

Park Street TID #38

Report on Blight
Determination

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Background Summary

This report finds that the proposed Tax Incremental District TID #38 constitutes a blighted area under the provisions of Wisconsin Statutes 66.1105 (4) (gm) 4a, which govern Tax Increment Finance Districts. The proposed district is shown on the Existing Land Use Map in Appendix C.

The area is generally located both sides of South Park Street from the railroad tracks south to State Trunk Highway 12-18. A portion of the district extends west along Ann Street north of State Trunk Highway 12-18.

The area is composed of numerous uses. There are many commercial businesses including a metal recycling facility, a bar, service uses, drug store, restaurants, retail stores, bank, single family housing, multifamily housing units, non-profit building, parking lots, park, vacant parcels and other uses.

Parcels are blighted due to:

- Large rusted sign
- Sign ground wire exposed and disconnected
- Cracked pavement and pot hole
- Disorderly piles of mulch
- Lack of site definition
- No vegetation
- No screening
- Weeds in pavement
- Power pole not protected from automobiles
- Demolition debris
- Uneven ground
- Broken concrete slabs
- Brush pile
- Broken fence
- Lack of public access
- Old, cracked car stops
- No railing protecting drop off
- Underutilization of the land
- No car stops
- No sidewalk
- Inadequate outdoor storage
- Small parcel
- Trash
- Abandon sign base
- Deteriorated parking surface

Structures are blighted due to obsolescent, neglect, age and exposure to weather. Masonry walls, foundations (masonry and stone), doors and

doorframes, windows, window frames and roofing material deteriorate with time. Structures become obsolete. Masonry walls and foundations are subject to cracking and deterioration. Obsolete structures, changes to land use, vacant buildings due in part to changing markets and changes in types of businesses are important factors leading to a blighted area. Structures may be used for purposes other than that for which the structure was originally built or were built for a purpose that is no longer viable. Further, building originally included doors and windows which for some reason were determined to be not necessary, these doors and windows were boarded up, blocked up or bricked up creating a blighted situation.

Below are the blighting influences identified within the TID #38:

- Obsolete Structure not Suited for Development
- Land Underutilization
- Lack of Parking
- Faulty Lot Layout
- Lack of Open Space
- Overcrowding of Building on the Land
- Identifiable Hazards to Health and Safety of the Community
- Poor Site Conditions
- Poor Walks and Driveways
- Inadequate Outdoor Storage and Screening
- Lack of Handicap Accessibility
- Poor Signs
- Obsolete sign
- Sagging fence
- Small parcel
- Dangerous sidewalk
- Unscreened air conditioner
- Abandon sign pedestal
- Unused sign post
- Graffiti
- Bent safety post
- Non working sink attached to building
- Signs bent over
- No street sidewalk
- Deteriorated sign base
- Lack of interior sidewalks
- Broken Fence
- Deteriorated sign posts
- Tires on the ground
- Broken ground connection for an electrified sign

Structural Survey

Methodology

Mid-America Planning Services, a Division of Crispell-Snyder, Inc. consultants to the city of Madison conducted the field surveys in February and April of 2008. One survey was completed for each building, structure or parcel. 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. The proposed TID has 114 parcels (including 14 parcels without structures) and 122 structures. 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. The Existing Land Use of each parcel is shown in Appendix C.

Exterior Structural Conditions of Buildings – The survey enumerator recorded the structural conditions of all buildings. The survey consisted of an exterior inspection of all buildings or if there was not a structure on the parcel, a survey was completed for the parcel. 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 exists:

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 exists:

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. Blighting Influences in the study area included:

- *Obsolete Structure not Suited for Development*
- *Land Underutilization*
- *Lack of Parking*
- *Faulty Lot Layout*
- *Lack of Open Space*
- *Overcrowding of Building on the Land*
- *Identifiable Hazards to Health and Safety of the Community*
- *Poor Site Conditions*
- *Poor Walks and Driveways*
- *Inadequate Outdoor Storage and Screening*
- *Lack of Handicap Accessibility*
- *Poor Signs*
- *Obsolete sign*
- *Sagging fence*
- *Small parcel*
- *Dangerous sidewalk*
- *Unscreened air conditioner*
- *Abandon sign pedestal*
- *Unused sign post*
- *Graffiti*
- *Bent safety post*
- *Non working sink*
- *Signs bent over*
- *No street sidewalk*

- *Deteriorated sign base*
- *Lack of interior sidewalks*
- *Broken Fence*
- *Deteriorated sign posts*
- *Tires on the ground*
- *Broken ground connection for an electrified sign*

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 point 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

The enumerator documented 250 blighting influences as part of the field survey. The majority fit the following categories: Obsolete Structure not Suited for Development, Land Underutilization, Lack of Parking, Faulty Lot Layout, Lack of Open Space, Overcrowding of Building on the Land, Identifiable Hazards to Health and Safety of the Community, including but not limited to steps without railings, exposed electrical wires, sidewalks not protected by car stops, etc. Poor Site Conditions, Poor Walks and Driveways, Inadequate Outdoor Storage and Screening, Lack of Handicap Accessibility, Poor Signs, Obsolete sign, Sagging fence, Small parcel, Dangerous sidewalk, Unscreened air conditioner, Abandoned sign pedestal, Unused sign post, Graffiti, Bent safety post, Non working sink attached to a building, Signs bent over, No street sidewalk, Deteriorated sign base, Lack of interior sidewalks, Broken Fence, Deteriorated sign posts, Tires on the ground, and Broken ground connection for an electrified sign. **The study found 250 total Blighting Influences on 114 parcels or an average of 2.19 Blighting Influences per parcel.**

Rating System for Parcels with Structures

Parcels with no structures were rated as blighted or not blighted based upon the number or severity of the blighting influences on the parcel. Structures were rated by using a scoring system for the exterior condition of the structure. The structural scoring system utilized the following system.

