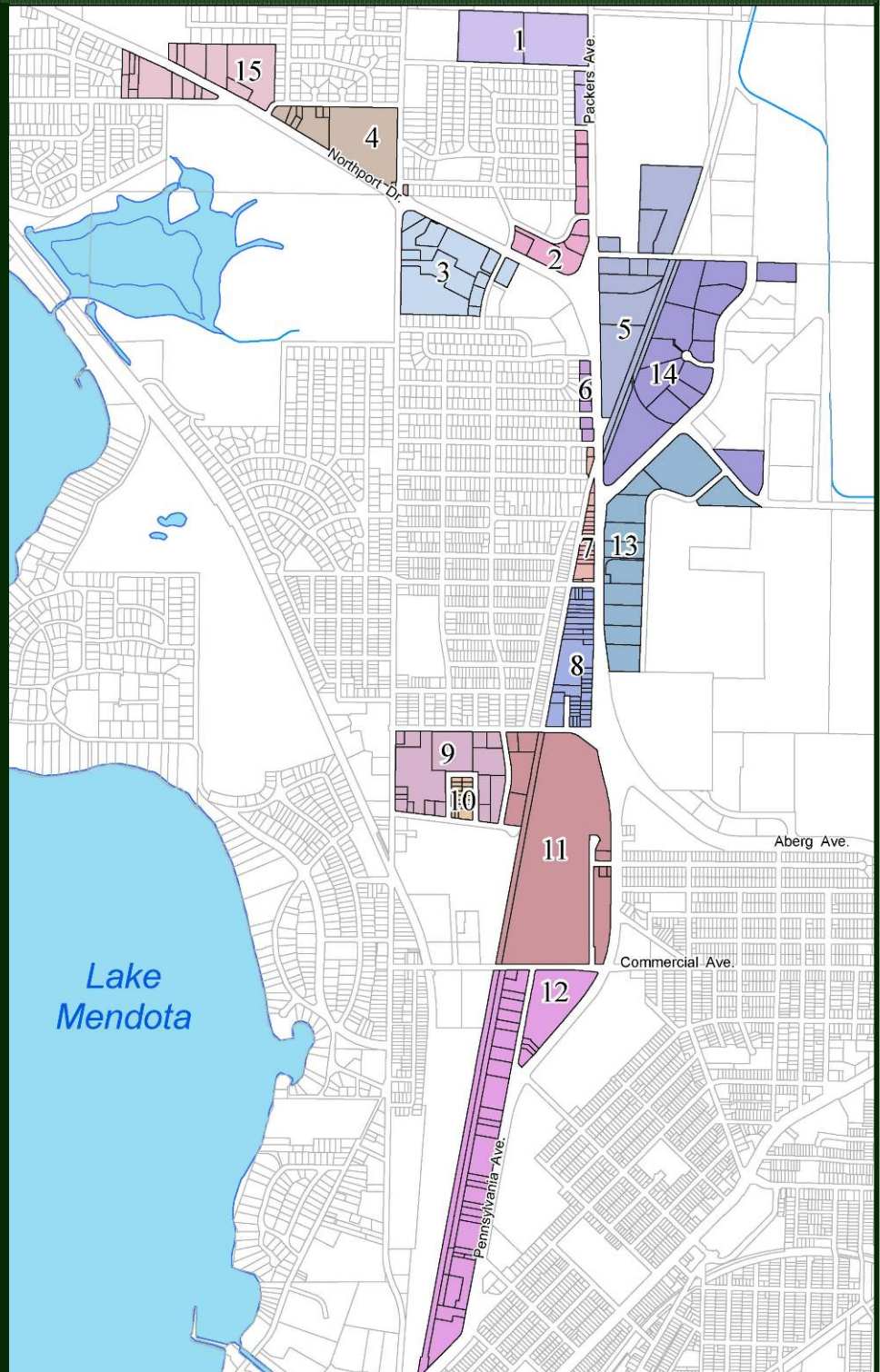


# TID 40 - Blight Study

June 16, 2009

City of  
Madison,  
Wisconsin





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### Appendix

#### A. Parcel Photos

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## 1. EXECUTIVE SUMMARY

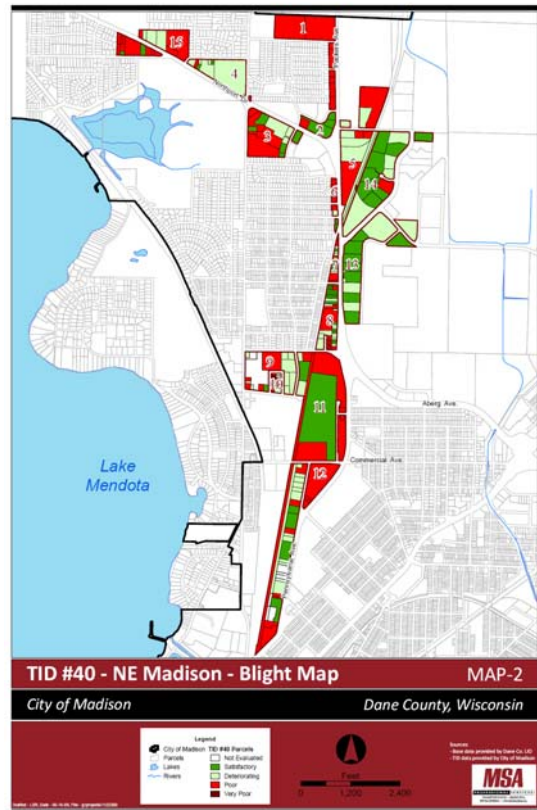
The City of Madison is considering creation of a Tax Incremental Financing District that would be known as TID 40. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(a). MSA evaluated 231 parcels, eliminated 10 due to construction or inadequate access, and scored the remaining 221 parcels using a scoring tool developed to standardize the evaluation process. We visited each parcel in May 2009, 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 calls data for this area as provided by the City. Our analysis revealed an elevated and increasing number of calls in the TID 40 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 battery, theft, non-residential burglary, and graffiti. We also evaluated the condition of the major public streets in the study area and found sufficient evidence of deterioration to have a negative influence on the surrounding parcels. All parcel scores were uniformly reduced by five points to account for the police call and infrastructure conditions.

We also reviewed 10 years of code violation data as provided by the City. Approximately 60% of the study area parcels have a recorded violation in that period, and the average for all parcels is 3.9 violations per parcel. The most common violations are housing deficiencies and graffiti. Individual parcel scores were reduced for parcels with multiple and recent violations

**MSA has determined that 42.4% of the 231 identified parcels, by area, are blighted.** We organized the parcels into 15 blocks, allowing for a block-by-block tabulation. Eight of the 15 blocks are less than 50% blighted, including three (Blocks 4, 13 and 14) that are less than 10% blighted. **Blocks 13 and 14 can be removed from the proposed district without disrupting the contiguity of the remaining parcels, resulting in a smaller district that is 53.2% blighted.**



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## 2. PARCEL AND STRUCTURE SURVEY METHODOLOGY

To evaluate the condition of each parcel in the proposed TID 40, 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)(a) defines a blighted area as such:

(a) 1. “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 is briefly described here.

### PARCEL INFORMATION

The upper box on each form features basic information about the parcel, including its TID 40 ID number, address, size, use, preferred use as designated in the comprehensive plan, zoning, height, number of residential units, and ratio of improvements value to land value.

#### UTILIZATION

In this category we consider the extent to which the use of the parcel is consistent with the use envisioned in the comprehensive plan (0-100%). For parcels with structures we consider the occupancy of the primary use structures (0-100%). 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 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 dents or peeling paint?

If the answer to any of these questions is “yes”, the evaluator decides if the deficiency is major or minor or applies to some or most of the structure, and checks the appropriate box. The form deducts a portion of the points allotted to that component corresponding to the severity of the deficiency. A brief comment is inserted to explain the deficiency observed. If a building was designed without an element (e.g. no exterior stairs), or if the evaluator cannot see an element to evaluate is (e.g. a flat roof), that element is removed from consideration and its points removed from the calculation.

#### SITE IMPROVEMENTS CONDITION

In this category we consider the condition of accessory structures such as sheds or garages, storage and screening, signage, drives/parking/walks, and the public sidewalk. Each is evaluated using the same question and scoring method as for the primary use structure, described above.

