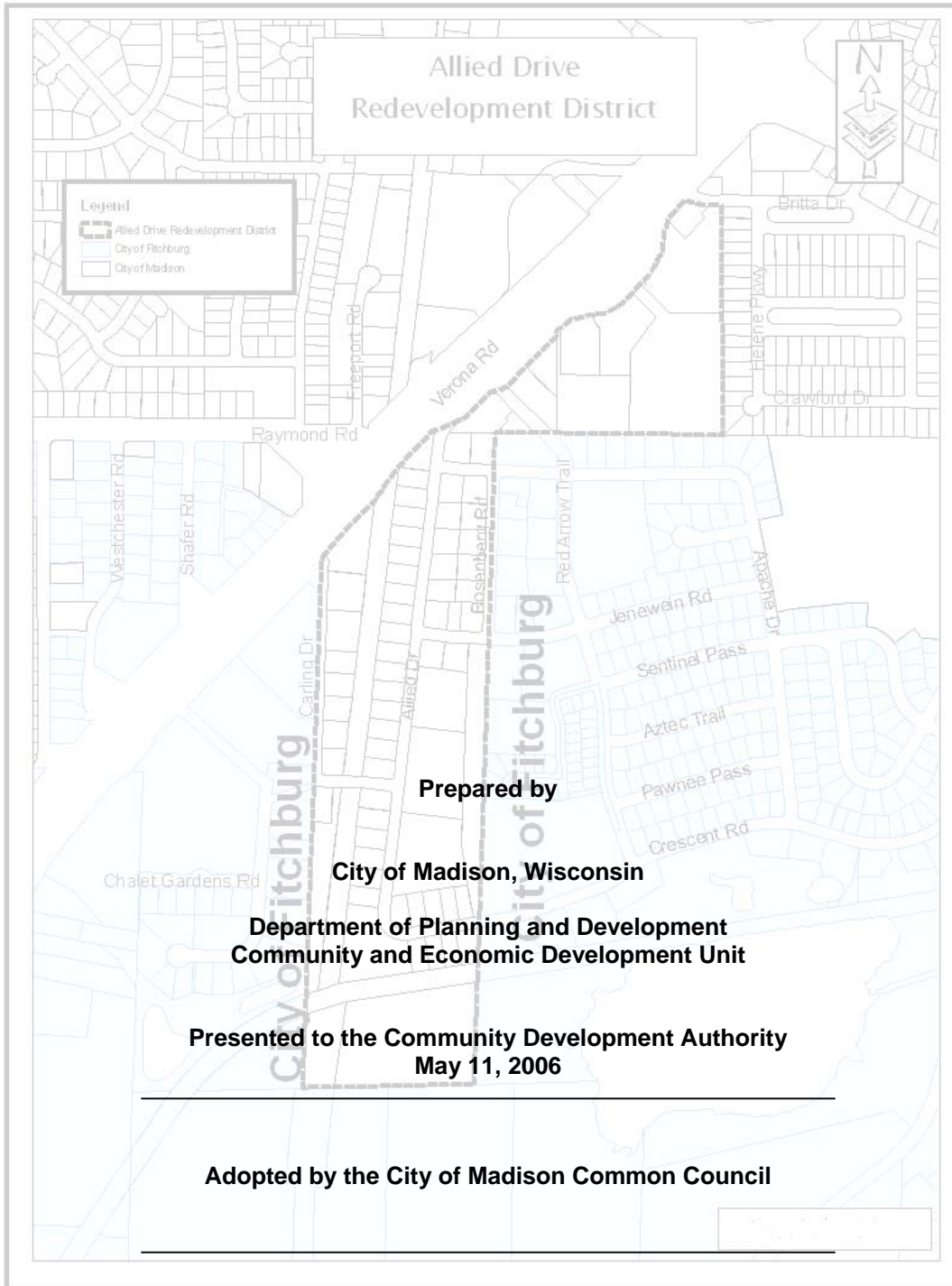


Redevelopment Plan for the Allied Drive Redevelopment District



(Termination Date: December 31, 2021)

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A. Intent, Purpose, and Objectives

The Community Development Authority (CDA) of the City of Madison proposes to create a redevelopment district to advance the redevelopment of the Allied Drive neighborhood.

