

**SURVEY OF CONDITIONS FOR
PROPOSED TODD DRIVE TAX INCREMENTAL
FINANCE DISTRICT (TIF) PROJECT**

Report on Blight Determination

**Prepared by:
Mid-America Planning Services, Inc.
621 N. Sherman Ave.
Madison, WI 53704
608-249-2514**

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TABLE OF CONTENTS

Background Summary	2
Structural Survey	3
Findings for the Proposed TIF District	7
Summary	9
APPENDIX A: SURVEY FORM	10
APPENDIX B: MAP OF BLIGHTED AREAS	11
APPENDIX C: MAP OF EXISTING LAND USES	12
APPENDIX D: MAP OF BLIGHTING INFLUENCES AND CONDITIONS BY BLOCK	13
APPENDIX E: LISTING OF PARCELS BY BLOCK	14
APPENDIX F: SURVEY FORMS	15
APPENDIX G: BLIGHT PHOTOS	16

Background Summary

This report finds that the proposed Todd Drive Tax Incremental District, which is part of the city of Madison, town of Madison and city of Fitchburg annexation agreement, constitutes a blighted area under the provisions of Wisconsin Statutes 66.1105 (4) (gm) 4a, which governs Tax Increment Finance Districts. This district consists of part of the city of Madison and part of the town of Madison. The proposed district is shown on the Existing Land Use Map in Appendix C.

The district is generally located either side of Todd Drive with 4 parcels north of the Beltline and the balance south of the Beltline.

The district is composed of numerous uses. It has retail outlets, single-family residents, multifamily residents; community based residential facility, greenhouse, car dealer, large vacant parcel and other uses.

The area is blighted due to underutilization of the land, personal safety issues, inadequate construction, age of buildings, and impact of high traffic volumes, dense urban uses, and neglect to structures. Porches, brick walls, concrete foundations, doors and doorframes, windows and window frames, shingles and roofing material deteriorate with time. Structures become obsolete. Masonry walls and foundations are subject to cracking and deterioration. High-energy costs, changes in transportation patterns and changes in types of businesses have also become important factors.

Below are the blighting influences identified within the Todd Drive Area:

- Deteriorating Structures
- Obsolescence
- Sound Structures in Need of Repair
- Gravel or Dirt Parking Lots
- Obsolete Structure not Suited for Development
- Land Underutilization
- Faulty Lot Layout
- Poor Site Conditions
- Overcrowding of Buildings on the Land
- Incompatible Use or Land Use Relationship
- Lack of Open Space
- High Density of Population or Overcrowding
- Out of Scale with Surrounding Buildings
- Poor Walks and Driveways
- Inadequate Outdoor Storage and Screening
- Lack of Handicap Accessibility
- Inadequate Construction
- Lack of Parking

Structural Survey

Methodology

Mid-America Planning Services, Inc., consultants to the city of Madison conducted the field surveys May through December 2003. One survey was completed for each building or structure. If one structure was on two parcels, only one survey was completed. If more than one structure was on a parcel, a survey was completed for each structure. One survey was completed for each parcel without a building. In one case, one use shared multiple parcels, and then only one survey was completed. There are 37 parcels and it required 42 surveys forms to complete the survey. An example of the survey form used is found in Appendix A.

The survey consisted of:

Land Use – The field survey enumerator recorded the existing land use of each parcel of land.

Exterior Structural Conditions of Buildings – The survey enumerator recorded the structural conditions of all buildings. The survey consisted of a 100 percent exterior inspection of all buildings. In evaluating the building's condition the following criteria were used:

Evaluating Building Conditions

Critical Structural Elements – These components are the critical elements of a structure. They have one or more defects, either limited or extensive, if evidence of any of the following conditions exist:

Foundation:

- seepage
- crumbling
- rotting
- leaning
- bulging
- sagging
- holes
- structural cracks
- loose, broken or missing structural material
- construction not providing adequate protection

Exterior Walls

- seepage
- crumbling
- rotting
- leaning
- bulging
- sagging
- holes

- loose, broken or missing structural material
- construction which does not provide adequate protection against the elements

Roof

- rotting
- sagging
- loose, broken or missing structural material
- missing cornices and flashings
- holes
- loose, broken, cracked or missing structural material
- construction not providing adequate protection against the elements