#### OTHER BLIGHTING INFLUENCES

In this category we consider an assortment of conditions that are unsafe or unsightly and may arrest the sound growth of the community, including minor maintenance issues (e.g. overgrown landscaping), major maintenance issues (e.g. piles of trash), compatibility of use or building bulk as compared to other parcels, safety hazards, erosion and stormwater management issues, and handicap accessibility. If the evaluator notes the presence of one of these conditions or issues, he or she decides if it affects just a portion or 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 5 point deduction). These deductions are explained in Chapter Four – Other Blighting Factors.



# PARCEL EVALUATION FORM (Parcel With Structures)



Study Area:	City of Madison TID 40		
TID 40 Parcel ID:	Parcel #:	Subdivider:	Points:
Street Name:	Street Number:	Date of Evaluation:	200
Preferred Land Use / Comp Plan:	Zoning:	Area (sq. ft.):	40
Primary Occupancy:	Other Uses:		20
# Stories:	# Dwelling Units:		20
Code Violations last 10 years:	Code Violations last 5 years:		100.0
<b>PARCEL RATING: SATISFACTORY</b>			<b>100.0</b>

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

MSH	Factor	R / 1 m (max)	Structural Deficiencies		Blight Incompatible Components		Cosmetic Deficiencies		Condition	Points	Comments
			major	minor	major	minor	major	minor			
<b>Exterior</b>	<b>6</b>										
Roof	15								100%	5	
Windows	15								100%	15	
Doors	15								100%	15	
Stairways	15								100%	15	
Stair Stairs	15								100%	15	
Stair Doors	15								100%	15	
<b>Total</b>	<b>10.0</b>								<b>100%</b>	<b>100</b>	

MSH	Factor	R / 1 m (max)	Blighty Blighting		Structural Deficiencies		Blighting Incompatible Components		Cosmetic Deficiencies		Condition	Points	Comments
			major	minor	major	minor	major	minor	major	minor			
<b>Accessory Structures</b>	<b>30</b>												
Storage and Screening	20										100%	30	
Signage and Lighting	20										100%	20	
Unauthorized Signs	20										100%	20	
Public Storage	10										100%	10	
<b>Total</b>	<b>10.0</b>										<b>100%</b>	<b>100</b>	

MSH	Factor	R / 1 m (max)	Blighting Influences		Condition	Points	Comments
			major	minor			
<b>Minor Maintenance Issues</b>	<b>20</b>						
Minor Maintenance Issues (leak, overgrown bushes, etc.)	20				100%	20	
Major Maintenance Issues (fire, crime, also housing, graffiti, etc.)	30				100%	30	
See Income Mix with Adjacent Use	10				100%	10	
Building Bulk Incompatible with Neighborhood	15				100%	15	
Protein and Stormwater Management Issues	10				100%	10	
Building not Handicap Accessible	10				100%	10	
<b>Total</b>	<b>100</b>				<b>100%</b>	<b>100</b>	

# PARCEL EVALUATION FORM

(Parcel Without Structures)



Study Area:	City of Madison TID 40			Evaluator:		Sub-Categories:	Factor:	Condition:	Points:
TID 40 Parcel #:	Parcel #:	Block #:	Street Name:	Date of Evaluation:		A. UTILIZATION	20	100%	20.0
Street Name:	Street Number:	Zoning:	Preferred Land Use (Comp Plan):	Area (sq. ft.):		B. SITE IMPROVEMENTS CONDITION	40	100%	40.0
Primary Occupancy:			Code Violations last 10 years:	Other Uses:		C. OTHER BLIGHTING INFLUENCES	40	100%	40.0
			Code Violations last 5 years:	Picture ID:		<b>PARCEL RATING</b>			
						<b>SATISFACTORY 100.0</b>			

TYPE	Factor	Value	Points	Comments
of Site Layout suitable for preferred land use)	50		50	
of Utilization compared to land use plan)	50		50	
<b>Total</b>	<b>100</b>		<b>100</b>	

ITEM	Factor (1-100 scale)	Blighting Rating		Structural Deficiencies		Comments
		most / all	some	most / some	most / some	
<b>Demol Public:</b>						
Storage & Stacking	50					
Signage and Lighting	30					
Street Parking/Walks	20					
Public Streets	10					
<b>Total</b>	<b>10.0</b>					

BLIGHTING INFLUENCES	Factor	Yes	Total Points	
			most / some	most / some
<b>Demol Public:</b>				
Minor Maintenance Issues (weeds, overgrown lawns, etc.)	20			20
Major Maintenance Issues (lean chimneys, dead landscaping, graffiti, etc.)	30			30
Safety Hazards	20			20
Structural Environmental Hazards or Contamination	15			15
Protein and Stormwater Management Issues	15			15
<b>Total</b>	<b>100</b>			<b>100</b>

### **3. PARCEL AND STRUCTURE SURVEY FINDINGS**

This blight study includes 231 parcels totaling 376.1 acres considered for possible inclusion in TID 40. We divided these parcels into 15 “blocks”, or groups of parcels, grouped by geographic proximity and similar land use or planned land use. Blight findings are presented here block-by-block 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 will be presented in section 5. As explained below, several parcels were removed from consideration or subdivided for evaluation purposes, resulting in a net count of 223 “parcels” evaluated, totaling 363.2 acres.

#### *Parcels Not Considered*

Four of the 231 parcels were not visible and could not be rated or evaluated. These were omitted from consideration and the area of these parcels not counted as part of the total TID 40 area.

Six parcels were under construction at the time of the evaluation. We determined that it was not appropriate to rate these parcels because conditions were changing daily and the end state remained uncertain. These parcels have also been omitted from consideration. All parcels not counted are noted in the block summaries.

#### *Parcels Divided for Evaluation*

Two parcels were divided into sub-parcels for evaluation purposes.

Parcel 170 (Oscar Meyer) is a very large parcel with two distinct areas – areas occupied by structures in good condition, and areas in poor condition occupied by surface parking for cars and semi trailers. Because this large parcel could be subdivided into smaller parcels, each still a large and developable parcel on its own, we determined that it is appropriate to consider these two areas independently, as Parcels 170a and 170b.

Parcel 45 is an oddly-shaped parcel featuring two primary use structures, one in excellent condition (Benvenuto’s) and one in poor condition (Rocky Rococo/Taco City). We separated these areas as 145a and 145b.

All of these parcels were evaluated in May 2009.

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

## BLOCK 1

### Description

This block includes four parcels ranging in size from .5 to 9.8 acres. Parcels 1 and 2 are designated for Low-Density Residential Use in the Comprehensive Plan, and are currently zoned M1. Parcels 19 and 25 are designated for Medium-Density Residential in the Comprehensive Plan, and are currently zoned R5. Of the four parcels, two have multi-family dwelling units (19, 25), one is industrial (1), and one is vacant (2).

### Findings

**All four of the parcels were found to be blighted (Poor condition), representing 100% of the block, by area.** Detailed notes and photos of the four blighted parcels follow. Every parcel in this block lost points because of the presence of Other Blighting Influences, most notably minor and major maintenance issues. In addition, three of the four parcels lost points because the parcels were not fully occupied at the time of evaluation.



### Block 1 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	0	0	0.00%
<b>Poor</b>	<b>4</b>	<b>932,719</b>	<b>100.00%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
<b>Total</b>	<b>4</b>	<b>932,719</b>	<b>100%</b>

**Blighted Parcels – Block 1**

The following parcels were found to be blighted, primarily due to poor building and site maintenance, as well as other blighting conditions.