Scores of 0 to 49 were rated Standard – Where all primary components are sound and in good repair or requiring only normal maintenance.

Scores of 50 to 490 were rated as Blighted But Can Be Corrected – Where primary structural components are in need of repair beyond normal maintenance.

Scores of 491 and up were rated as Blighted Substandard, Building May Require Clearance – Where the primary structural components have a critical defect that may not be correctable.

The location of these parcels is shown in Appendix B. The number of "standard", "blighted, but can be corrected", "blighted and Substandard to a degree that may require clearance", "no structure standard" and "no structure blighted"; are shown in Appendix B while a summary of findings by block are shown in Appendix D.

Rating System for Parcels without Structures

Parcels that were vacant and 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 114 parcels in the district of which 86 are blighted and 28 are standard. There are 120 structures within the proposed TIF District #38 of which 89 structures were rated as blighted and 31 standard. Note: Some parcels have no structures, most parcels have one structure while other parcels have multiple structures.

Existence of Dilapidation, Deterioration, Age or Obsolescence

Parcels within the study area displayed various structural wear due to age, lack of maintenance, and lack of replacement or poor site maintenance.

Thirty Five structures showed foundation deterioration demonstrated by instances of cracking, chipping or crumbling.

Fifty four structures had wall deterioration including cracking, bulging or signs of attempted repair.

Sixth Three structures have some degree of observable roof deterioration including missing or rotted shingles and uneven roofs indicating ineffective

repair or water damage to the roof itself or missing and deteriorating fascia and soffit.

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

Ninety one had porches (or elevated entries) in deteriorated condition. There were seven structures with stairs in poor condition. Deficiencies included rotted, warped wood, slanted structures and inadequate railings. Forty five structures had deficient doors. Deteriorated windows affected eighty structures.

Inadequate Provision of Ventilation, Light, Air or Sanitation

The concern under this category was the lack of screened refuse storage on Forty one parcels. Thirty parcels had trash and other objects scattered about.

Conditions which Endanger Life or Property by Fire and Other Causes

Eighteen parcels had safety and health conditions. This included conditions dangerous to the people's safety and health or potential fire hazards. These included: steps with no hand rails, slanted porch decks, sidewalks not protected from cars in parking lots, ground wire to a sign not connected, car battery on the ground, unsafe sidewalks, no sidewalks along collector street, rusted pails with potential toxic matter, hazards on or near sidewalks, trash on the ground and open storage of refuse. Another set of problems included the ninety two properties having poor walks and driveways. These situations are a danger to people.

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, steps with no hand rails, slanted porch decks, sidewalks not protected from cars in parking lots, ground wire to a sign not connected, rusted pails with potential toxic matter, car battery on the ground, lack of sidewalks, sidewalk impediments, abandon sign base and other hazardous items and unsafe porches all illustrate detrimental conditions.

Summary For The Proposed TID # 38

The blight findings for the proposed TIF District #38 are primarily based on structural conditions in the proposed TIF District #38 area. In tabulating for blight:

- ◆ 28 parcels with and without structures are in standard condition (1,291,989 sq ft.);
- ◆ 85 parcels with and without structures are "blighted, but correctable" (3,091,694 sq. ft.);

- ◆ One parcel fits in the category, "blighted substandard and building may require clearance" (93,040 sp. ft.)

The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be approximately **71.2 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 0.1 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	1	0.9
Correctable Blighted	87	73.1
Standard	31	26.0
Total	119	100.0

Area of all Parcels - Blighted and Standard

	Number of parcels	Square Feet Occupied	Percent of Total Area (Rounded)
Substandard Blighted	1	93,040	2.1
Correctable Blighted & Vacant Blighted	85	3,104,264	69.1
Standard	28	1,291,989	28.8
Total without roads	114	4,489,293	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	4,489,293	99.92
Vacant	4,000	0.08
Total without roads	4,489,293	100

Conclusion for proposed TID #38.

In summary, it is the finding of this report that the proposed Tax Incremental Financing District #38 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

Survey Of Conditions

Community: Madison TID #38 Job# _____ Date: _____ Enumerator: Gary Peterson
Parcel Address: _____
Block # _____ # Housing Units _____ # Non Residential Units _____
Parcel# _____ Land Use _____ Bldg, Under Construction _____
Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
Masonry/Frame _____ Age of Structure _____
Exiting and Prior Violations _____
Other Information _____

Structural Condition

Exterior Elements		Rating					Point	Comments	Factor	Points
Components	Primary	S	0	1	2	3				
Foundation							80			
Ext. Wall							100			
Roof							40			
Primary Subtotals _____ = _____										