Non-Critical Structural Elements – These components are the non-critical elements of a structure. They have one or more defects if evidence of any of the following conditions exist:

Chimneys and Flues

- crumbling
- rotting
- sagging
- leaning
- loose, broken, cracked or missing material
- smoke seepage

Exterior Porches

- crumbling
- rotting
- sagging
- leaning
- loose, broken or missing material

Exterior Stairs

- missing
- rotting
- leaning
- sagging
- tilting
- holes
- shaky or weak spots
- unsafe steps or railings
- loose, broken or missing material
- missing risers, treads or railings

Exterior Doors

- missing
- rotting
- seepage
- leaning
- loose, broken or missing material
- holes
- inoperative

- construction not providing for adequate protection against elements

Windows

- missing
- rotting
- seepage
- sagging
- loose, broken or missing material
- inoperative
- construction not providing for adequate protection against elements

Blighting Influences – A search was conducted for blighting influences and recorded by a professional planner.

Rating Criteria for the Structure

Based on inspection and evaluation, the condition of each component of the structure was placed in one of five categories:

Satisfactory
Maintenance
Minor Deficiency
Moderate Deficiency
Major Deficiency

Satisfactory – This condition exists when there is an absence of any defect and/or requirement for maintenance.

Maintenance – This condition exists when routine steps are required to improve, protect and/or correct normal wear and tear, which may arise in components because of weathering, aging and/or use.

Minor Deficiency – This condition exists when there are defects in an element that are beyond the scope of “Maintenance” which require repair or replacement not exceeding 20 percent of the element.

Moderate Deficiency – This condition exists when there are defects in a particular element or group of elements that are more serious than in the “Minor Deficiencies” category. The defects relating to a “Moderate Deficiency” require the reconstruction or replacement of approximately 20-50 percent of the element.

Major Deficiency – This condition exists when there are defects in a particular element or group of elements of a component that seriously impair the ability of the component to function in its intended capacity. Deficiencies in an element of a component, which require replacement, reconstruction and/or extensive repair to over 50 percent of the element, constitute a “Major Deficiency”.

The primary and secondary components of each structure were rated on a points system using the categories above. Each primary and secondary component was given

a value depending on the importance of the component. The value of the component was then multiplied by values shown below.

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

A total score was then calculated. The score for each structure is shown in Appendix E.

Blighting Influences

Blighting influences were also documented by the enumerator including; Poor Walks and Driveways, Inadequate Outdoor Storage and Screening, Incompatible Use or Land Use Relationship, Obsolete Buildings Not Suited for Development, Land Underutilization, Non-Accessory Parking, Lack of Parking, Faulty Lot Layout, Incompatible Use or Land Use Relationship, Lack of Open Space, Overcrowding of Buildings on the Land, High Density of Population or Over Crowding, Identifiable Hazards to Health and Safety of the Community, Poor Site Condition, Out of Scale with Surrounding Buildings, and Lack of Handicap Accessibility. Other blighting influences that were not listed were also documented on each survey sheet. As part of the field survey conducted, 41 blighting influences were identified. Blighting influences summarized by block are shown in Appendix D. **The study utilized 42 surveys or an average of 0.97 blighting influences per survey on 37 parcels or 1.1 blighting influences per parcel.**

Rating System for Parcels with Structures

The total score for each structure along with blighting influences was used to assign each structure into a category. The structural soundness of all buildings was rated using the following system.

(0 to 50) Standard – Where all primary components are sound and in good repair or requiring only normal maintenance.

(51 to 490) Blighted But Can Be Corrected – Where primary structural components are in need of repair beyond normal maintenance.

(491 and up) Blighted Site May Require Clearance – Where the primary structural components have a critical defect that may not be correctable.

The number of “standard”, “blighted, but can be corrected” and “blighted may require clearance”; structures are shown by block in Appendix D.

Rating System for Parcels without Structures

Parcels that were vacant or parking lots were not considered blighted just for being vacant. They could be blighted if the land was underutilized, had blighting

influences associated with them or were largely unusable due to their shape, lack of access or size. The blighting influences that were recorded are listed in the blighting influences section of this report.