It is the CDA's intent to be prepared to respond to any anticipated projects and other opportunities in a timely and orderly fashion in order for development to occur. To implement this strategy, the City of Madison ("City") has used and will continue to use various tools such as the CDA's tax-exempt bonds, Madison Capital Revolving Fund (MCRF) and where necessary and appropriate, the CDA's eminent domain powers and the City's tax incremental financing (TIF) authority.

The purpose of the Allied Drive Redevelopment District ("Redevelopment District") is to ensure that development occurs in a timely and orderly fashion that assists in the elimination of blighted conditions within the Redevelopment District.

The creation of the redevelopment plan meets several objectives as set forth in the City's Comprehensive Plan including, but not limited to the following:

- Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan.
- Maintain and enhance economically viable neighborhood business centers as a source of local employment, a focal point for neighborhood activities and a centralized convenience shopping and service center for area residents.
- Create safe neighborhoods through good planning, design, community programs, services and intervention when appropriate to respond to identified problems.

B. Statutory Authority

Section 66.1333, Wisconsin Statutes (Redevelopment Law), enables the preparation and adoption of this Redevelopment Plan and its implementation.

C. Consistency with Local Plans

As indicated above, the objectives of this Redevelopment Plan are consistent with the City of Madison Comprehensive Plan adopted by the City's Common Council. The plan objectives are more fully detailed in the following plan documents which are all on file in the City Clerk's office, or available through the City of Madison Planning Department:

- *City of Madison Comprehensive Plan*, adopted by the Madison Common Council on January 17, 2006
- *Allied – Dunn's Marsh Neighborhood Plan*, adopted 1990.
- *Allied – Dunn's Marsh – Belmar Neighborhood's Physical Improvement Plan*, adopted 2005

D. Project Boundary

A parcel of land located in the NE ¼, the NW ¼, the SW ¼, and the SE ¼ of the NW ¼, and in the NE ¼ and the NW ¼ of the SW ¼ of Section Five (5), Township Six North (T6N), Range Nine East (R9E), and located in the SE ¼ of the SW ¼ of Section Thirty Two (32), Township Seven North (T7N), Range Nine East (R9E) of the Fourth Principal Meridian (4PM), City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the South Quarter corner of said Section Thirty-two (32); thence along the East line of the Southwest Quarter (SW ¼) of said Section, northerly to the southerly right of way of Britta Parkway; thence along said southerly right of way, westerly to the southeasterly right of way of Verona Road (A.K.A. United States Highways 18 & 151); thence along said southeasterly right of way (also along the northwesterly lines of Certified Survey Map Nos. 208, 7363, 11554, 1481, 925, and 2994), southwesterly to the intersection of said southeasterly right of way and the easterly right of way of Allied Drive; thence across said Allied Drive, westerly to the northeasterly corner of Lot 19 of Allied Terrace, said point also being on the southeasterly right of way of said Verona Road; thence along said southeasterly right of way, southwesterly approximately 855 feet to a westerly line of the municipal boundary of the City of Madison; thence along said westerly line of the municipal boundary, southerly, approximately 2736 feet to a southwesterly corner of said municipal boundary, said point also being 3,364.85 feet South of the North line of said Section Five (5), according to the Boundaries of the City of Madison (revised December 31, 2005); thence along a southerly line of said municipal boundary, easterly, approximately 866 feet to a southeasterly corner of said municipal boundary; thence along an easterly line of said municipal boundary, and along the easterly lines of First Addition to Allied Terrace and Allied Terrace, northerly, approximately 3,365 feet to an interior corner of said municipal boundary, said point being on the North line of said Section Five (5); thence along a southerly line of said municipal boundary, and along said North line of Section Five (5), easterly to the **point**

Said parcel of land includes those lands in Dane County that have the following tax parcel numbers:

NOTE: All tax parcel numbers have the prefix "251".