Rating

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

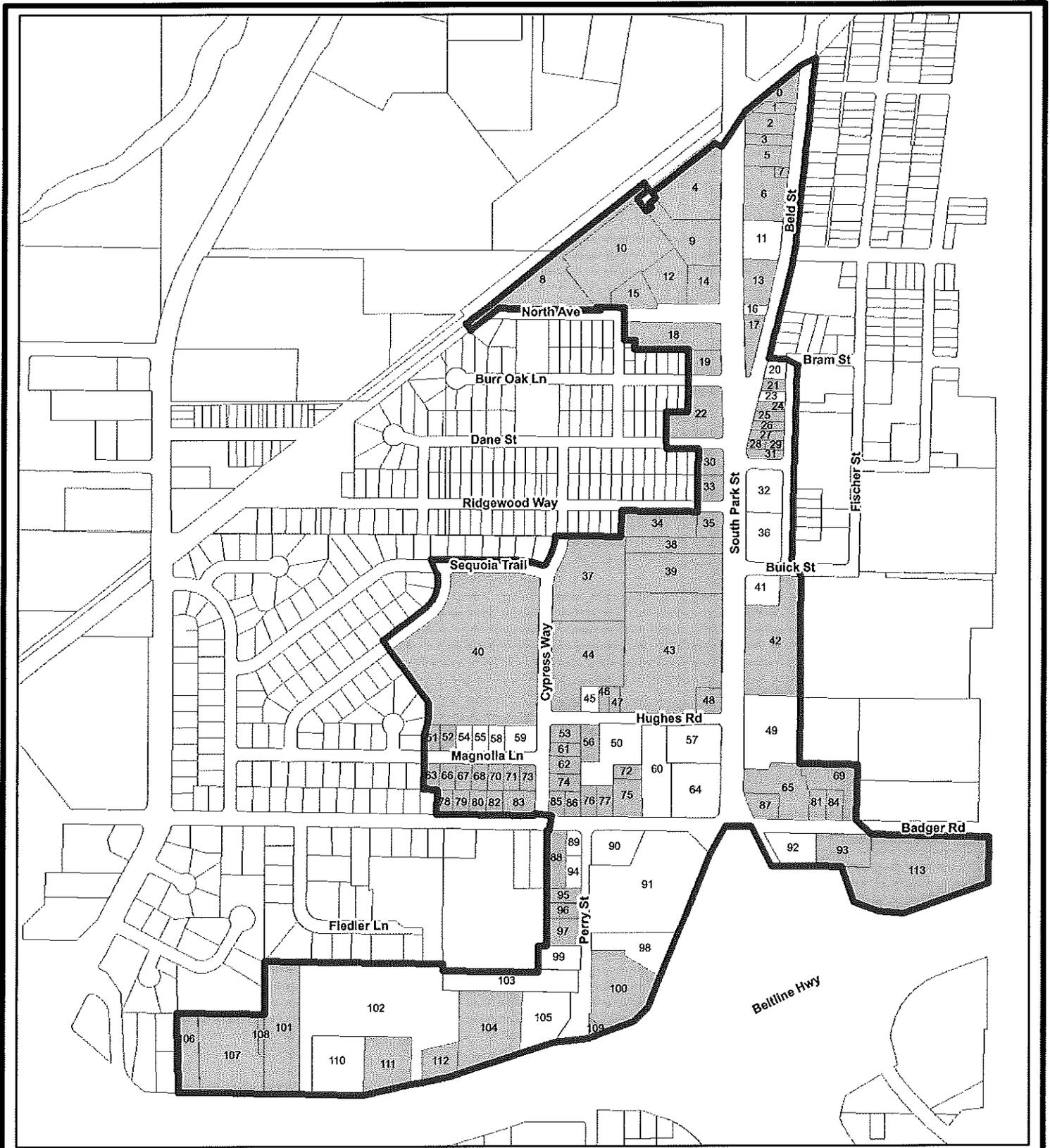
Secondary	S	0	1	2	3	Points
Chimney						20
Porches						10
Stairs						5
Doors						5
Windows						30
Addition						40
Aux Additions						5
Grand Total _____ = _____						

Blighting Influence

- Obsolete Building 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 Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of handicap Accessibility _____
- Other = _____

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

APPENDIX B: MAP OF BLIGHTED AREAS



This Crispell-Snyder, Inc. GIS map contains information including but not limited to Dane County. This data is subject to constant change. Crispell-Snyder, Inc. makes no warranties or guarantees, either expressed or implied, as to the accuracy or completeness of this data, nor accepts any liability arising from any incorrect, incomplete or misleading information contained herein. R:\Dane\City of Madison\South_Park_Street\Map_38.mxd