**Parcel 1**

**Score: 40.8**

Walls and cladding worn and discolored; lawn not maintained; piles of brush and abandoned equipment visible from the street



**Parcel 2**

**Score: 36.8**

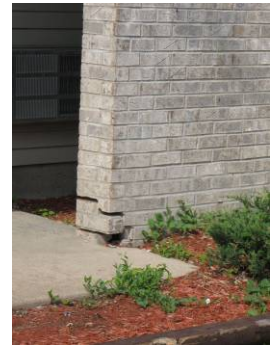
Vacant lot, lawn not maintained; structural deterioration of the drive; shabby and rusting gate



**Parcel 19**

**Score: 55.9**

Failing brickwork; siding warped; paint peeling; no screening around dumpsters; poor lawn maintenance – long and weedy



**Parcel 25**

**Score: 37.5**

Water damage to walls, roof, and porch; structural damage to walls; pavement deteriorating; limited lawn maintenance



## BLOCK 2

### Description

This block includes nine parcels, ranging in size from .5 to 2.0 acres. All the parcels are designated for Neighborhood Mixed Use in the Comprehensive Plan, and are zoned C2. Of the nine parcels, four are currently vacant (36, 38, 42, 49) and the others are occupied by office and commercial uses.

### Findings

**Five of the nine parcels were found to be blighted (Poor condition), representing 41.6% of the block, by area.** Detailed notes and photos for these five parcels follow. All of the remaining four parcels were found to be Satisfactory. Nearly every parcel in this block lost points for Lot Utilization because the current uses are only marginally consistent with Neighborhood Mixed Use, as portrayed in the Comprehensive Plan, which calls for buildings that are a minimum of 2-stories in height, and are situated close to the street, with parking either behind the buildings or underground. The parcels that were determined to be blighted were given demerits for a wide variety of structural and site problems, as well as other blighting influences.



### Block 2 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	4	246,524	58.40%
Deteriorating	0	0	0.00%
<b>Poor</b>	<b>5</b>	<b>175,601</b>	<b>41.60%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
<b>Total</b>	<b>9</b>	<b>422,125</b>	<b>100%</b>

### Blighted Parcels – Block 2

The following parcels were found to be blighted due to poor building and site maintenance, poor lot utilization in comparison with the Comprehensive Plan, and high vacancy rates.

#### **Parcel 36**

**Score: 30.7**

Missing siding, structural damage to roof, majority of front fence missing, poorly covered graffiti; 8 code violations in the past 5 years



#### **Parcel 37**

**Score: 38.6**

Paint peeling from siding in many places; signs on building crooked; pavement in poor condition; dumpsters not screened; litter; weeds; broken glass, etc; 24 code violations in the past 10 years



#### **Parcel 38**

**Score: 49.6**

Vacant parking lot; light poles in poor conditions; pavement in poor condition



**Parcel 42**

**Score: 30.3**

Vacant; missing canopy; roof in poor condition; fascia warped; no screening; shed falling apart; pavement and stairs in poor condition; piles of junk



**Parcel 49**

**Score: 39.9**

Vacant; mismatched paint; canopy missing; no railing along raised patio; screening in poor condition; pavement in poor condition





### BLOCK 3

*Description*

This block includes 11 parcels, ranging in size from .34 to 7.1 acres. Parcel 45 was subdivided into two parts, each with its own primary use, resulting in a total of 12 parcels considered. All parcels are designated for Community Mixed Use in the Comprehensive Plan, and are zoned C2. This block consists primarily of commercial and business uses, though one parcel has residential use (70).

*Findings*

**Four of the 12 parcels were found to be blighted (Poor condition), representing 60.23% of the block, by area.** Detailed notes and photos for these four parcels follow. Of the remaining eight parcels, five were found to be Satisfactory, and three were found to be Deteriorating. Most of the parcels lost points in the Lot Utilization category, as the block does not have the density nor the height that should be found in a Community Mixed Use district, as defined by the Comprehensive Plan.



**Block 3 Parcels**

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	5	175,880	17.12%
Deteriorating	3	232,542	22.64%
<b>Poor</b>	<b>4</b>	<b>618,645</b>	<b>60.23%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
<b>Total</b>	<b>12</b>	<b>1,027,067</b>	<b>100%</b>

### **Blighted Parcels – Block 3**

The following parcels were found to be blighted, due mostly to poor lot utilization and occupancy, as well as poor site maintenance and other blighting influences.

#### **Parcel 44**

**Score: 44.9**

Roof canopy faded, discolored; exposed wires near sidewalk; car wash doors and frames in poor condition and appearance, dead bushes



#### **Parcel 45b**

**Score: 46.0**

Parking lot in poor condition; roof trim in poor condition; inoperable door; unscreened dumpster; rotting shed



#### **Parcel 54**

**Score: 51.7**

Lot utilization and occupancy both deficient; walls and cladding display remnants of old signage; dead or dying landscaping



**Parcel 65**

**Score: 44.5**

Vacant; water damage to foundation and walls; insufficient screening of dumpsters; missing signage; weeds; graffiti; 20 code violations in past 10 years



## BLOCK 4

### Description

This block includes ten parcels, ranging in size from 0.18 to 12.5 acres. All of the parcels are designated for Medium-Density Residential in the Comprehensive Plan, and are zoned either R1, R3, R4, or PUDSIP. Most of the parcels in the block are occupied by multi-family dwellings; one parcel is occupied by a Fire Station (28); one parcel is green space (40); and one parcel has a single-family dwelling (41).

### Findings

**Only two of the 10 parcels were found to be blighted (Poor condition), representing 3.25% of the block by area.** Detailed notes and photos for these two parcels follow. Of the remaining eight parcels, two were in Satisfactory Condition, and six were in Deteriorating condition. The majority of the parcels in the block earned demerits because current density is lower than the preferred Medium-Density Residential district, as defined by the Comprehensive Plan. Building and site conditions, however, were generally satisfactory.



### Block 4 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	19,526	2.61%
Deteriorating	6	703,220	94.13%
<b>Poor</b>	<b>2</b>	<b>24,299</b>	<b>3.25%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Total	10	747,045	100%

### **Blighted Parcels – Block 4**

The following parcels were determined to be blighted, mainly due site and building maintenance problems.

#### ***Parcel 29***

**Score: 52.6**

Large crack in corner of brickwork; worn and weathered shingles; eaves and sills rotted; weeds; dead landscaping



#### ***Parcel 41***

**Score: 52.9**

Discoloration of foundation and siding; front steps deteriorating; accessory structure missing gutters and needs to be stained; weeds



## BLOCK 5

### Description

This block includes 12 parcels, ranging in size from 0.9 to 9.9 acres. All parcels are designated for Employment in the Comprehensive Plan, and are zoned M1. Parcels in this block are occupied by a variety of commercial, industrial, and warehouse uses. In addition, there is one single-family residence (51).

### Findings

Four of the 12 parcels were found to be blighted (Poor Condition), representing 50.08% of the block, by area. Detailed notes and photos for these four parcels follow. All of the remaining eight parcels were in Deteriorating condition. Every parcel in this block lost points because the current use is not in keeping with the Employment classification, in terms of type of employment and density of improvements, as defined by the Comprehensive Plan. The parcels that were found to be blighted also suffered from poor building and site maintenance.



### Block 5 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	8	833,855	49.92%
<b>Poor</b>	<b>4</b>	<b>836,551</b>	<b>50.08%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
<b>Total</b>	<b>12</b>	<b>1,670,407</b>	<b>100%</b>

**Blighted Parcels – Block 5**

The following parcels were found to be blighted, generally due to poor building and site maintenance, as well as poor Lot Utilization.

**Parcel 39**

**Score: 50.2**

Structural and cosmetic deficiencies of the walls and roof; minor parts of the roof and walls missing; canopy and sign deteriorating



**Parcel 58**

**Scoring: 51.4**

Pavement damaged and cracking; dumpsters not screened; cosmetic problems with the walls, foundation, and exterior doors



**Parcel 59**

**Score: 44.7**

Deteriorating pavement; cosmetic problems with the foundation and walls; paint peeling; doors dented, dumpster not screened



**Parcel 74**

**Score: 45.1**

Foundation, walls, and porch structural deficiencies; entire building has cosmetic problems; graffiti





## BLOCK 6

### Description

This block includes six parcels, ranging in size from 0.37 to 0.55 acres in size. All parcels are designated Medium-Density Residential in the Comprehensive Plan, and are zoned C3. None of the parcels have residential uses currently; all of the parcels are currently occupied by commercial uses.

### Findings

Five of the six parcels were found to be blighted (Poor condition), representing 83.91% of the block, by area. The remaining parcel was in Deteriorating condition. Some of the parcels in this block earned demerits because current commercial use is not in keeping with the definition of Medium-Density Residential, as defined by the Comprehensive Plan. In addition, the five parcels found to be blighted all suffer from building and site maintenance problems.