0609-052-0101	0609-052-0416	0609-052-0802
0609-052-0102	0609-052-0417	0609-052-0803
0609-052-0103	0609-052-0501	0609-052-0804
0609-052-0104	0609-052-0502	0609-052-0805
0609-052-0301	0609-052-0503	0609-052-0806
0609-052-0302	0609-052-0504	0609-052-0807
0609-052-0303	0609-052-0505	0609-052-0808
0609-052-0304	0609-052-0506	0609-052-0809
0609-052-0305	0609-052-0507	0609-052-0810
0609-052-0306	0609-052-0508	0609-052-0811
0609-052-0308	0609-052-0509	0609-052-0901
0609-052-0309	0609-052-0510	0609-052-0903
0609-052-0401	0609-052-0511	0609-052-1001
0609-052-0402	0609-052-0512	0609-052-1002
0609-052-0403	0609-052-0513	0709-323-0086
0609-052-0404	0609-052-0701	0709-323-0087
0609-052-0405	0609-052-0702	0709-323-0089

0609-052-0406	0609-052-0703	0709-323-1001
0609-052-0407	0609-052-0704	0709-323-0091
0609-052-0408	0609-052-0705	0709-323-0095
0609-052-0409	0609-052-0706	0709-323-0098
0609-052-0410	0609-052-0707	0709-323-0099
0609-052-0411	0609-052-0709	0709-323-0901
0609-052-0412	0609-052-0710	0709-323-0902
0609-052-0413	0609-052-0711	

E. Existing Zoning and Land Use

The existing zoning is C1, C2, C, W, R3, and R4, as shown on Map 2. The existing land uses within the Redevelopment District are residential, commercial, industrial, and park and open space, shown on Map 3.

F. Existing Conditions

The contributing factors to finding the area a blighted area are defined in Redevelopment Law. Based upon the findings of an independent blight study, including blighting influences and physical deficiencies summarized herein, the area qualifies as blighted under the meaning of Redevelopment Law. A map displaying these findings is found on Map 4.

Blighting Influences

The following categories of blighting influences were observed as part of the blight study: land underutilization, faulty lot layout, identifiable hazards to health and safety of the community, poor site conditions, poor walks and driveways, inadequate outdoor storage and screening, lack of hand rails, leaning retaining wall with rotted timbers, rusted light pole with cracked base, vacated pole base, broken signs, exposed wires easily accessible to children, and graffiti.

Physical Deficiencies

There are eighty-one (81) structures in the Redevelopment District. There were also over 300 outstanding building code violations that were documented.

Ten (10) structures in the Redevelopment District showed foundation deterioration demonstrated by instances of cracking, chipping, or crumbling.

Thirty (30) structures had wall deterioration including cracking, bulging or signs of attempted repair.

Fifty-nine (59) structures had some degree of observable roof deterioration including missing or rotting shingles and uneven roofs indicating ineffective repair or water damage to the roof itself, missing, sagging and deteriorating fascia and soffit and deteriorating gutters and downspouts. Eight structures displayed deficiencies in their chimneys.

Forty (40) instances of porch deficiencies were observed, including warped, rotting wood, slanting structures, and inadequate or missing railings.

Thirty-eight (38) structures had deficient doors including wood rot, missing windows and screens and metal rust. Thirty-four (34) structures were affected by deteriorating windows, particularly frames and closed up (bricked or blocked) windows.

The survey of conditions that enumerated the physical deficiencies also noted a lack of screened storage, a large amount of trash on the ground, and damaged or inoperable automobiles.

G. Proposed Zoning and Land Uses

Proposed land use in the Redevelopment District is intended to be consistent with the goals and objectives enumerated previously in this Redevelopment Plan. Subsequent to the ratification of this Redevelopment Plan by the Common Council, the CDA may request the Plan Commission to recommend, as the need arises, and the Common Council to approve, as needed, appropriate rezoning of property in this Redevelopment District. Uses may require conditional use approval as per Section 28.12(11), Madison General Ordinances.