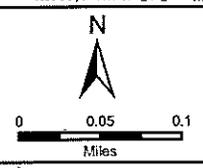
Legend

-  Study Area
-  Blighted Parcels

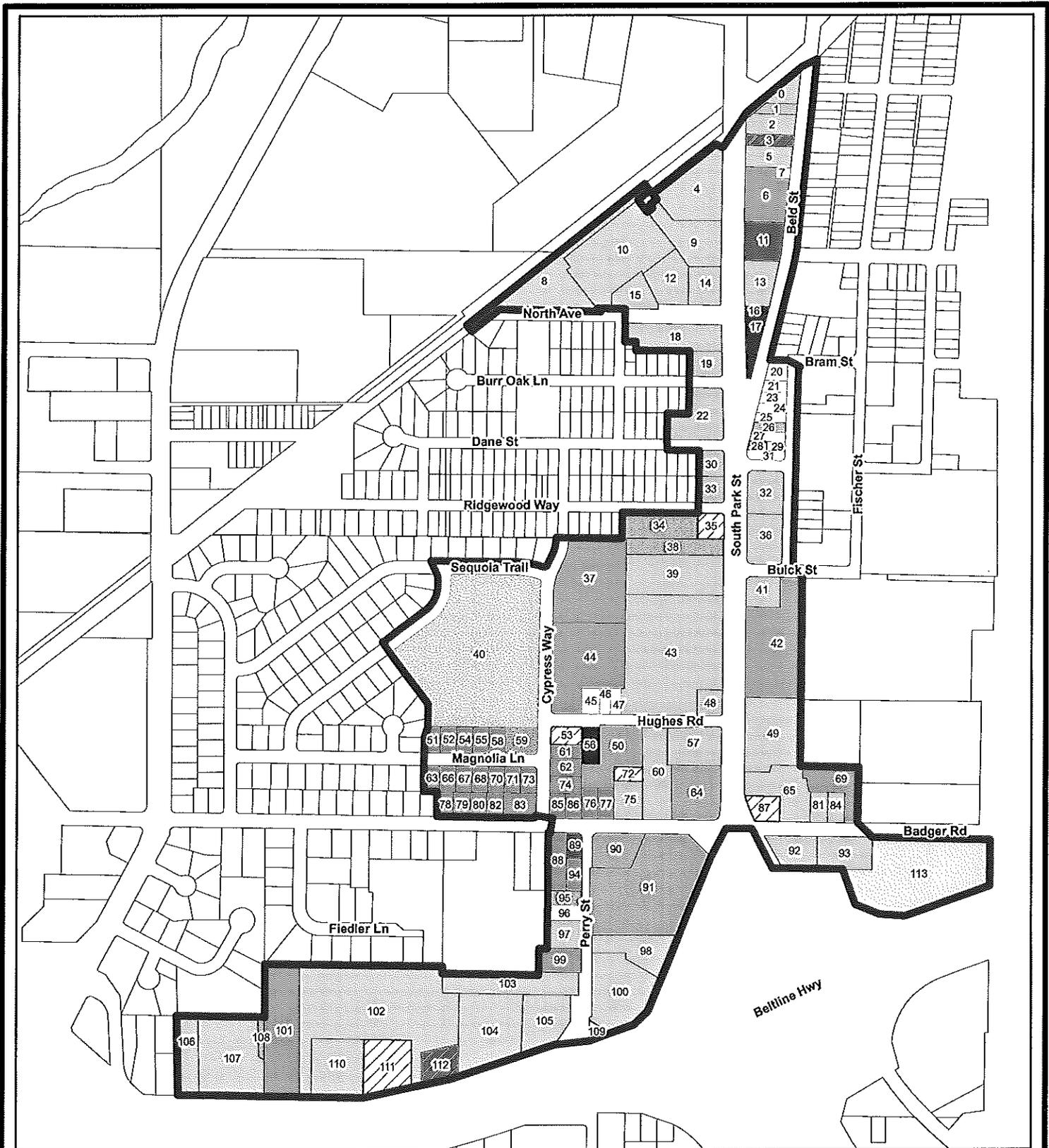
**South Park Street
Proposed TID #38**

Blighted Parcels

Appendix B
April 23, 2008



APPENDIX C: MAP OF EXISTING LAND USES



The Crispell-Snyder Inc. GIS map contains information including but not limited to Dane County. The data is subject to constant change. Crispell-Snyder, Inc. makes no warranties or guarantees, either expressed or implied, as to the accuracy or correctness of the data, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein. R:\Dane\City of Madison\South_Park_Street\TID_38

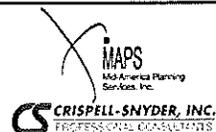
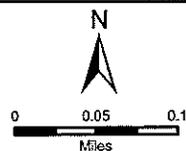
Legend

- | | | |
|---------------|--------------|-------------------|
| Single Family | Church / SFR | Semi Public |
| Duplex | School | Utility |
| Multi Family | Park | Vacant |
| Commercial | Parking Lot | Vacant Commercial |
| Daycare | Public Use | Study Area |