Statutory Definitions of Blight

“Blighted area” means:

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

Findings for the Proposed TIF District

There are 37 parcels with 42 structures within the proposed district, of which, 26 structures were rated as blighted. Note: Three structures are located on 2 parcels each or 6 total parcels, one parcel has 9 structures, 3 parcels have no structures and 30 parcels have one structure each.

Existence of Dilapidation, Deterioration, Age or Obsolescence

Parcels within the study area displayed various structural wear due to age, lack of maintenance, lack of replacement or poor site maintenance. Five structures in the study area showed foundation deterioration demonstrated by instances of cracking, chipping or crumbling.

Eleven buildings had wall deterioration including cracking, bulging or signs of attempted repair.

Nineteen structures have some degree of observable roof deterioration including missing or rotting shingles and uneven roofs indicating ineffective repair or water damage to the roof itself or missing and deteriorating fascia and soffit.

Seven structures displayed different degrees of deficiencies regarding chimneys. Common deficiencies included bricks or mortar deteriorating or missing.

Six instances of porches (or elevated entries) and stairs in poor condition were noted. Deficiencies included rotting, warped wood, slanted structures and inadequate railings. Four structures had deficient doors. Twenty nine structures were affected by deteriorating windows.

Inadequate Provision of Ventilation, Light, Air or Sanitation

The concern under this category was the lack of screened storage for refuse on four parcels. Three parcels had trash scattered about.

Conditions which Endanger Life or Property by Fire and Other Causes

Several conditions were noted as potential fire hazards and these included: age, structural safety of existing chimneys and open storage of refuse. Another set of problems were that 16 properties having poor walks and driveways and in some cases a lack of hand rails. This was a danger to pedestrian accidents.

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

The deficiencies discussed above illustrate conditions detrimental to public health, safety, morals and welfare that were noted upon evaluation of the study area. Intermediate and critical structural deficiencies, open storage of refuse and other hazardous items and unsafe porches all illustrate detrimental conditions.

In Summary

The blight findings for a TIF district are primarily based on structural conditions in the proposed TID area. In tabulating for blight:

- ◆ 16 parcels both with and without structures including 2 structures on 4 parcels are in standard condition (399,004 square feet);
- ◆ 21 parcels both vacant and with structures are "blighted, but correctable" (1,269,743square feet); while
- ◆ None fit in the category, "blighted and may require clearance".

Three parcels are without structures. One parcel without a structure is blighted. That one parcel is a large wooded lot, underutilized and without services. The second parcel is too small to be utilized on its own and is therefore blighted. The third parcel is a car lot and is of standard quality.

The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be approximately **76.0 percent of the area**. This meets the 50 percent blight required in Wisconsin Statute 66.1105 (4) (gm) 4a. The map in Appendix B delineates the blighted areas from areas that are not. Streets were not calculated in the total area.

The percent of the area of the proposed TIF district fitting the definition of property standing vacant for an entire 7-year period immediately preceding adoption is 16.1 percent. This is within the requirement of not more than 25% of the land being vacant for the preceding 7 years.

Structures – Blighted and Standard Quality

	Number of structures	Percentage of Total Structures
Substandard Blighted	0	0
Correctable Blighted	26	63.4
Standard	15	36.6
Bldg being Rehabilitated	0	0
Total	41	100

Area of all Parcels that can be corrected– Blighted and Standard

	Number of parcels	Square Feet Occupied	Percent of Total Area (Rounded)
Substandard Blighted	0	0	0
Correctable Blighted and Vacant Blighted	21	1,269,743	76.0
Standard	16	399,004	24.0
Bldg being Rehabilitated	0	0	0
Total without roads	37	1,668,747	100

Area of all Parcels in square feet – Vacant and Occupied
(To be vacant a parcel must have been vacant for the past 7 years)

