscaping overgrown



Parcel 106

Score: 45.3

Foundation crumbling; paint peeling from walls, drip edge, fascia, window and door frames and porch; siding cracked and broken; pieces of soffit and fascia missing; shingle damage; porch carpeting ragged/dirty; vents rusted; stair railings rusted; gravel drive overgrown; partially vacant



Parcel 116

Score: 52.2

Minor foundation cracking/crumbling; siding dirty; paint peeling from decorative roof elements and window and door frames; some basement windows boarded; insulation caulking around windows messy; canopy support rusted; concrete stairs crumbling and rust stained; metal door frame dented; walk cracked and heaving; driveway severely deteriorated; building materials at side of house



Parcel 120

Score: 38.6

Foundation cracked/crumbling; siding dirty; some shakes on upper story broken; paint peeling from walls and window frames; rust on door frame, door ledge crumbling/leaning; drive cracked/heaving; aggregate beginning to show on public sidewalk; building materials around house; junk visible in back yard



Parcel 127

Score: 47.4

Minor cracks in foundations; paint peeling from walls, window and door frames, and dock; walls stained/discolored and cracked; window frames rusted; overhang roof damaged; dock rusted/ siding dented; fence not protected; minor graffiti; lot weathered and cracked; some heaving in public sidewalk



Parcel 130

Score: 52.4

Foundation cladding dented and dirty; siding warped and dirty; pieces of fascia missing; paint peeling from window and door frames; porch heavily rusted, soffit dirty and falling, shingle damage; stairs crumbling, rust stained and covered in debris; railings heavily rusted; doors rust stained; lighting rusted; concrete drive in poor condition; public sidewalk covered with debris; landscaping not well maintained



Parcel 139

Score: 54.5

Minor crumbling/cracks in foundation; siding discolored/warped; paint peeling from wood siding, fascia, window and door frames, porch and stairs; chimney crumbling; garbage cans in front yard; walks cracked; gravel drive overgrown



Parcel 152

Score: 50.0

Walls rust stained; mismatched brick/brick pitted; graffiti; paint peeling from fascia, signs and window frames; balcony/fire escape rusted; fence not protected; dumpster in drive not screened



Parcel 189

Score: 46.3

Foundation cracked; metal cladding dented; cracks in brick; paint peeling from fascia, pieces of fascia missing; screening rust stained; window frames and sills rusted/broken; concrete porch cracked, rust stained; metal air conditioner support rusted/broken; some chimney crumbling; door paint weathered/scuffed; back door dirty; asphalt drive/walk cracked; sign pole rusted; some pooling in drive



Section M

Description

This section includes twelve (12) parcels ranging in size from 0.074 to 3.746 acres. Parcels in this section northwest of Mifflin St. are designated Medium Density Residential in the Comprehensive Plan. Parcels southeast of Mifflin St. are designated Employment. Parcels in this section are zoned R4, M1, C and C3. Of the twelve parcels, three are storage and warehousing (2, 46 and 83), three are parking (75, 174 and 180), two are commercial (61 and 140), one is service (149), one is open space (171) and one is railroad (68). Parcels 2, 46, 61, and 83 are vacant or partially vacant.

Several of the parcels were modified for blight evaluation purposes, because of the layout of structures and the inability to distinguish a parcel line. Parcel 182 was modified to include Parcel 174, and Parcel 75 was modified to include Parcel 180, leaving a total of 10 “parcels”.



Findings

Seven of the parcels were found to be blighted (Poor or Very Poor condition), representing 58.29% of the section, by area. Detailed notes and photos of the seven blighted parcels follow. All parcels in this section lost points in primary structure exterior condition and other blighting influences.

Section M Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	45,884	8.56%
Deteriorating	2	177,756	33.16%
Poor	3	81,727	15.24%
Very Poor	4	230,769	43.04%
Total	10	536,136	100.00%

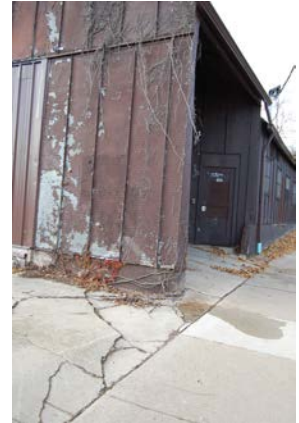
Blighted Parcels – Section M

The following parcels were determined to be blighted.