**South Park Street
Proposed TID #38**

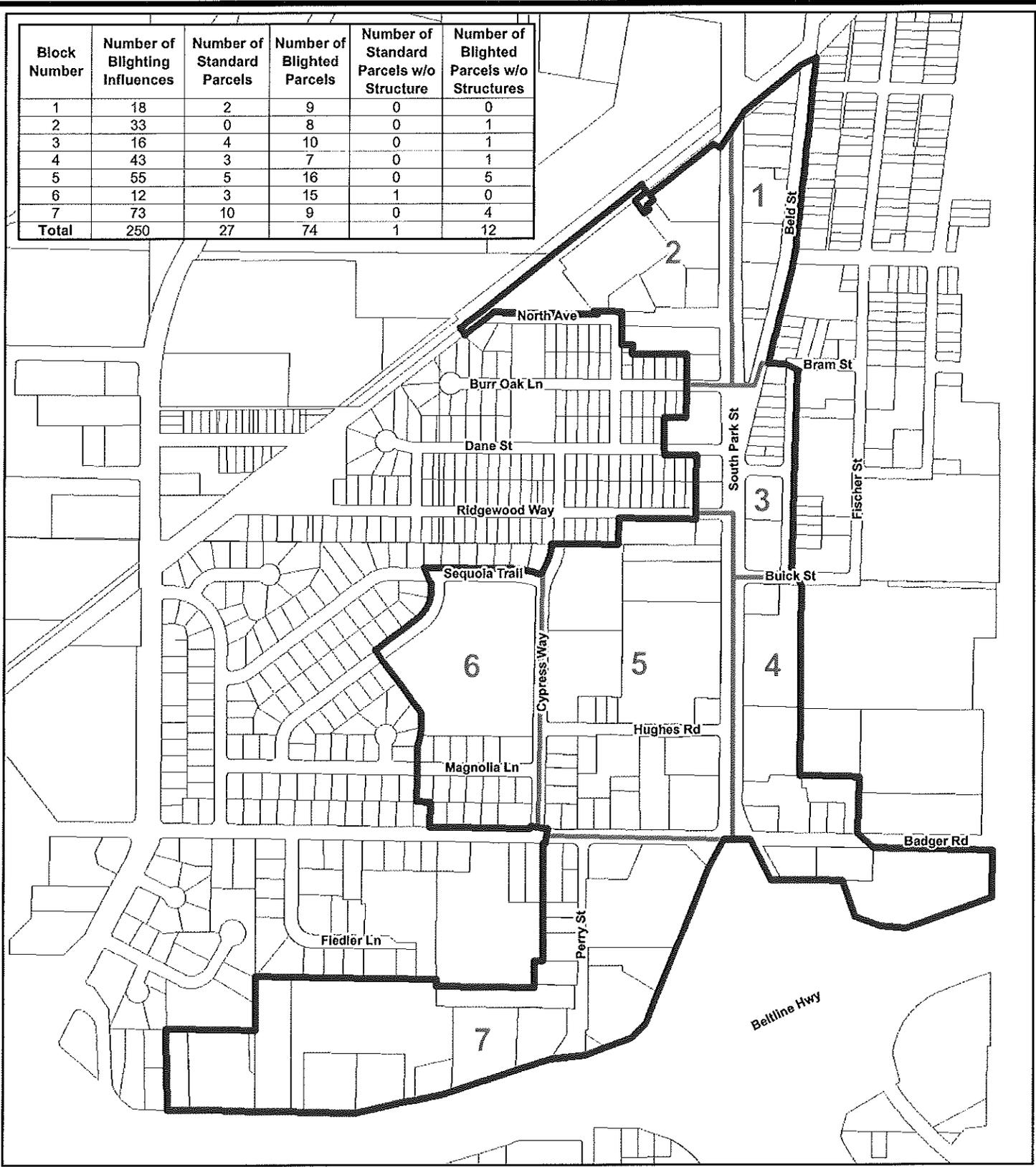
Land Use Summary

Appendix C
April 23, 2008



**APPENDIX D: MAP OF BLIGHTING INFLUENCES AND CONDITIONS BY
BLOCK**

Block Number	Number of Blighting Influences	Number of Standard Parcels	Number of Blighted Parcels	Number of Standard Parcels w/o Structure	Number of Blighted Parcels w/o Structures
1	18	2	9	0	0
2	33	0	8	0	1
3	16	4	10	0	1
4	43	3	7	0	1
5	55	5	16	0	5
6	12	3	15	1	0
7	73	10	9	0	4
Total	250	27	74	1	12



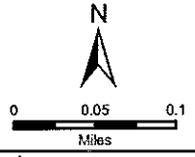
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Legend
 Study Area