The proposed zoning and proposed land uses are illustrated on the attached exhibits on Maps 5 and 6. Since the precise pattern for future development is uncertain, the City may enact additional restrictions and promote appropriate rezoning contingent upon selected development. The private development proposals that may be contemplated in the future by the CDA and the City as a result of creation of this Redevelopment District are a mix of different residential uses, shown on Map 6. It is anticipated that zoning would be appropriate to a planned mix of different residential development types.

H. Standards of Population Density, Land Coverage and Building Intensity

Permitted uses are governed by zoning requirements found in Section 28.07, 28.08 and 28.09 Madison General Ordinances. It is possible that the City may consider development proposals that would require a Planned Urban Development/General Development Plan/Specific Implementation Plan (PUD/GDP/SIP) zoning.

I. Present and Potential Equalized Value

As of January 1, 2006, the equalized value of the property in the project area is approximately \$34,307,100. The potential new equalized value of the project area, based upon general land use, lot layout and market assumptions is estimated at approximately **\$51,822,000** (existing value (\$34,307,100) plus new value (\$17,515,000). This estimate is based on conservative projections for redevelopment of the Hauk property.

Note: The inclusion of this estimate in this Redevelopment Plan does not rule out other land uses, values or development possibilities that may be proposed over time.

J. Project Activities

Assemblage of Sites

To achieve the renewal of this Redevelopment District, some property within this Redevelopment District may be acquired by the CDA and either; a) sold or leased for private development, or b) sold, leased or dedicated for construction of public improvements or facilities.

The CDA may utilize property that has been acquired for temporary uses as an incidental, but necessary, part of the redevelopment process. The temporary uses will exist until such time as the property is scheduled for disposition and redevelopment.

K. Project Financing

Funds necessary to pay for redevelopment project costs and municipal obligations are expected to be derived principally from private development project revenues and from indebtedness authorized by Redevelopment Law.

As the CDA and the City may from time to time deem appropriate, land disposition proceeds and other sources of funds and revenues may be used to pay for redevelopment costs. Pursuant to the Redevelopment Act, the City may assist the CDA in its redevelopment activities by furnishing services or facilities, providing property, or lending or contributing funds.

L. Performance Standards

Throughout the implementation of this Redevelopment Plan and all stages and phases thereof, the participating developer(s) will be required to comply with the requirements of all sections of this Redevelopment Plan as well as the pertinent sections of municipal codes and ordinances referenced herein.

M. Compliance with Applicable Local, State & Federal Regulations

Local codes and ordinances pertinent to the Redevelopment District have been referenced in this Redevelopment Plan. The participating developer(s) and the CDA shall comply with any and all local codes and ordinances that are deemed applicable by the City of Madison.

N. Redevelopment Plan Modification

This Redevelopment Plan may be modified or changed at any time in accordance with Redevelopment Law, including after sale or lease of property acquired by the CDA, provided that the purchaser or lessee concurs with the proposed modifications. If the plan is modified, a public hearing will be conducted by the CDA. All changes will be recommended for approval by the CDA and approved by the City's Common Council.

O. Relocation

Individuals, businesses, and real or personal property may be relocated due to redevelopment projects. Any relocation shall be conducted in accordance with State law.

P. Land Disposition

Once acquired by the CDA, land will be disposed of either by sale or lease in accordance with provisions contained in Sections 66.1333, Wisconsin Statutes (Redevelopment Law).