Parcel 2

Score: 0.9

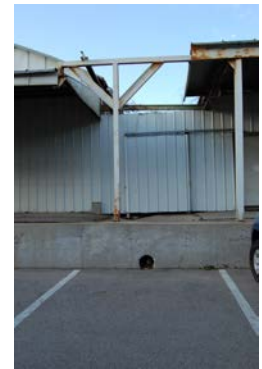
Foundation cracked, moldy; Cladding rusted, dented, paint peeling, pieces falling off; roof rusted, pieces missing; gutters/soffit falling off; several windows boarded, window frames rusted; garage doors dented/missing pieces; shed in poor shape; fence rusted; drive/walks cracked, heaving; graffiti; trash in drive; dead vines; building materials in lawn; appears mostly vacant



Parcel 46

Score: 7.5

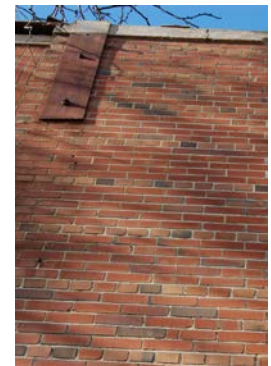
Foundation crumbling; poorly covered graffiti; mismatched paint; metal cladding dented/curling; paint peeling from window and door frames; roof rusted, fascia missing, metal roof warped; some windows boarded; parts of rear dock overhang missing; garage doors dented; drives/walks crumbling and cracked; gravel eroded; piles of sand; pooling in gravel; building materials/rusted equipment; vacant



Parcel 61

Score: 24.5

Concrete walls cracked; paint peeling from walls, chimneys, window and door frames, socks, screening and signage; window frames rusted; dock rusted; chimney cracked; pieces of screening missing; signage infrastructure rusted; drive cracked/heaving; trash around dock; some pooling in drive; vacant



Parcel 68

Score: 57.1

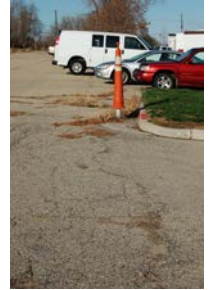
Wild, overgrown brush; trash and debris on tracks



Parcel 75 (modified to include parcel 180)

Score: 53.0

Drive weathered, cracked, weeds and potholes; edges overgrown; pole (orange cone) near island; pooling in parking lot



Parcel 83

Score: 13.3

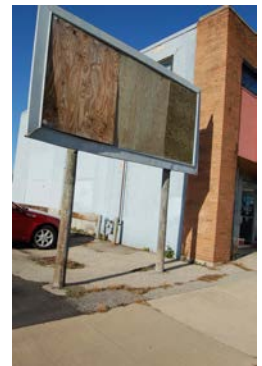
Foundation cracked and stained; walls cracked, discolored, rust stained, mismatched paint; paint peeling from walls and doors; graffiti; several windows boarded; concrete window sills discolored; docks rusted and crumbling; vents rusted and boarded up (blue building); wooden stairs not painted or stained; concrete stairs crumbling; broken/falling lighting; drives cracked, weathered, weeds; rusted equipment; debris; vacant



Parcel 140

Score: 57.3

Weeds growing from foundation; paint peeling from walls and window frames; poorly covered graffiti; metal box on wall rusted; overhang soffit dirty, weathered, holes; dumpsters in rear not screened; signage weathered; sign vacant; sign posts rusted; cracks and weeds in parking; some heaving/aggregate showing in sidewalk



Section N

Description

This section includes three (3) parcels ranging in size from 0.191 to 3.813 acres. All parcels in this section are designated as Medium Density Residential and are zoned M1. Of the three parcels, one is commercial/warehouse (20), one is commercial/service (132) and one is office (201). All parcels are occupied.



Findings

One of the parcels was found to be blighted (Very Poor condition), representing 84.55% of the section, by area. Detailed notes and photos of the blighted parcel follow. All parcels in this section lost points in primary structure exterior condition.