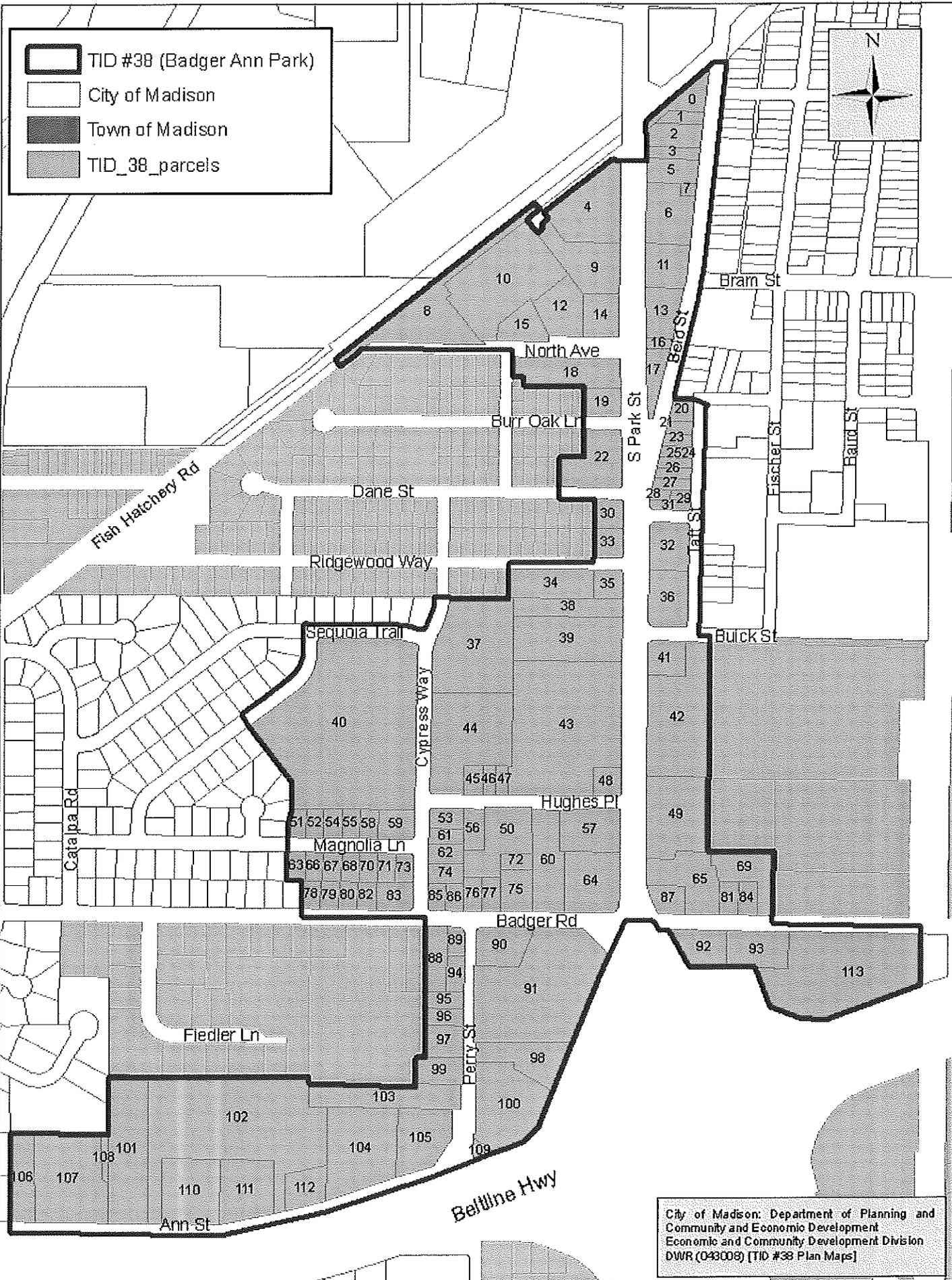
**South Park Street
Proposed TID #38**

Parcel Conditions Summary

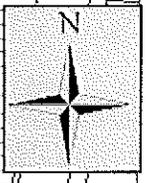
Appendix D



APPENDIX E: LISTING OF PARCELS BY BLOCK



TID #38 (Badger Ann Park)
 City of Madison
 Town of Madison
 TID_38_parcel



City of Madison, Department of Planning and
 Community and Economic Development
 Economic and Community Development Division
 DWR (043008) [TID #38 Plan Maps]

APPENDIX F: SURVEY FORMS

Delivered separately.