### Block 6 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	1	17,734	16.09%
<b>Poor</b>	<b>5</b>	<b>92,469</b>	<b>83.91%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Total	6	110,203	100%

### Blighted Parcels – Block 6

The following parcels were determined to be blighted, mainly due to site and building maintenance problems.

#### **Parcel 79**

**Score: 43.1**

Doors dented; siding paint discolored; bricks missing; weeds



#### **Parcel 81**

**Score: 51.4**

Soffit rotted; missing portions of signage; pavement pitted; litter; scaffolding stored in parking lot



#### **Parcel 86**

**Score: 55.7**

Dumpsters not screened; missing numbers in the address sign; dead trees; weeds; pavement cracking; standing water; rusting truck parked along sidewalk



**Parcel 87**

**Score: 51.0**

Dumpsters and outdoor storage not screened, terrace in poor condition, discoloration and water staining on facade



**Parcel 88**

**Score: 47.9**

Paint peeling; walls cracking and mildewing; windows boarded up and/or cemented over; soffit rotting; doors missing trim; weeds



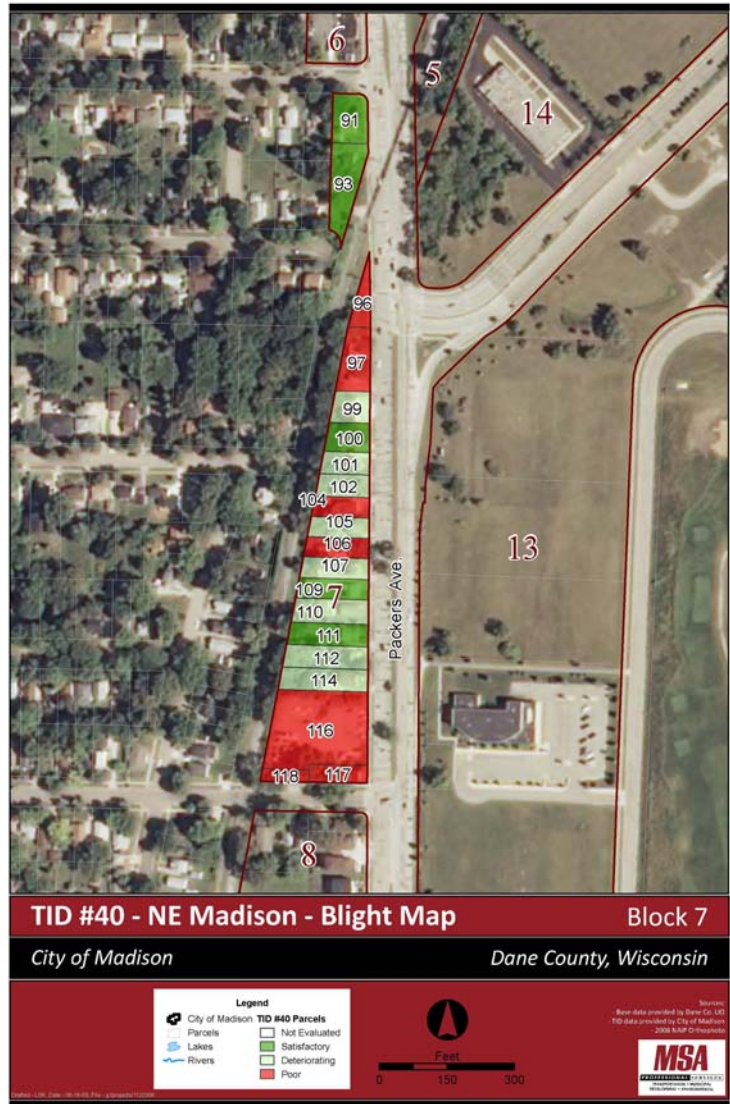
## BLOCK 7

### Description

This block includes 20 parcels, ranging in size from 0.07 to 0.8 acres in size. All of the parcels are designated for Low-Density Residential in the Comprehensive Plan and most of the parcels are zoned either R2 or R4. There are two parcels that are zoned C3. This is primarily a residential block in lot size and layout; however, there are two parcels that are occupied by commercial uses (116, 118).

### Findings

Seven of the 20 parcels were found to be blighted (Poor condition), representing 40.31% of the block, by area. Of the remaining 13 parcels, three were in Satisfactory condition and 10 were in Deteriorating condition. For the most part, the current use in this block is in keeping with the Low-Density Residential classification, as defined by the Comprehensive Plan. Most of the parcels in this block are well-maintained; however, there are several glaring exceptions. Seven properties were determined to be blighted due to poor site and building conditions.



### Block 7 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	22,849	13.25%
Deteriorating	10	80,116	46.44%
<b>Poor</b>	<b>7</b>	<b>69,533</b>	<b>40.31%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total	20	172,498	100%

**Blighted Parcels – Block 7**

The following parcels were found to be blighted.

**Parcel 96**

**Score: 48.7**

Small vacant lot;  
garbage; erosion and  
debris on crosswalk  
ramp



**Parcel 97**

**Score: 49.8**

Water damage to  
siding and window  
sills; front stoops  
sinking; pavement  
pitted; weeds in  
bushes, soffits water  
damaged



**Parcel 104**

**Score: 38.1**

Walls, roof, and  
windows have  
cosmetic problems  
and missing pieces;  
water damage; trash;  
lawn overgrown and  
weedy



**Parcel 106**

**Score: 49.1**

Nonfunctional front garage door with broken window; exterior plastic over door and windows; stuff piled in driveway; detached garage cosmetic issues



**Parcel 116**

**Score: 39.8**

Water damage; paint peeling; missing sign; pavement cracked and pitted; flowerbeds weedy and neglected



**Parcel 117**

**Score: 50.4**

Missing portions of walls and windows; structural problems with porch, chimney, stairs; no front walk; yard not maintained; severe mildew and rot problems



**Parcel 118**

**Score: 43.5**

Vacant lot/driveway; overgrown; litter; pavement damaged



## BLOCK 8

### Description

This block includes 38 parcels, ranging in size from 0.11 to 4.5 acres in size. One parcel was not visible from the public right-of-way (133) and was omitted from consideration. Approximately 65% of the parcels in Block 8 are designated as Employment in the Comprehensive Plan. The remaining 35% are designated as Low-Density Residential. Currently, the block contains primarily single-family residential use; however, there are two multi-family residential parcels (124, 125), one duplex (120) and six commercial parcels (136, 143, 145, 146, 150, 160). Currently, the parcels are zoned either R4 or C3. There are several single-family residences in areas zoned C3.



### Findings

**Thirteen of the 37 ratable parcels were found to be blighted (Poor condition), representing 47.95% of the block, by area.** Of the remaining 24 parcels, 14 were in Satisfactory condition and 10 were in Deteriorating condition. Many of the parcels lost points because the current uses are not consistent with the Lot Utilization as defined by the Comprehensive Plan. Most of the parcels considered blighted also have building and site maintenance issues.

### Block 8 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	14	135,170	23.37%
Deteriorating	10	165,842	28.68%
<b>Poor</b>	<b>13</b>	<b>277,287</b>	<b>47.95%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Total	37	578,299	100.00%

### **Blighted Parcels – Block 8**

The following parcels were found to be blighted, primarily due to poor building and site maintenance, as well as the poor lot utilization mentioned above.