Section N Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	8,315	4.23%
Deteriorating	1	22,040	11.22%
Poor	0	0	0.00%
Very Poor	1	166,087	84.55%
Total	3	196,442	100.00%

Blighted Parcels – Section N

The following parcel was determined to be blighted.

Parcel 20

Score: 20.3

Minor crumbling of foundation; paint peeling from walls, fascia, window and door frames, signs; graffiti; siding broken/warped; cracks in blocks; pieces of fascia missing/broken; roofs sagging; windows boarded; garage doors warped/broken; docks and shelters badly damaged; fencing damaged/ rusted; asphalt cracked, weathered, overgrown; graffiti on bridge; landscaping not maintained; litter/junk/debris

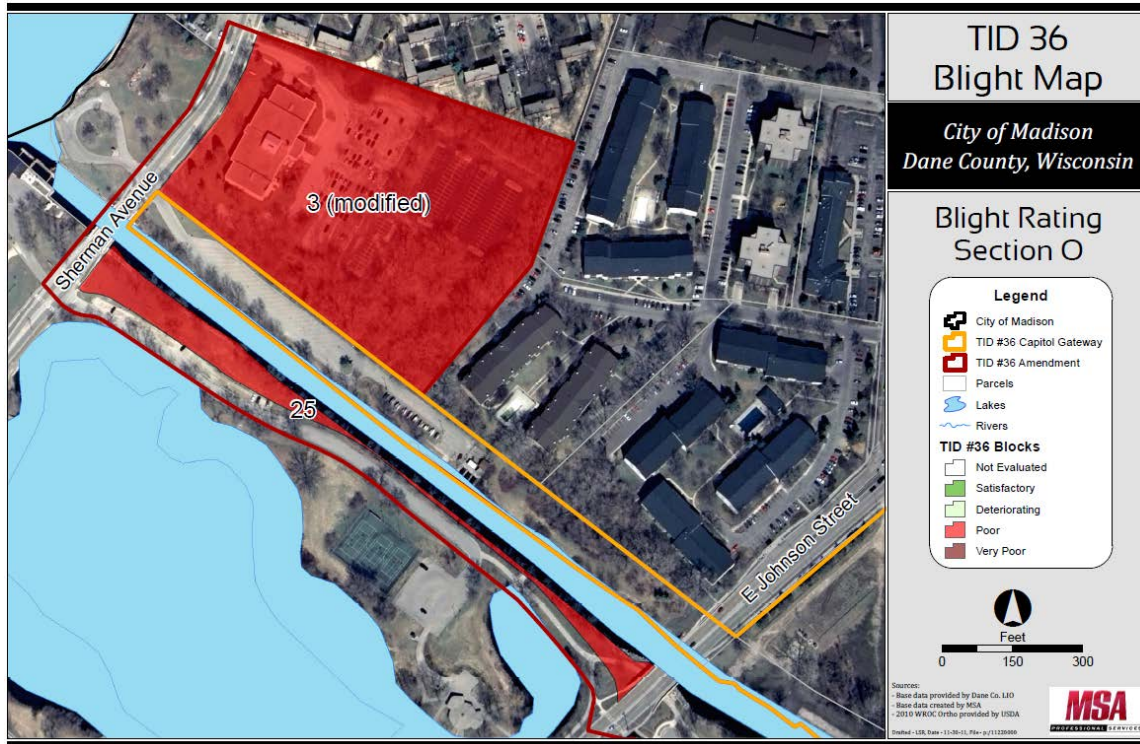


Section O

Description

This section includes three (3) parcels ranging in size from 1.268 to 4.765 acres. Parcel 25 is designated as Parks and Open Space in the Comprehensive Plan and is zoned W (Wetland District). Parcels 3 and 103 are designated Employment and are zoned C2. Of the three parcels, one is parks and open space (25), one is office (3), and one is parking lot (103). Parcel 3 is partially occupied.

Parcel 3 was modified to include Parcel 103 due to the apparent function of the two parcels as one parcel, and the lack of street access to the rear parcel, leaving a total of two “parcels”.



Findings

Both parcels were found to be blighted (Poor condition), representing 100% of the section, by area. Detailed notes and photos of the blighted parcels follow. Parcels in this section lost the most points in site improvements condition.