APPENDIX G: BLIGHT PHOTOS

Park Street Blight Photos 2008



April 2, 2008 1850 Beld Street Unscreened Outdoor Storage



April 2, 2008 1814 Beld St. Siding Missing and Wall Rusted

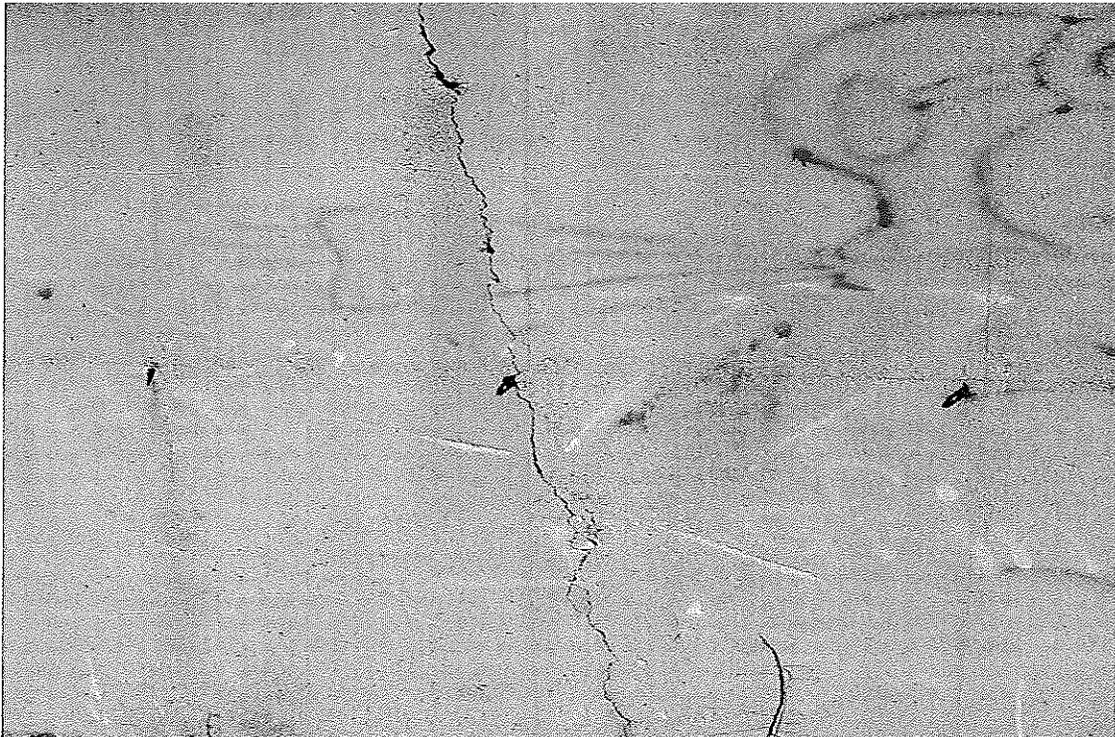
Park Street Blight Photos 2008



April 2, 2008

1814 S. Park Street

Water Damage block



April 2, 2008

814 North Ave

Vertical Foundation Crack

Park Street Blight Photos 2008



April 2, 2008

826 North Ave

Outdoor Disarray

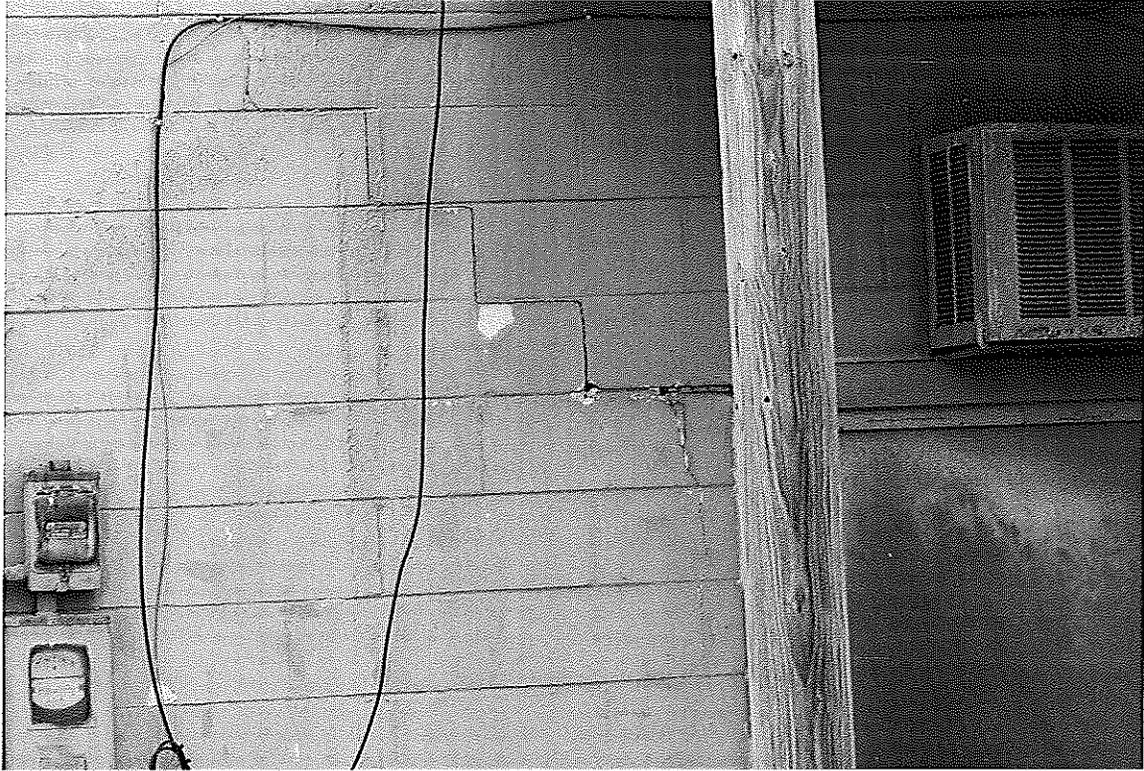


April 2, 2008

1925 S. Park St.

Foundation Crack with Water
Seepage

Park Street Blight Photos 2008



April 4, 2008 2010 Park St Cracked and Water Damaged Wall



April 4, 2008 2037 Park St Rusted Gutters and Missing Downspouts

Park Street Blight Photos 2008



April 4, 2008 2116 Park St. Abandon Sign Pedestal - Adjacent to Sidewalk

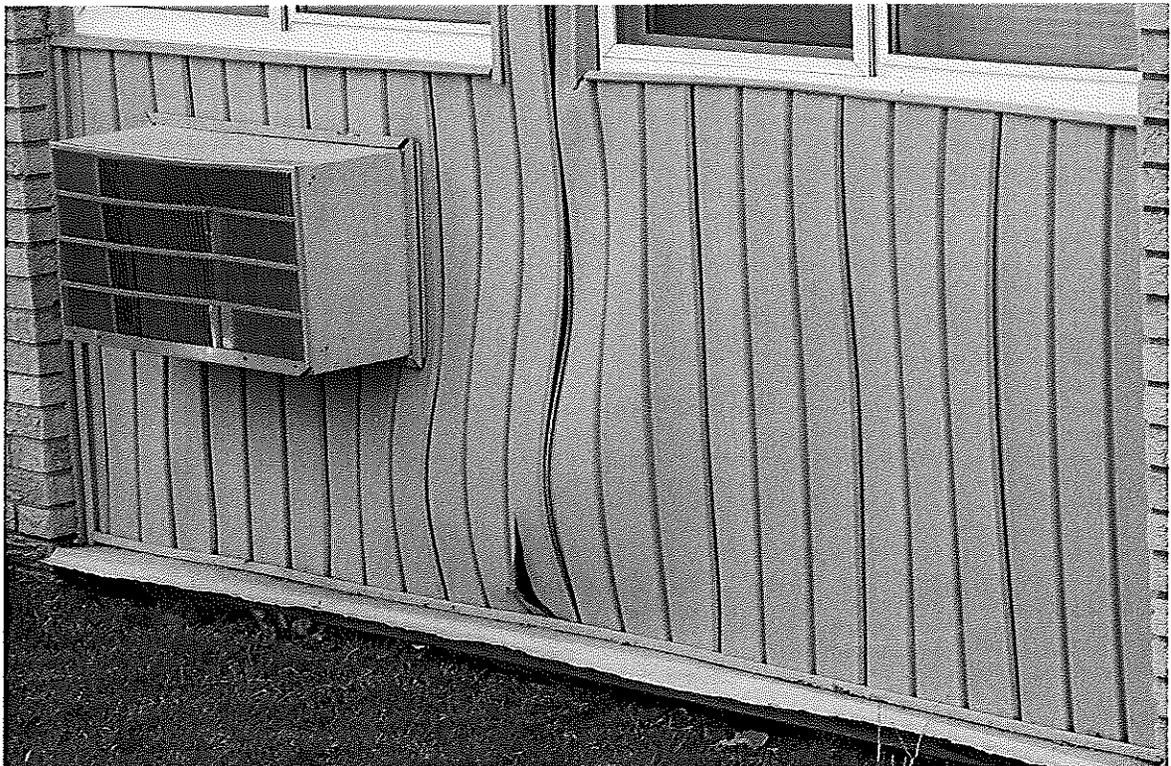


April 4, 2008 2102 Park St. Car Stops are too close to sidewalk and one is on the sidewalk