#### ***Parcel 124***

**Score: 55.5**

Foundation cracking; siding dirty and marred; garbage and debris in gutter and roof; porch sagging; weeds; inoperable vehicles



#### ***Parcel 134***

**Score: 39.1**

Missing parts of roof; paint peeling; many elements rotting; piles of trash and debris in yard



#### ***Parcel 135***

**Score: 53.7**

Roof, fascia, window frames, and door all showing signs of rot; driveway cracked; landscaping dying





**Parcel 136**

**Score: 47.2**

Incompatible bulk and use; siding damaged, trash in front yard, unscreened mechanicals with exposed wires, fence and retaining wall in poor condition



**Parcel 147**

**Score: 31.4**

House vacant; damaged front door; yard overgrown; trash in yard; paint peeling; storm windows askew



**Parcel 148**

**Score: 37.0**

Building vacant; water damage to walls; flashing coming loose from roof; pavement degraded and draining toward building



**Parcel 151**

**Score: 47.0**

Walls and roof damaged; no railing on exterior stairs; shingles curling; inoperable vehicle in the driveway



**Parcel 153**

**Score: 45.8**

Shingles curling;  
gutters bent; garage  
missing a door and  
cladding or paint; no  
railing for front stoop



**Parcel 155**

**Score: 47.9**

Missing cladding;  
roof sagging; stairs  
settling; weedy and  
overgrown yard



**Parcel 157**

**Score: 48.8**

Paint peeling; window frames,  
siding and fascia rotting;  
trash in yard;  
unscreened storage in back yard



**Parcel 158**

**Score: 56.1**

Shingles degrading;  
porch in poor  
condition; driveway  
unpaved and  
rutted; landscaping,  
weedy



**Parcel 159**

**Score: 51.3**

Paint peeling;  
gutters falling off;  
fence falling over;  
junk in front yard



**Parcel 160**

**Score: 41.2**

Siding dented;  
different colors  
paint (covering  
graffiti); weeds;  
debris; piles of  
trash



## BLOCK 9

### Description

This block consists of 16 parcels, ranging in size from 0.2 to 7.2 acres. Two large parcels, Parcel 162 and 163, were omitted from consideration because they were under construction at the time this survey was conducted. The Comprehensive Plan designates 75% of the parcels within the block as Community Mixed-Use. The other 25% of the parcels are designated as Industrial in the Comprehensive Plan. The parcels are all zoned either C2, C3, or M1. For the most part, the block contains a variety of different commercial businesses.



### Findings

**Four of the 14 ratable parcels were found to be blighted (Poor condition), representing 6.7% of the block, by area.** Detailed notes and photos for these three parcels follow. Of the remaining 10 parcels, one was in Satisfactory condition and nine were in Deteriorating condition. The majority of the parcels in this block earned demerits because the current style of development, with one-story building behind front parking, is only marginally consistent with Community Mixed-Use, as defined by the Comprehensive Plan.

### Block 9 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	20,351	3.16%
Deteriorating	9	372,820	57.98%
<b>Poor</b>	<b>4</b>	<b>249,881</b>	<b>38.86%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Total	14	643,052	100.00%

### **Blighted Parcels – Block 9**

The following parcels were found to be blighted, generally due to poor lot utilization and poor building and site conditions.

#### **Parcel 164**

**Score: 59.6**

Pavement degraded, severely in places; graffiti on side of building; cracks in brickwork; dead bushes and unkempt landscaping



#### **Parcel 181**

**Score: 54.5**

Paint peeling; missing/damaged shingles; no screening in back; cracked pavement; stairs overgrown by bushes



#### **Parcel 188**

**Score: 42.2**

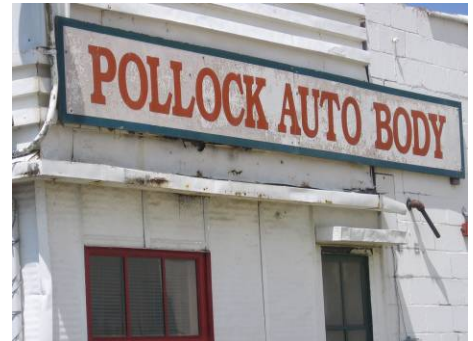
Paint peeling; pieces rotting; graffiti; poor signage; safety hazards; litter; unscreened dumpsters



#### **Parcel 191**

**Score: 48.5**

Walls damaged and dirty; signage poor; no screening; parking lot gravelly; minor maintenance issues



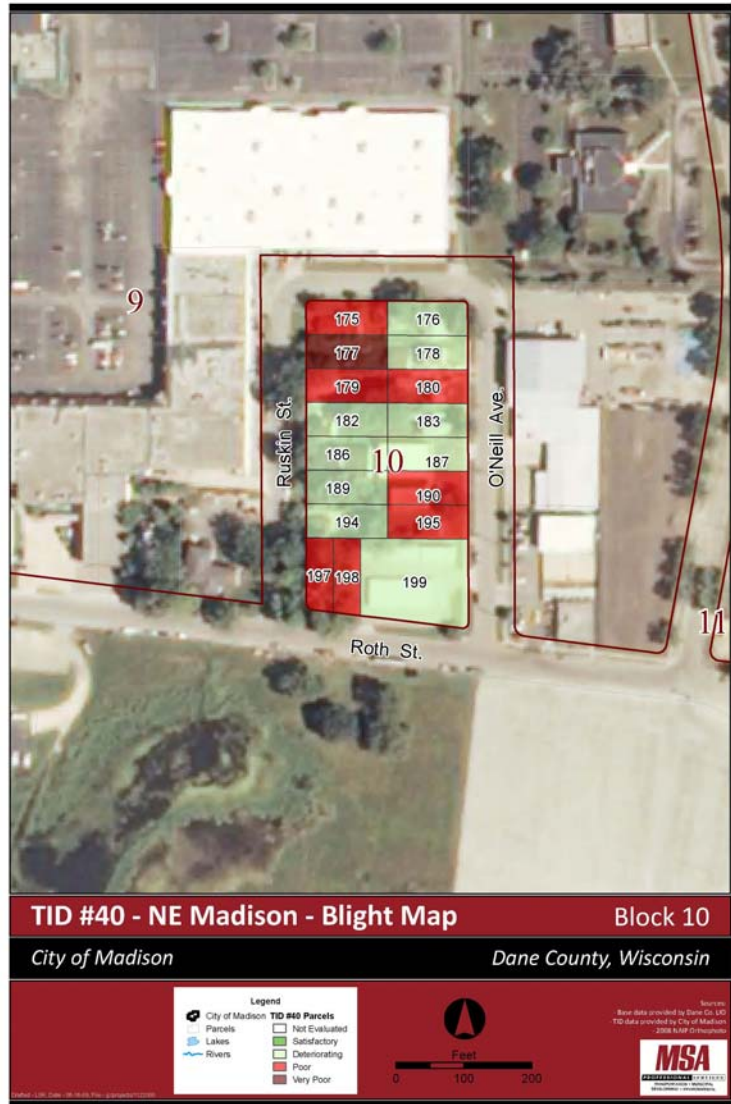
## BLOCK 10

### Description

This block includes 17 parcels ranging in size from 0.1 to 0.5 acres. All parcels are designated for Community Mixed Use in the comprehensive plan and are zoned either C1 or M1. This is a traditional residential block in lot size and layout, but it is surrounded by commercial and industrial uses. Most parcels feature single family residential use, one parcel has both residential and commercial use (186), two feature commercial uses (187, 190), and one is vacant (198).

### Findings

**Eight of these 17 parcels were found to be blighted (7 Poor condition, one Very Poor), representing 39.09% of the block, by area.** All of the remaining 9 parcels were in Deteriorating condition. Nearly every parcel in this block lost points for Lot Utilization because the current uses are only marginally consistent with Community Mixed Use as envisioned in the comprehensive plan, which calls for a relatively high-density mix of residential, office, institutional and civic uses in buildings at least 2 stories in height. Most of these parcels feature single-family homes. The mismatch between these single family homes and the uses they face across the street, generally the rear or side of a large-scale commercial or industrial building, resulted in a loss of points for incompatible use and incompatible building bulk. These conditions depress the value of these parcels for single family use.



### Block 10 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	9	69,847	60.91%
<b>Poor</b>	<b>7</b>	<b>38,825</b>	<b>33.86%</b>
<b>Very Poor</b>	<b>1</b>	<b>6,000</b>	<b>5.23%</b>
<b>Total</b>	<b>17</b>	<b>114,672</b>	<b>100%</b>

**Blighted Parcels – Block 10**

The following parcels were found to be blighted, generally due to poor building and site maintenance (and the other blighting influences mentioned above).