Section O Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	0	0	0.00%
Poor	2	411,813	100.00%
Very Poor	0	0	0.00%
Total	2	411,813	100.00%

Blighted Parcels – Section O

The following parcels were determined to be blighted.

Parcel 3 (modified to include parcel 103)

Score: 52.5

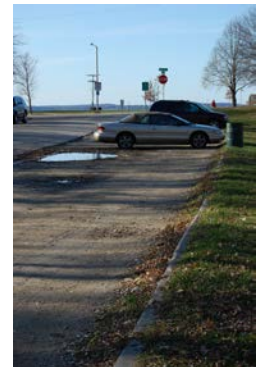
Rust stains on cladding; stairs crumbling/cracked, rust stains; dumpsters not screened; signage missing; sign posts rusted; graffiti; asphalt lot weathered, cracked, minor pot holes; no sidewalk or access to front entry; partially vacant



Parcel 25

Score: 56.7

Some signs bent; graffiti underneath bridge; gravel parking eroded; litter; major pooling in parking



4. OTHER BLIGHTING FACTORS

The parcel scores include considerations for three factors that indicate and influence conditions consistent with blight – code violations, police calls, and the condition of public streets in the study area. Scores for all parcels were reduced by five points due to the generally elevated police call data in this area and minor deficiencies of the public streets in the area. 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 1327 code violations in the TID 36 Amendment study area from October 2001 through October 2011. This is an average of 6.54 violations per parcel. Approximately 87% of the 203 parcels received violations and only 20% of these were single-time offenders; 27% of the parcels received 10 or more violations.

There are many different categories of code violations; however violations generally fall in to 13 different categories: graffiti, property maintenance, junk/trash/debris, ice/snow removal, housing (including occupancy complaints), sign, grass/weeds, construction, zoning (and other), inoperable/abandoned vehicle, noise, street occupancy, and mechanical (see Table 4.1).

Graffiti, property maintenance, junk/trash/debris, and snow/ice removal violations are the most common violation in the study area – accounting for 86.8% (1152) of the violations over the 2001-2011 period.

Many of the violations within these categories, including those listed above, are factors contributing to blight.

Category	#
Graffiti	618
Property Maintenance	324
Junk Trash & Debris	121
Ice/Snow	89
Housing	76
Sign	54
Grass/Weeds	19
Construction	15
Zoning	4
Inoperable Vehicle	2
Noise	2
Street Occupancy	2
Mechanical	1
Total	1327

Table 4.1. Code Violations in TID 36 Amendment from Oct 2001- Oct 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

Police Calls

There are a variety of different conditions which, if present, can support a determination of blight. As defined in Statute 66.1105(2)(ae)1., these conditions include those that are “conducive to...juvenile delinquency and crime, and [are] detrimental to the public health, safety, morals or welfare...”

To analyze the levels of crime within the TID 36 Amendment study area, we examined the number of police calls in the area and city-wide from 2006 to 2010 on a per acre basis (calls divided by acres). The City provided crime data for the TID 36 Amendment area. We compared both total police calls and several specific types of calls.

Total Police Calls

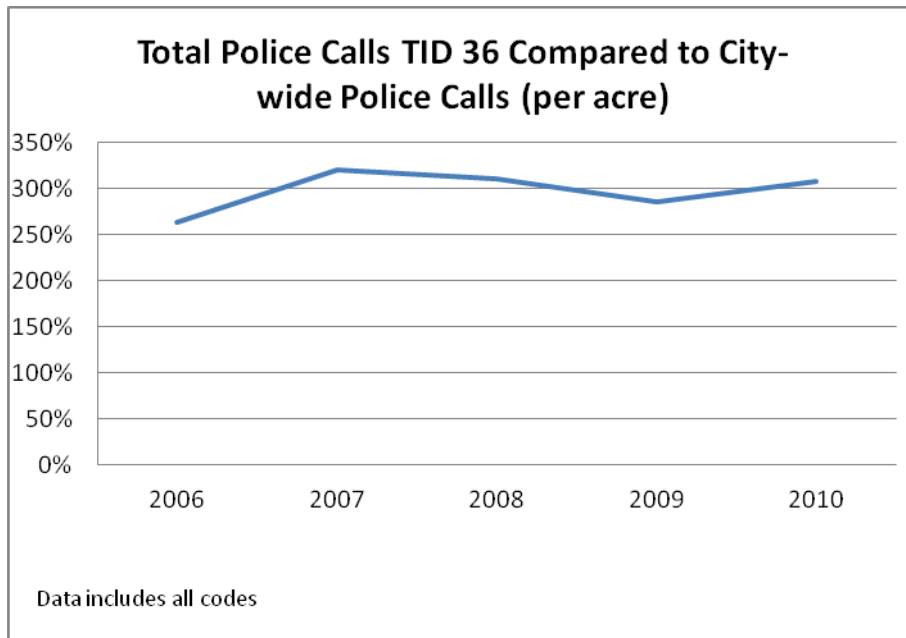
It is important to note that “police calls” include nearly 150 types of contact tracked by the City of Madison Police Department, including reported crimes but also including 911 phone calls and requests for information.