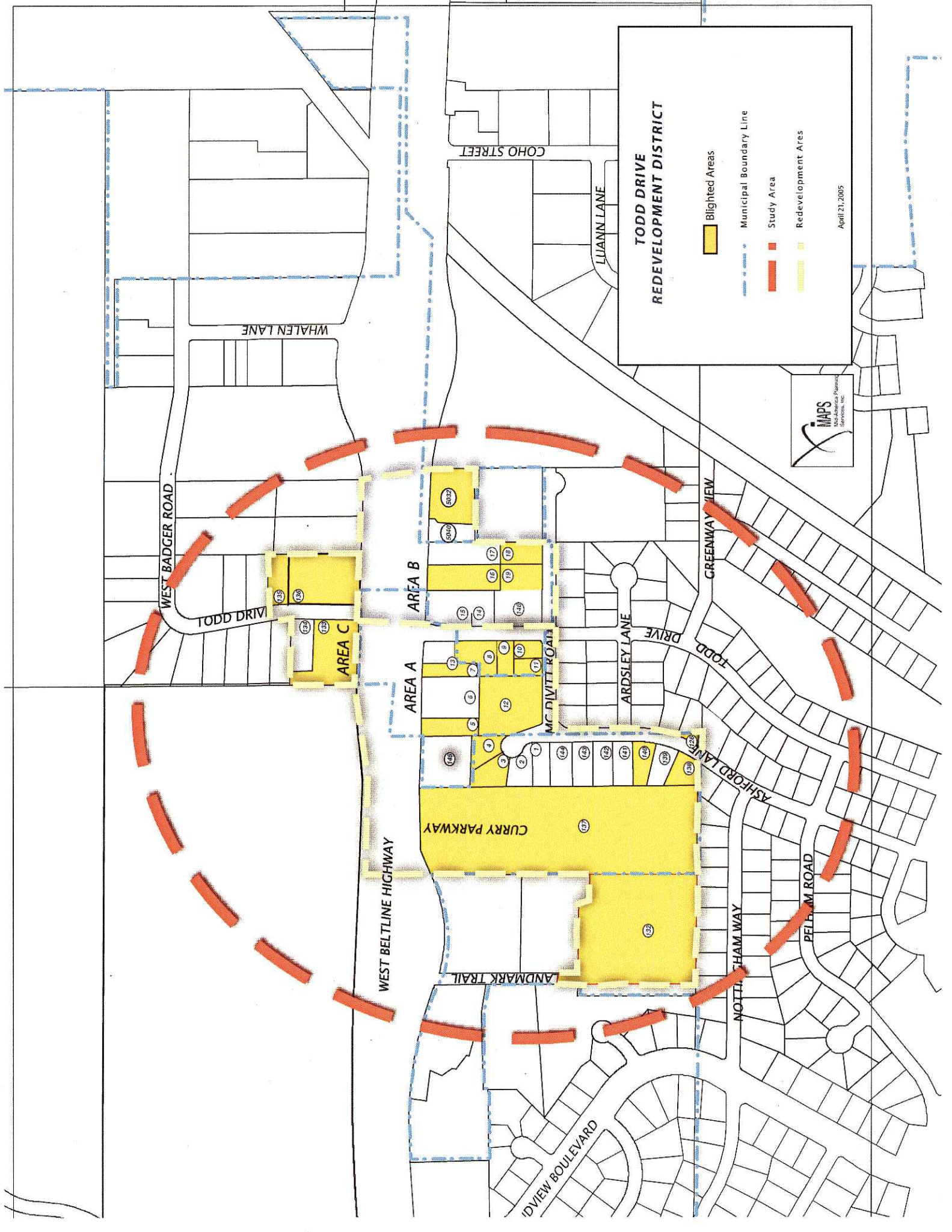
	Area in Sq.Ft.	Percent
Occupied	1,381,489	82.7
Vacant	275,010	18.3
Total without roads	1,668,747	100

Summary

In summary, it is the finding of this report that the proposed Tax Incremental Financing District constitutes a blighted area under the provision of Wisconsin Statutes 66.1105 (4) (gm) 4a, which governs Tax Increment Finance Districts.