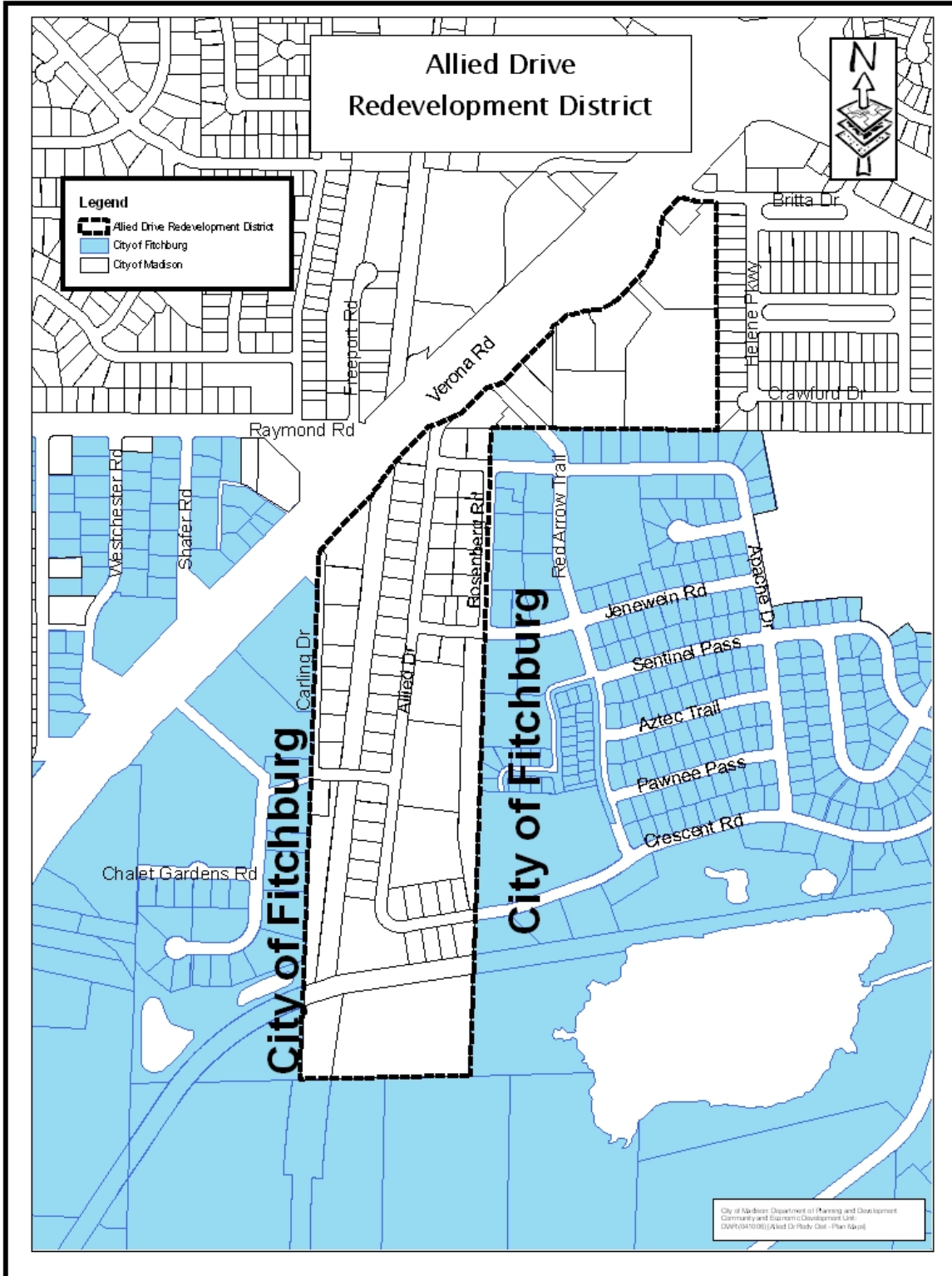
Q. Proposed Public Improvements

To facilitate and support new land uses in the area, the City may undertake public improvements, as required, and to the extent feasible.