Over the past five years there have been, on average, 850.2 calls per year in the TID 36 Amendment study area, or about 11.1 per acre. City-wide, over the same period, the average is 182,920.8 calls per year, or about 3.73 per acre.

These numbers include informational, assistance, conveyance, special events, and 911 calls that are abandoned, disconnected, misdialed, etc. If we remove these codes from our analysis, the proposed study area has, on average, 468 police calls per year, or 6.12 per acre.

Figure 4.1 shows “police calls per acre” in the TID 36 Amendment study area as a percentage of the same number city-wide, and it reveals that police calls in the TID 36 Amendment study area are much higher than police calls city-wide.

Figure 4.1 – Police Calls per Acre, TID 36 Amendment versus City of Madison



Selected Police Calls

We also considered the occurrence of specific police calls associated with crimes that are particularly detrimental to actual or perceived personal safety (sexual assault, aggravated assault, burglary/robbery, theft, etc.).

Table 4.2 displays reported crimes that threatened personal safety within the TID 36 Amendment, and within Madison. For ease of comparison, the numbers are reported on a per acre basis. Of these selected crimes, all occurred more often in the TID 36 Amendment study Area than as in the city as a whole over the past five years.

Table 4.2 – Reported Crimes in TID 36 Amendment Area & City of Madison

Selected Reported Crimes in TID 36 & Madison (per acre)						
	2006	2007	2008	2009	2010	Average
Sexual Assault 1-2-3-4/Rape	0.0131	0.0131	0.0131	0.0000	0.0392	0.0157
Madison	0.0015	0.0013	0.0010	0.0007	0.0021	0.0013
<i>TID 36 compared to Madison</i>						991.64%
Robbery (armed & strong armed)	0.0131	0.0131	0.0131	0.0262	0.0131	0.0157
Madison	0.0089	0.0074	0.0075	0.0075	0.0068	0.0076
<i>TID 36 compared to Madison</i>						207.61%
Aggravated Assault	0.0785	0.0916	0.1569	0.1439	0.1177	0.1177
Madison	0.0102	0.0091	0.0100	0.0099	0.0110	0.0100
<i>TID 36 compared to Madison</i>						1173.37%
Burglary (res. & non-res.)	0.1700	0.1700	0.3008	0.0523	0.3008	0.1988
Madison	0.0333	0.0423	0.0418	0.0312	0.0337	0.0365
<i>TID 42 compared to Madison</i>						538.69%
Stolen Autos	0.0392	0.1046	0.1046	0.0785	0.0654	0.0785
Madison	0.0102	0.0105	0.0104	0.0073	0.0077	0.0092
<i>TID 36 compared to Madison</i>						861.96%
Theft	0.3139	0.4839	0.4185	0.3008	0.5101	0.4054
Madison	0.1129	0.1168	0.1192	0.1241	0.1270	0.1200
<i>TID 36 compared to Madison</i>						337.52%
Drug Incident	0.0262	0.0262	0.1177	0.0262	0.0392	0.0471
Madison	0.0320	0.0300	0.0310	0.0294	0.0300	0.0305
<i>TID 36 compared to Madison</i>						182.88%
Damaged Proeprty Complaint	0.1177	0.2093	0.0785	0.1439	0.1831	0.1465
Madison	0.0750	0.0740	0.0520	0.0540	0.0492	0.0608
<i>TID 36 compared to Madison</i>						196.88%