APPENDIX A: SURVEY FORM

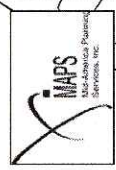
APPENDIX B: MAP OF BLIGHTED AREAS



**TODD DRIVE
REDEVELOPMENT DISTRICT**

- Blighted Areas
- Municipal Boundary Line
- Study Area
- Redevelopment Area

April 21, 2005



WEST BADGER ROAD

WHALEN LANE

COHO STREET

LUANN LANE

TODD DRIVE

AREA C

AREA B

AREA A

CURRY PARKWAY

MC DIVITT ROAD

ARDSLEY LANE

GREENWAY VIEW

TODD DRIVE

WEST BELTLINE HIGHWAY

LANDMARK TRAIL

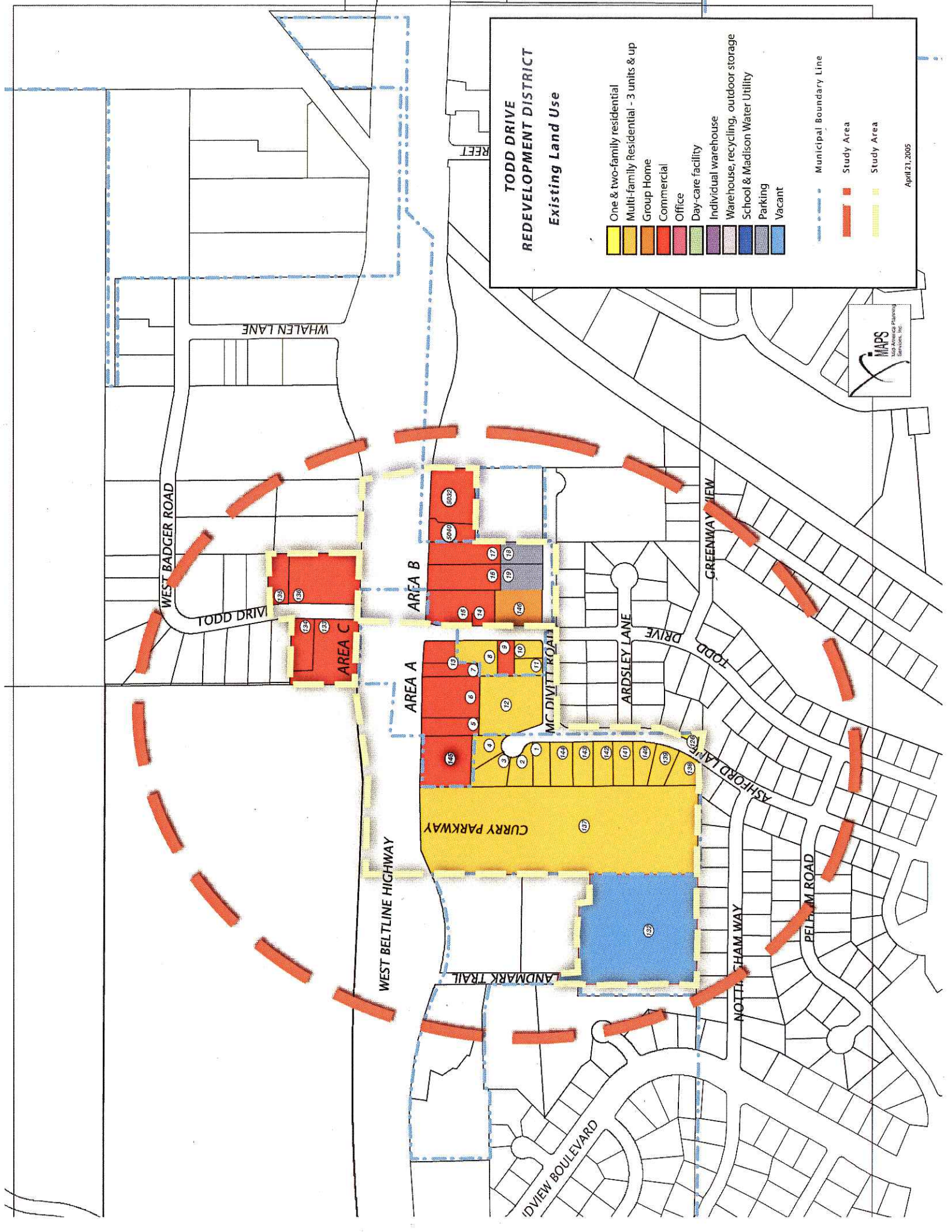
NORTH CHAM WAY

PELHAM ROAD

ASHFORD LANE

IDVIEW BOULEVARD

APPENDIX C: MAP OF EXISTING LAND USES



TODD DRIVE REDEVELOPMENT DISTRICT

Existing Land Use

[Yellow]	One & two-family residential
[Orange]	Multi-family Residential - 3 units & up
[Red]	Group Home
[Dark Red]	Commercial
[Light Green]	Office
[Green]	Day-care facility
[Purple]	Individual warehouse
[Light Blue]	Warehouse, recycling, outdoor storage
[Dark Blue]	School & Madison Water Utility
[Grey]	Parking
[Blue]	Vacant