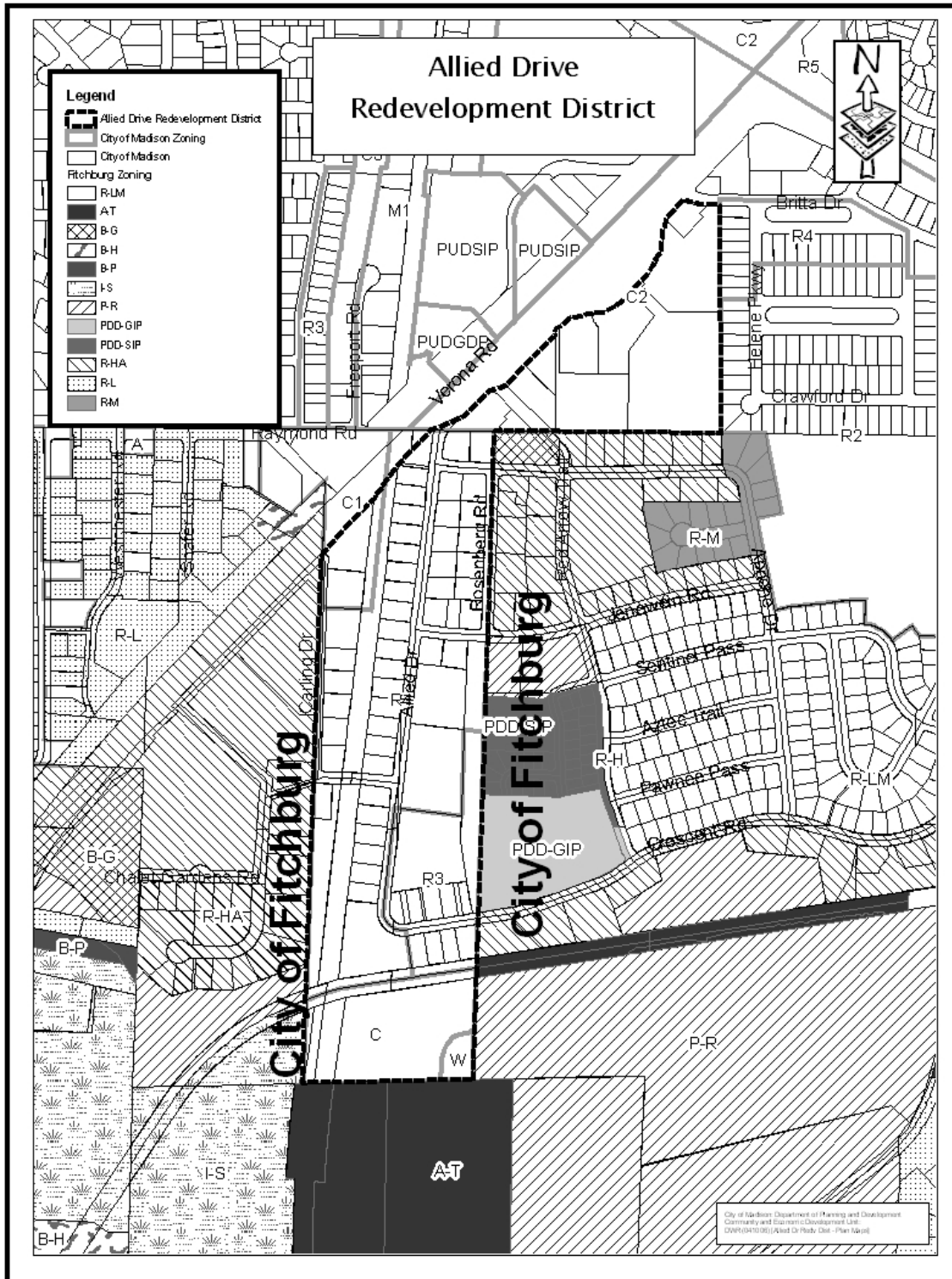
R. Termination of the District and Redevelopment Plan

This Redevelopment District shall terminate on December 31, 2021.