**Parcel 175**

Score: 48.6

Overgrown front walk, water damage to soffits and siding, garage in very poor condition



**Parcel 177**

Score: 21.3

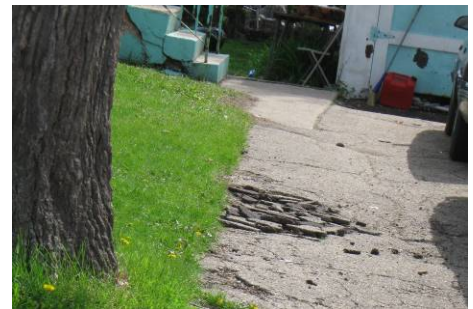
Living unit is small metal building; walls and roof are rusted, dented; doors and windows appear to be sagging and degraded; significant junk and debris in yard



**Parcel 179**

Score: 45.9

Front awning collapsing; no front walk; driveway, steps, and garage in poor repair



**Parcel 180**

Score: 52.6

Paint peeling from walls and porch, garage in very poor condition, lots of stuff stored in



driveway and back yard

**Parcel 190**

**Score: 56.0**

Unoccupied; brickwork cracking and stained; pavement deteriorating; landscape overgrown; litter



**Parcel 195**

**Score: 41.5**

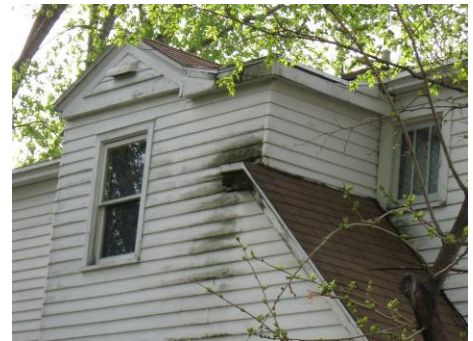
No front walk, landscape overgrown onto building, porch and roof in poor condition



**Parcel 197**

**Score: 47.6**

No front walk, significant water damage to siding, yard overgrown



**Parcel 198**

**Score: 46.5**

Vacant parcel, no sidewalk, overgrown, trash and debris





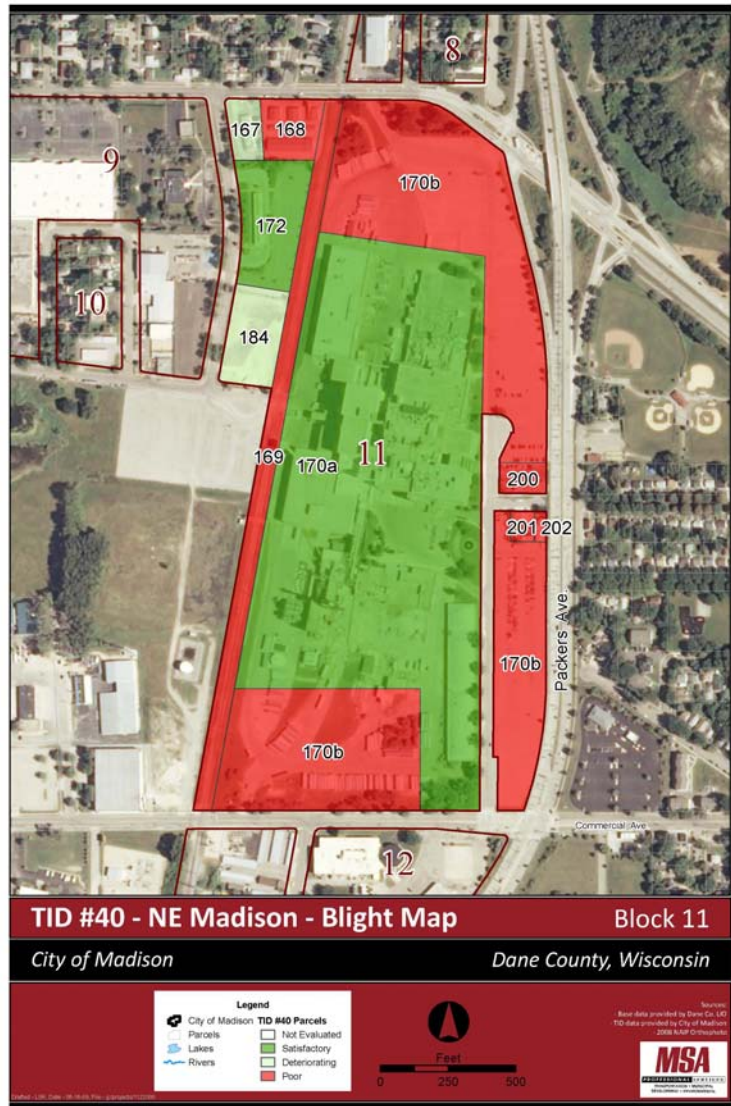
## BLOCK 11

### Description

Block 11 consists of 9 parcels, ranging in size from 0.11 to 30.9 acres in size. Parcel 170 (Oscar Meyer) was subdivided into two parts for evaluation purposes, one part for the buildings and one part for the surface parking, resulting in a total of 10 evaluated parcels. Twenty percent of the parcels are designated as Community Mixed-Use in the Comprehensive Plan. Eighty percent of the parcels are designated as Industrial. This block primarily contains commercial and industrial uses, though there is one parcel occupied by a single-family residence (202).

### Findings

**Six of the ten evaluated parcels were found to be blighted (Poor condition), representing 48.3% of the block, by area.** Detailed notes and photos for these six parcels follow. Of the remaining four parcels, two were in Satisfactory condition and two were in Deteriorating condition.



### Block 11 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	1,469,989	48.4%
Deteriorating	2	99,647	3.3%
<b>Poor</b>	<b>6</b>	<b>1,467,371</b>	<b>48.3%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
Total	10	3,037,007	100.0%

### **Blighted Parcels – Block 11**

The following parcels were found to be blighted, generally due to poor lot utilization, and a combination of poor structure and site conditions, as well as the presence of other blighting influences.

#### **Parcel 168**

**Score: 30.2**

Structural damage to roof and walls; doors rusting; fence damaged; pavement degraded; safety issues



#### **Parcel 169**

**Score: 39.5**

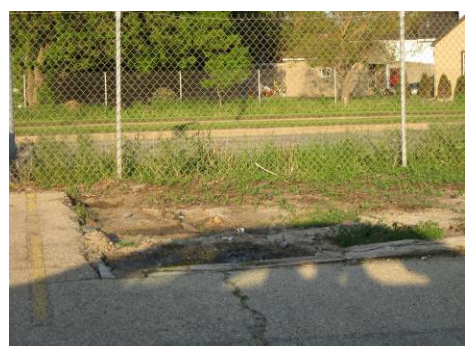
Significant trash and debris; likely soil contaminants; significant stormwater ponding



#### **Parcel 170b**

**Score: 38.1**

Signage in poor condition; pavement cracked and crumbling; landscaping degraded and abandoned; stormwater ponding



**Parcel 200**

**Score: 39.8**

Brickwork cracked;  
broken windows;  
shed in poor  
condition; signage  
worn and faded;  
dead landscaping



**Parcel 201**

**Score: 40.7**

Siding dirty;  
shakers and  
flashing rusted and  
degraded; paint  
peeling; debris and  
weeds in driveway  
and yard



**Parcel 202**

**Score: 53.3**

Siding dirty; shingles  
worn; landscape  
overgrown; driveway  
in poor condition;  
garage deteriorating



## BLOCK 12

### Description

Block 12 consists of 36 parcels, ranging in size from 0.13 to 10.2 acres in size. Four of these parcels were under construction at the time of the evaluation (225, 226, 227, 228) and have been omitted from consideration. Three parcels are not visible from the public right-of-way; these were also omitted from consideration. All of the parcels are designated as Industrial by the Comprehensive Plan, and are currently zoned M1. The majority of the parcels in this block are currently occupied by industrial uses, though there are several commercial uses as well.

### Findings

**Thirteen of the 29 ratable parcels were determined to be blighted (Poor condition), representing 55.8% of the block, by area.** Detailed notes and photos for these 13 parcels follow. Of the remaining 16 parcels, four were in Satisfactory condition and 12 were in Deteriorating condition. The parcels currently occupied by commercial uses lost points for lot utilization, as this block is designated Industrial by the Comprehensive Plan. In addition, while design standards are not strict within the Industrial designation, many of the industrial parcels lost points because there was no screening of parking lots and outside storage areas.