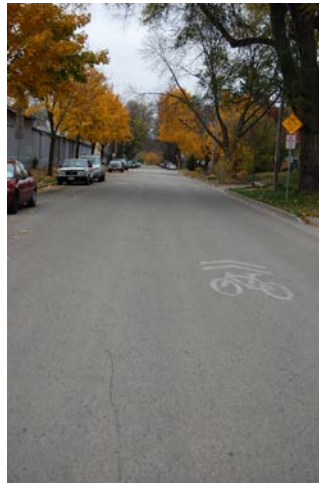
Public Street Conditions

Though we focused mostly on the condition of the parcels that would be located in the TID 36 Amendment study area, 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 the majority are in fair condition with several roads showing cracking and crumbling deficiencies. The following pictures are some of the street conditions within the TID 36 Amendment study area.



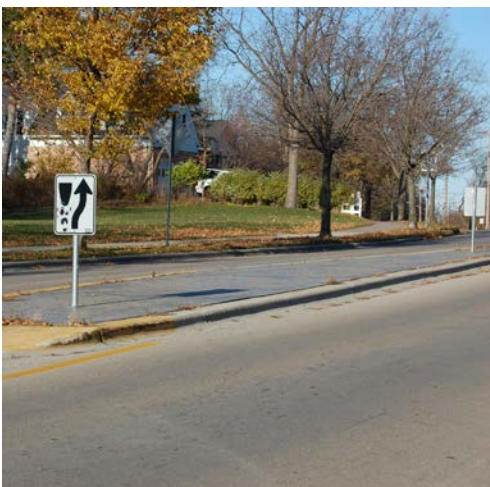
Curtis Ct looking Southwest
(Deteriorating)



Wilson looking Southwest
(Good)



Washington at Baldwin looking Southwest
(Good)



Sherman Ave looking North (Good)



Dickinson at Dayton looking East (Good)

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 elevated police calls and the limited street condition deficiencies we have deducted 5 points from every parcel in the TID 36 Amendment study area.

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5. SUMMARY AND CONCLUSIONS

Of the total area evaluated for blight (75.85 acres), 57.79% of this area (44.44 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	2	45,957	6	129,319	7	363,427	1	9,900	16	548,603	68.05
B	1	730	5	66,858	2	76,747	0	0	8	144,335	53.17
C	1	4,356	6	64,944	5	43,956	1	8,712	13	121,968	43.18
D	3	13,068	11	42,882	2	7,524	0	0	16	63,474	11.85
E	6	63,855	8	42,322	2	28,908	0	0	16	135,085	21.40
F	12	73,963	13	79,197	1	3,969	0	0	26	156,855	2.36
G	0	0	3	176,647	2	80,547	1	66,025	6	323,219	24.92
H	0	0	2	65,340	2	130,628	0	0	4	195,968	66.66
I	10	26,130	17	52,015	3	10,905	0	0	30	89,050	12.25
J	2	12,672	4	50,661	6	25,740	0	0	12	89,073	28.90
K	5	18,073	4	52,622	3	25,469	0	0	12	96,163	26.48
L	1	31,944	4	27,390	13	136,686	0	0	18	196,020	69.73
M	1	45,884	2	177,756	3	81,724	4	230,769	10	536,136	58.29
N	1	8,315	1	22,040	0	0	1	166,087	3	196,442	84.55
O	0	0	0	0	2	411,813	0	0	2	411,813	100.00
	45	344,947	86	1,049,993	53	1,428,043	8	481,493	192	3,304,204	57.79%
TOTAL	23.44%	10.44%	44.79%	31.78%	27.60%	43.22%	4.17%	14.57%	100.00%	100.00%	

**not including parcels #63 and #185*

The 201 parcels that were examined for the TID 36 Amendment have been grouped into fifteen 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 2.36% (Section F) to 100% (Section O).

A blight TIF requires that 50% of the area of the proposed district must be blighted. This area has met that threshold.

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