Park Street Blight Photos 2008



April 7, 2008 2200 Park St Demolition Site-Demolition Material
Uncovered ground, brush pile

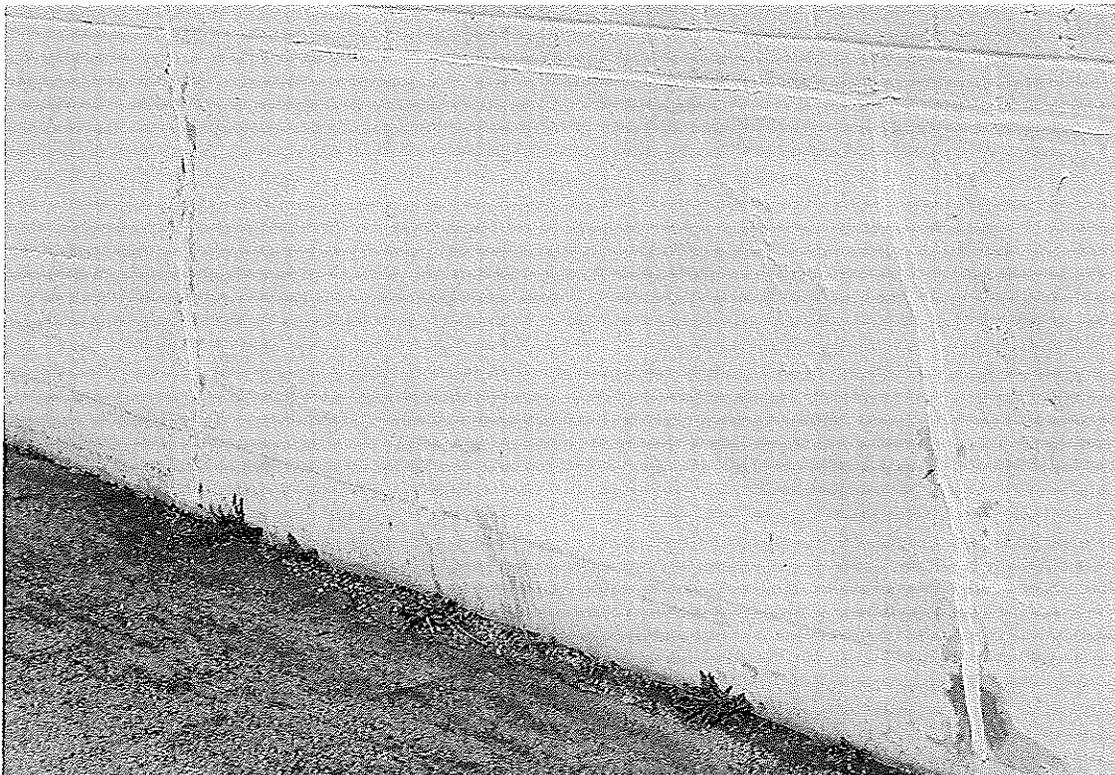


April 7, 2008 2309 S. Park St. Bulging Wall

Park Street Blight Photos 2008



April 7, 2008 2222 S. Park St Cracks, Broken Blocks & Water Damage



April 13, 2008 2222 S Park St. Cracked Foundation

Park Street Blight Photos 2008



April 7, 2008

2222 S. Park St.

Unsafe Loading, Deck Unsafe,
Chain not being used



April 7, 2008

222 S. Park St.

Cracked Wall

Park Street Blight Photos 2008



April 7, 2008 2222 S. Park St Broken Blocks & Water Damaged



April 13, 2008 902 Badger Rd Deteriorated Soffit

Park Street Blight Photos 2008



April 7, 2008 902 Badger Rd Cracked and Broken Block Wall



April 11, 2008 838 Badger Rd. Torn and Deteriorated Screens

Park Street Blight Photos 2008



April 11, 2008 2413 Cypress Way Porch slants 2 directions and no hand rail. A large step down to the porch deck.



April 11, 2008 837 Hughes Broken Fence, concrete slabs Uneven ground

Park Street Blight Photos 2008



April 13, 2008 711 W. Badger Rd. Cracked Wall



April 13, 2008 902 Badger Rd No railing, deteriorated uneven roof soffit & uneven steps

Park Street Blight Photos 2008



April 13, 2008 921 Magnolia Ln. Plastic cover windows



April 13, 2008 909 Magnolia Ln. Ripped screen & boarded window

Park Street Blight Photos 2008



April 13, 2008 905 Magnolia Ln. Broken down spout & leaning
No hand rail unsafe porch



April 13, 2008 835 Perry St. Missing Sidewalk

Park Street Blight Photos 2008



April 13, 2008 2432 Perry St. Pot holes, Unscreened outdoor storage and trash on ground



April 13, 2008 2440 Perry St. Trash, abandoned sign board

Park Street Blight Photos 2008



April 13, 2008 1120 Ann St. Unscreened Outdoor Storage



April 13, 2008 1120 Ann St. Deteriorated Porch Post

Park Street Blight Photos 2008



April 13, 2008 **Badger Rd -** Cracked & water damaged wall
Part of 2413 Park St.



April 13, 2008 **Badger Rd -** Rusted Door
Part of 2413 Park St.

Park Street Blight Photos 2008



April 13, 2008 711 W. Badger Rd Graffiti, deteriorated rusty pails with possible toxic matter



April 13, 2008 711 W. Badger Rd Rusted, Broken &/or a mess

Park Street Blight Photos 2008

fitting door



April 13, 2008

711 W. Badger Rd

Bent Safety Post