### Block 12 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	4	350,916	17.0%
Deteriorating	12	561,198	27.2%
<b>Poor</b>	<b>13</b>	<b>1,151,137</b>	<b>55.8%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
Total	29	2,063,251	100.0%

**Blighted Parcels – Block 12**

The following parcels were found to be blighted.

***Parcel 3 (back portion of the photograph)***

**Score: 50.6**

Too small for industrial use; fence falling over; pavement cracked



***Parcel 4 (front portion of the photograph)***

**Score: 47.9**

Too small for industrial use; fence falling over; pavement cracked; overflowing dumpster; no public sidewalk

***Parcel 8***

**Score: 42.7**

Cladding dented, graffiti painted over; door and window frames rusted; windows missing panes;



***Parcel 9***

**Score: 31.0**

Broken, boarded up, and painted over windows; cracks in masonry; spalling; vines on building and weeds in walkways; metal cladding dented



***Parcel 203***

**Score: 48.3**

Cladding dirty and discolored; overflowing dumpsters; pavement cracked and pitted; large piles of trash; litter



**Parcel 204**

**Score: 56.3**

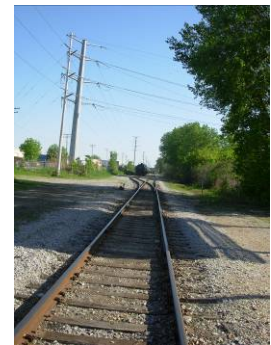
Water damage to walls; missing signage; missing some fascia; overflowing dumpster; not screened; litter



**Parcel 207**

**Score: 52.0**

Debris; puddling; too small for development; likely soil contaminants



**Parcel 213**

**Score: 51.9**

Cladding dented; different colors of paint; some signage missing; litter; trashcans not screened



**Parcel 214**

**Score: 51.4**

Siding dented and mismatched paint; inoperable vehicles; trash along sides of building



**Parcel 215**

**Score: 51.0**

Garage door covered by tar paper; broken window; rotting window frames; rusted grates over windows staining walls



**Parcel 216**

**Score: 45.6**

Cladding, windows, and doors showing cosmetic damage; parking lot pitted and cracked; piles of tires and trash; inoperable vehicles



**Parcel 219**

**Score: 36.9**

Paint peeling; concrete block walls cracked and settling; doors rusting; parking lot oil-stained; weeds in front



**Parcel 230 (right side of photograph)**

**Score: 50.4**

Fence falling down; cracks in pavement; debris



### BLOCK 13

*Description*

This block includes 12 parcels ranging in size from 0.5 to 8.4 acres. All parcels are designated for Employment use in the comprehensive plan and are zoned M1. All parcels are accessed from Pankratz Street and each parcel also has frontage on either Packers Ave, International Lane, or Anderson Street. Two parcels are improved with office buildings and the rest are vacant.

*Findings*

**None of these 12 parcels were found to be blighted.** Of the ten vacant parcels, eight were in Satisfactory condition and four were in Deteriorating condition. Those that lost enough points to be considered Deteriorating had issues with degrading pavement, erosion, damaged retaining walls, and/or dead/dying landscaping.



#### Block 13 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	8	829,045	58.57%
Deteriorating	4	586,450	41.43%
<b>Poor</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0%</b>
Total	12	1,415,495	100%



## BLOCK 14

### Description

Block 14 consists of 15 parcels, ranging in size from 0.06 to 8.3 acres in size. All of the parcels are designated as Employment by the Comprehensive Plan, and are all currently zoned M1. Ten of the parcels are improved; the remaining five parcels do not have structures. The ten parcels with improvements all are occupied by some type of office use.

### Findings

One of the 15 parcels was found to be blighted (Poor condition), representing 4.85% of the block, by area. Of the remaining 14 parcels, eight were in Satisfactory condition, and six were in Deteriorating condition. In general, despite some vacancies and some minor site and building deterioration, these parcels do not exhibit signs or conditions of blight.



### Block 14 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	8	990,607	49.95%
Deteriorating	6	896,162	45.19%
<b>Poor</b>	<b>1</b>	<b>96,253</b>	<b>4.85%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Total	15	1,983,022	100.00%

**Blighted Parcels – Block 14**

The following parcel was found to be blighted, due to vacancy and poor site and building maintenance.

**Parcel 80**

**Score: 53.5**

Water damage to siding, fascia, and shingles; debris and weeds in driveway and walks; lawn not well maintained; no public sidewalk along American Lane



## BLOCK 15

### Description

This block includes 16 parcels, ranging in size from 0.25 to 7.2 acres. All the parcels are designated for Neighborhood Mixed-Use, with the exception of Parcel 14 which is designated as Medium-Density Residential in the Comprehensive Plan. Currently, parcels in this block are zoned R1, R4, C1, or C2. Currently, there are 7 single-family residences, two multi-family residences, an office building, and six commercial parcels in this block.

### Findings

Eleven of the 16 parcels were found to be blighted (Poor Condition), representing 73.9% of the block, by area. Detailed notes and photos for these 11 parcels follow. Of the remaining five parcels, two are in Satisfactory Condition and three are in Deteriorating Condition. The majority of the parcels in this block lost points because the density and design was not consistent with Neighborhood Mixed Use, as envisioned by the Comprehensive Plan.



### Block 15 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	44,449	4.92%
Deteriorating	3	191,098	21.17%
<b>Poor</b>	<b>11</b>	<b>667,055</b>	<b>73.90%</b>
<b>Very Poor</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
<b>Total</b>	<b>16</b>	<b>902,602</b>	<b>100%</b>

**Blighted Parcels – Block 15**

The following parcels were determined to be blighted.

**Parcel 10**

**Score: 41.3**

Paint peeling; flashing and siding deteriorating; graffiti on shed; no front walk



**Parcel 14**

**Score: 32.7**

Cladding dirty; graffiti; decking rotted; shed in poor repair; large holes and debris in driveway; needs lawn care; 115 code violations in past 5 years



**Parcel 15**

**Score: 47.8**

Missing pieces of cladding and gutter; window frames and siding rotting; needs lawn care; driveway and walk in poor condition



**Parcel 16**

**Score: 44.7**

Portions of windows and porch rotting; shingles degrading; shed in poor condition; needs lawn care; piles of debris; plastic hanging off windows



**Parcel 17**

**Score: 51.1**

Cladding and roof have cosmetic problems, missing shingles; dumpsters unscreened; cracks in pavement



**Parcel 18**

**Score: 42.3**

Water damage to brickwork; parking lot in poor condition; no screening; litter; needs landscaping maintenance



**Parcel 21**

**Score: 48.8**

Maintenance issues; siding loose; yard overgrown



**Parcel 22**

**Score: 56.9**

Gutter broken; canopy rusting; base of columns rusting; dumpster enclosure missing boards; parking lot cracked; landscaping stone washing onto public sidewalk



**Parcel 23**

**Score: 51.4**

Rust, holes and dents in cladding; guard rail rusted; weeds; sign rusted; batteries sitting outside



**Parcel 24**

**Score: 39.5**

Water damage to foundation; cladding dirty; window sealant problems; cracks in stairs; no screening; poor signage; weeds; trash



**Parcel 26**

**Score: 48.0**

Graffiti; brick needs cleaning; rotting fascia; piles of debris and trash; weeds; cracked, stained pavement; dead bushes



## 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 and increasing police call data in this area and the declining condition of 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 have been almost 900 code violations in TID 40 from May 2000 thru April 2009. This is an average of 3.9 violations per parcel. Approximately 60% of the 231 parcels received violations and only 14% of these were single-time offenders; the majority of the parcels received multiple violations. Two residential properties received a combined total of 204 violations in the ten year period, demonstrating a systemic disregard for the health, safety, morals, and welfare of residents.

There are many different categories of code violations; however, in TID 40, violations fall in to 13 different categories: housing, graffiti, zoning, snow, property maintenance, junk, sign violations, grass and weeds, construction, mechanical, final zoning, erosion, and weights and measures.

Housing violations are the most common violation within TID 40. Housing violations include everything from structural problems with the doors, windows, or roof to problems with rodent and bug infestations. Many of the housing violations relate to overcrowding, insanitary and unsafe conditions, and dilapidation: all factors contributing to blight.