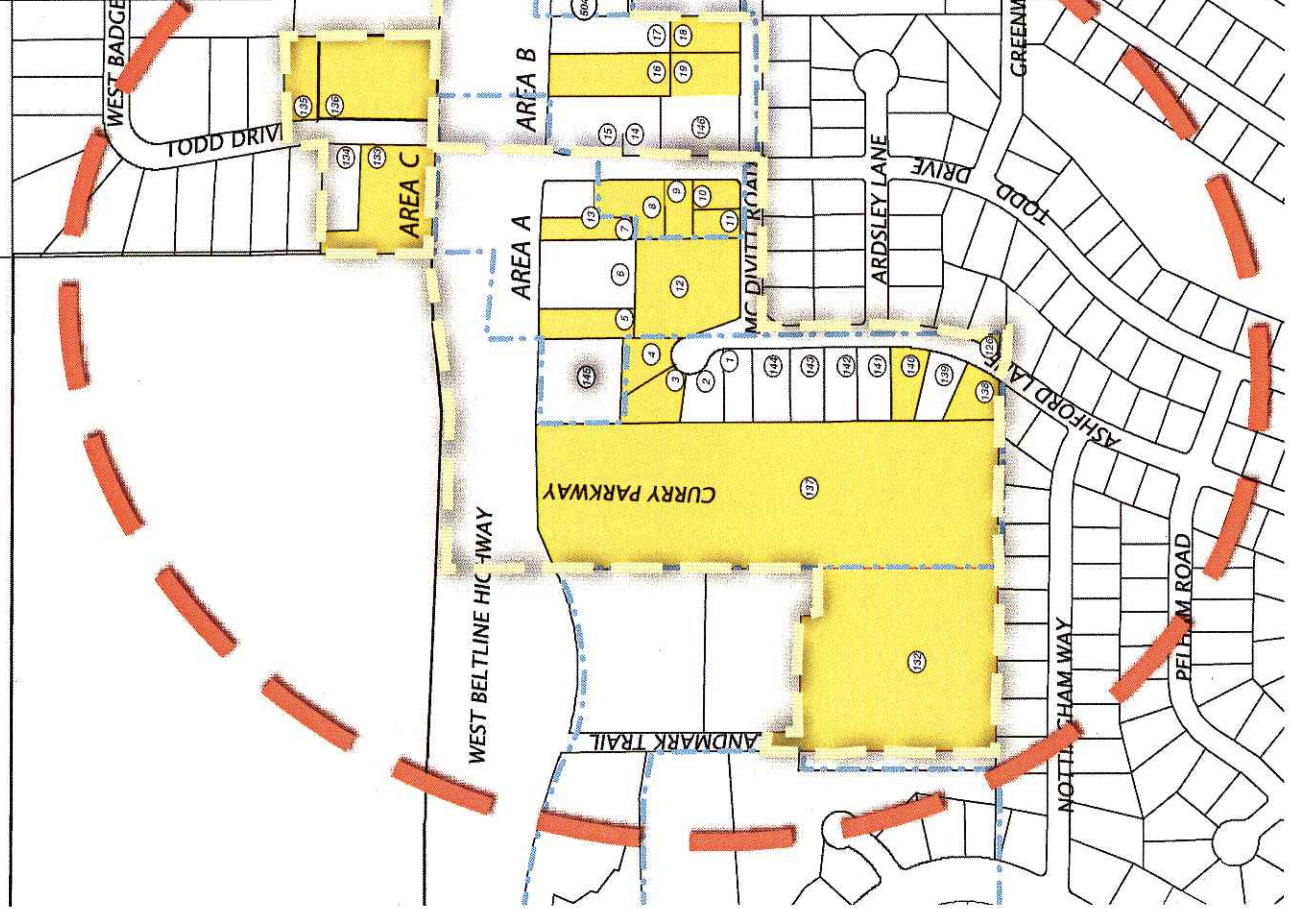
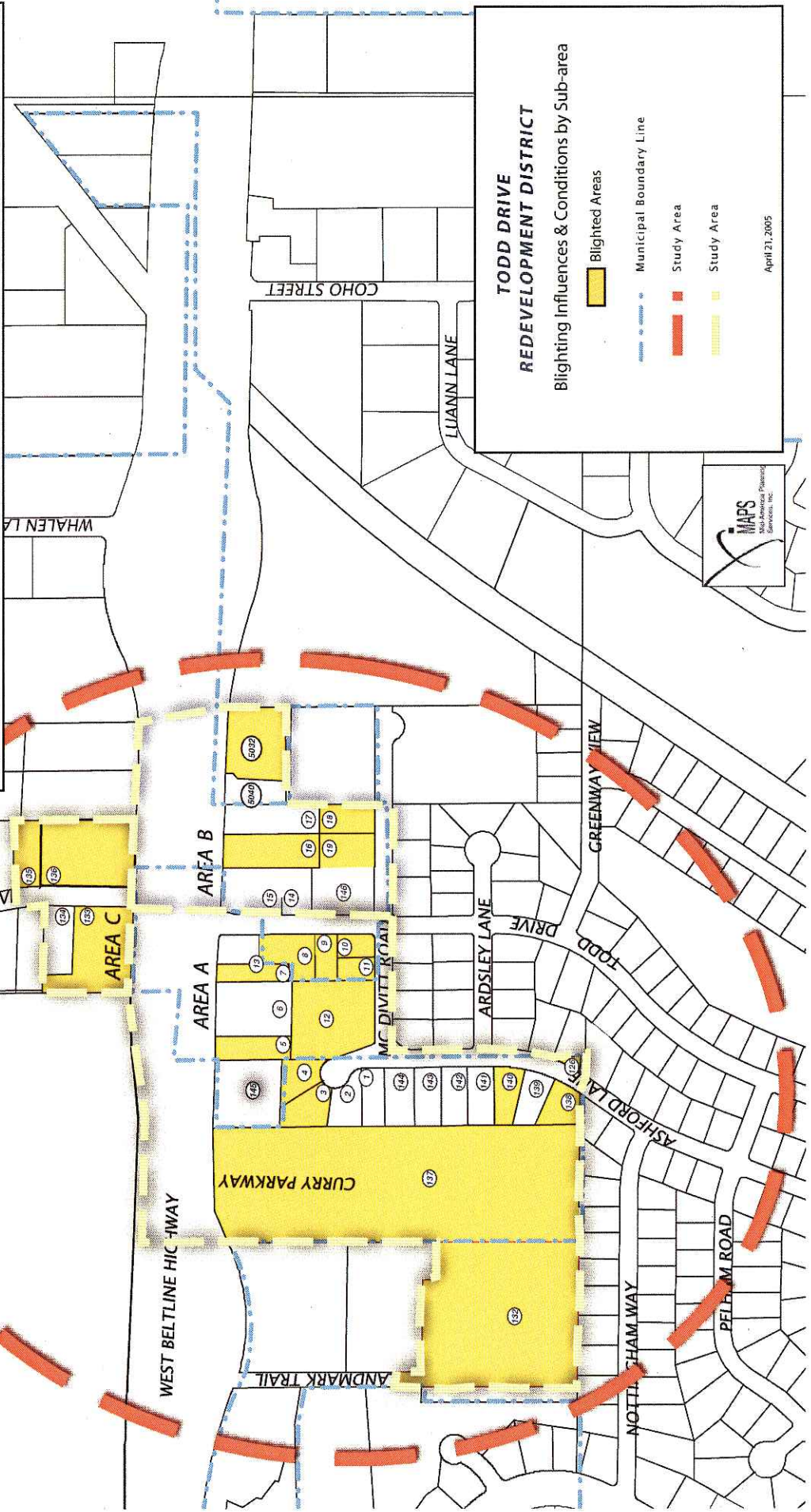
[Dashed Blue Line]	Municipal Boundary Line
[Red Line]	Study Area
[Yellow Line]	Study Area