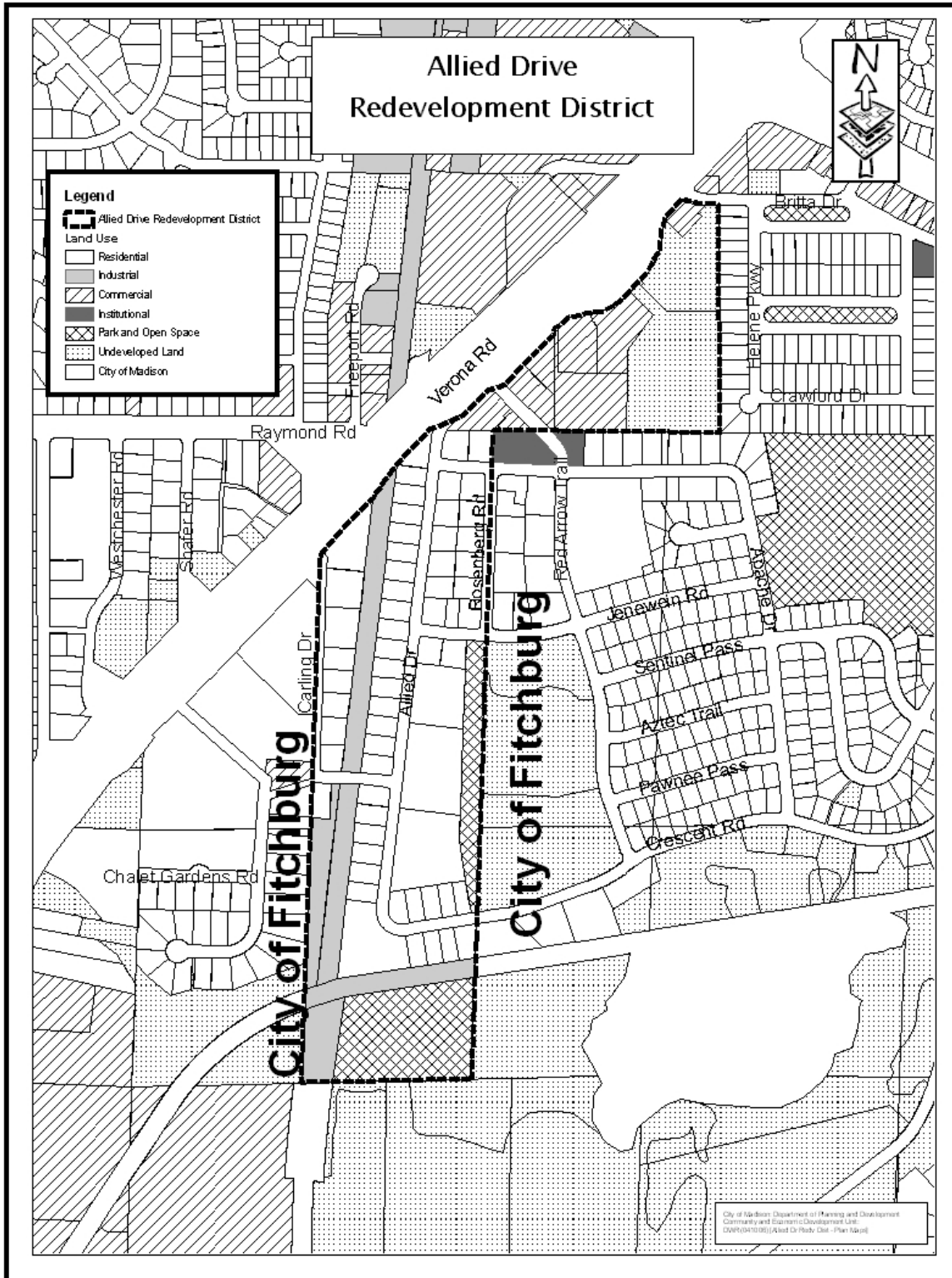
Map 1 – District Boundary



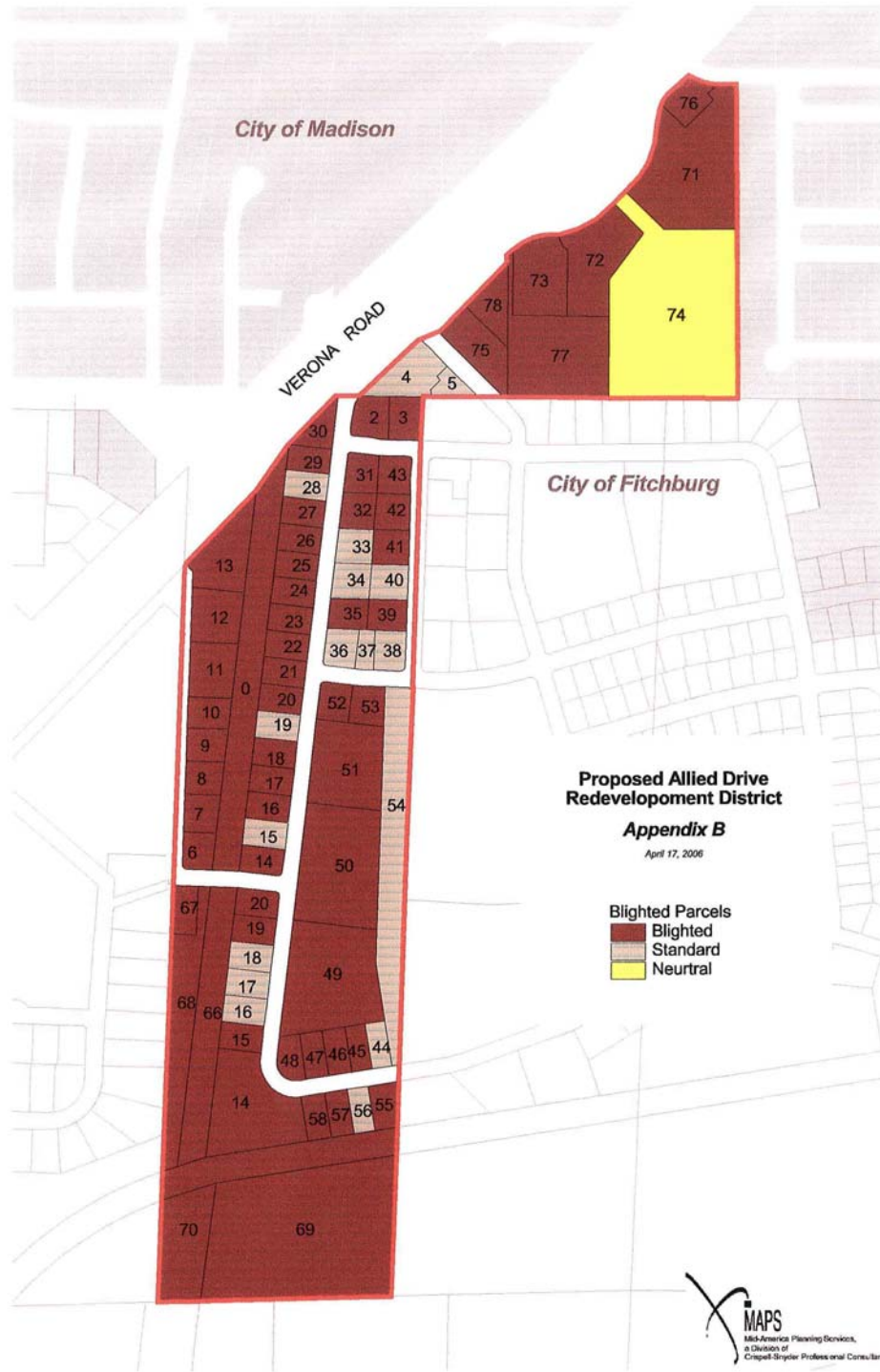
Map 2 – Existing Zoning



Map 3 – Existing Land Uses



Map 4 – Structure Survey Results (Blight)



Map 5 – Proposed Zoning