April 21, 2005

APPENDIX D: MAP OF BLIGHTING INFLUENCES AND CONDITIONS BY BLOCK

Area	# of blighting influences	# of standard structures	# of blighted structures	# of vacant parcels, parking lots, rail corridors
A	29	8	20	2
B	9	6	3	1
C	3	1	3	0
Total	41	15	26	3



APPENDIX E: LISTING OF PARCELS BY BLOCK

Area	Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard	Blighted Correctable	Blighted May Require Clearance	Blighted Structures Requiring Clearance	Vacant Blighted Parcel	Use
A	3-4	2814 Ashford Lane	60	0		X				Residential
A	1-2	2822 Ashford Lane	30	0	X					Residential
A	12	2720 McDivitt	70	0		X				Multi-family
A	11	2710 McDivitt	70	0		X				Multi-family
A	10	2702 McDivitt	70	0		X				Multi-family
A	9	2818 Todd Dr.	80	1		X				Commercial/Semi-Public
A	8	2810 Todd Dr.	70	2		X				Multi-family
A	13	Todd Dr. and Frontage Road	0	0	X					Commercial
A	7	Frontage Road	80	1		X				Commercial
A	6	2709 Frontage Road	0	0	X					Commercial
A	126	3001-3003 Ashford Lane	0	0					X	Vacant
A	132	Landmark Trail	0	1					X	Vacant
A	138	3002 Ashford Lane	70	3	X					Multi-family
A	139	2922 Ashford Lane	40	0	X					Multi-family
A	140	2918 Ashford Lane	120	2		X				Multi-family
A	141	2914 Ashford Lane	0	2	X					Multi-family
A	142	2910 Ashford Lane	0	1	X					Multi-family
A	143/144	2906 Ashford Lane	30	2	X					Multi-family
A	145	2801 West Beltline	0	1	X					Commercial
A	137H	2817 Curry Parkway	250	1		X				Multi-family
A	137G	2901 Curry Parkway	240	1		X				Multi-family
A	137F	2917 Curry Parkway	200	0		X				Multi-family

Area	Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard	Blighted Correctable	Blighted May Require Clearance	Blighted Structures Requiring Clearance	Vacant Blighted Parcel	Use
A	137E	2929 Curry Parkway	170	2		X				Multi-family
A	137D	2928 Curry Parkway	155	2		X				Multi-family
A	137C	2902 Curry Parkway	80	2		X				Multi-family
A	137B	2818 Curry Parkway	120	2		X				Multi-family
A	137A	2810 Curry Parkway	330	2		X				Multi-family
A	137I	2809 Curry Parkway	220	1		X				Arbor Hills
B	5	Frontage Road	140	0		X				Commercial
B	15	Todd Dr.	30	2	X					Commercial
B	14	2815 Todd Dr.	0	0	X					Commercial
B	18/19	McDivitt	0	2	X					Parking Lot
B	17	2525 Frontage Road	No Structure	1						Auto Sales Lot
B	16	2611 W. Beltline	80	0		X				Commercial
B	16	2611 Todd Dr.	45	0	X					Commercial
B	146	2821 Todd Dr.	0	0	X					Commercial
B	5040	2525 W. Beltline	0	1	X					Commercial
B	5032	2501 & 2503 W. Beltline	140	3		X				Commercial
C	136	2600 Todd Dr.	130	1		X				Commercial
C	135	2605 Todd Dr.	100	2		X				Commercial
C	134	2604 Todd Dr.	0	0	X					Commercial
C	133	2702 Todd Dr.	170	0		X				Commercial

APPENDIX F: SURVEY FORMS

Delivered separately.

APPENDIX G: BLIGHT PHOTOS



Cracked wall



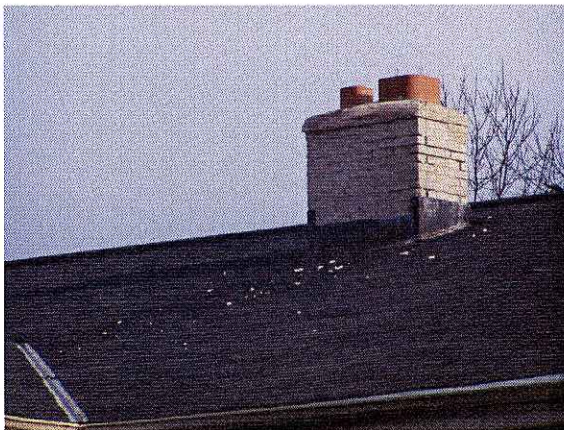
Cracked foundation



Cracked wall



Cracked foundation



Deteriorating chimney



Foundation crack



Deteriorating shingles



Cracked wall



Blighted site, a sea of asphalt



Deteriorating shingles

Todd Drive