Graffiti violations are the next most common violation in the study area – there were 217 reports of graffiti over the 2000-2009 period.

Table 1.3 displays the type and number of code violations reported in TID 40 from 2000 to the beginning of 2009.

#### 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

Table 4.1 – Crimes in TID 40 Study Area,

Category of Violation	#
Housing	225
Graffiti	217
Zoning	99
Snow	92
Property Maintenance	85
Junk	57
Sign	39
Grass and Weeds	36
Construction	16
Mechanical	16
Final Zoning	11
Erosion	2
Weights and Measures	2

**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)(a), these conditions include those that are “conductive to...juvenile delinquency and crime, and [are] detrimental to the public health, safety, morals or welfare...”

To analyze the levels of crime within TID 40, we examined the number of police calls in TID 40 and city-wide from 2004 to 2008 on a per acre basis (calls divided by acres<sup>1</sup>). We considered both total police calls and several specific types of calls.

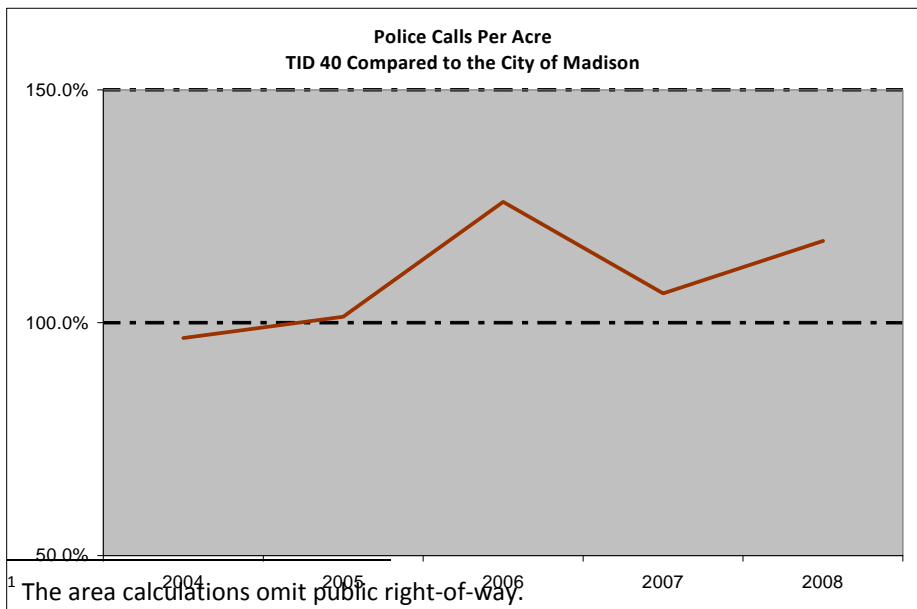
**Total Police Calls**

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. Because phone calls and 911 calls may or may not be associated with crime, we omitted that data from our analysis of total calls.

With phone calls removed, there are 109 categories of police calls that occurred in the TID 40 study area, and 133 categories recorded city-wide. Over the past five years there have been, on average, 1,400 calls per year in the TID 40 study area, or about 3.77 per acre. City-wide, over the same period, the average is 139,850 calls per year, or about 3.43 per acre. This indicates that total police calls average about 10% higher in the TID 40 study area than in the City as a whole.

A review of the data year-by-year indicates a general trend toward more police calls in the TID 40 study area. Table 4.2 shows “police calls per acre” in TID 40 as a percentage of the same number city-wide, and it reveals that after being about the same as the city in 2004 and 2005, police calls in TID 40 jumped to 126% in 2006, declined to 106% in 2007, and rose again to 118% in 2008.

Table 4.2 – Police Calls per Acre, TID 40 versus City of Madison





### Selected Police Calls

We also consider the occurrence of specific police calls associated with crimes that are particularly detrimental to actual or perceived personal safety (sexual assault, battery, burglary, drug incident, intoxicated person, etc.), as well as reported crimes/complaints that directly or indirectly affect property condition and value (graffiti, safety hazards, abandoned vehicles, etc).

Table 4.3 displays reported crimes that threatened personal safety within TID 40, and within Madison. For ease of comparison, the numbers are reported on a per acre basis. Of these selected crimes, most occur more frequently in TID 40 than in the city as a whole.

Table 4.3

Reported Crimes Threatening Personal Safety in TID 40 and Madison Per Acre						
	2004	2005	2006	2007	2008	Average
<b>Theft</b>	<b>0.255</b>	<b>0.206</b>	<b>0.345</b>	<b>0.214</b>	<b>0.182</b>	<b>0.240</b>
Madison	0.085	0.092	0.087	0.087	0.059	0.082
<b>Non-Residential Burglary</b>	<b>0.011</b>	<b>0.024</b>	<b>0.046</b>	<b>0.027</b>	<b>0.060</b>	<b>0.034</b>
Madison	0.007	0.009	0.013	0.017	0.017	0.013
<b>Intoxicated Person</b>	<b>0.024</b>	<b>0.016</b>	<b>0.016</b>	<b>0.016</b>	<b>0.041</b>	<b>0.023</b>
Madison	0.010	0.010	0.010	0.012	0.011	0.011
<b>Sexual Assault 1-2-3-4-/Rape</b>	<b>0.005</b>	<b>0.014</b>	<b>0.008</b>	<b>0.011</b>	<b>0.003</b>	<b>0.008</b>
Madison	0.004	0.005	0.005	0.004	0.003	0.004
<b>Juvenile Complaint</b>	<b>0.073</b>	<b>0.060</b>	<b>0.043</b>	<b>0.054</b>	<b>0.049</b>	<b>0.056</b>
Madison	0.045	0.043	0.039	0.037	0.038	0.040
<b>Drug Incident</b>	<b>0.030</b>	<b>0.033</b>	<b>0.035</b>	<b>0.027</b>	<b>0.043</b>	<b>0.034</b>
Madison	0.027	0.032	0.032	0.030	0.031	0.030
<b>Battery</b>	<b>0.043</b>	<b>0.049</b>	<b>0.041</b>	<b>0.071</b>	<b>0.057</b>	<b>0.052</b>
Madison	0.033	0.034	0.034	0.034	0.030	0.033
<b>Residential Burglary</b>	<b>0.016</b>	<b>0.024</b>	<b>0.030</b>	<b>0.016</b>	<b>0.011</b>	<b>0.020</b>
Madison	0.029	0.029	0.030	0.035	0.034	0.031

Table 4.4 displays the number of reported crimes related to property maintenance within TID 40 and within Madison. Again, for ease of comparison, the numbers are reported on a per acre basis. Graffiti complaints are notably more common within TID 40 than throughout the City, while reported safety hazards occur less frequently within TID 40 than the City as a whole.

Table 4.4

Reported Crimes Related to Property Maintenance in TID 40 and Madison Per Acre						
	2004	2005	2006	2007	2008	Average
<b>Graffiti Complaint</b>	<b>0.003</b>	<b>0.049</b>	<b>0.022</b>	<b>0.024</b>	<b>0.043</b>	<b>0.028</b>
Madison	0.003	0.010	0.010	0.007	0.012	0.008
<b>Damaged Property Complaint</b>	<b>0.122</b>	<b>0.098</b>	<b>0.128</b>	<b>0.125</b>	<b>0.068</b>	<b>0.108</b>
Madison	0.076	0.076	0.075	0.074	0.052	0.070
<b>Towed Vehicle\Abandonment</b>	<b>0.011</b>	<b>0.011</b>	<b>0.016</b>	<b>0.005</b>	<b>0.008</b>	<b>0.010</b>
Madison	0.012	0.010	0.008	0.011	0.008	0.010
<b>Safety Hazard</b>	<b>0.027</b>	<b>0.011</b>	<b>0.038</b>	<b>0.027</b>	<b>0.038</b>	<b>0.028</b>
Madison	0.052	0.054	0.058	0.069	0.079	0.062

### Public Street Conditions

Though we focused mostly on the condition of the parcels that would be located in TID 40, 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 maintain 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 a mix of conditions ranging from satisfactory to deteriorating to poor. Examples of deteriorating and poor conditions are illustrated below. These photos indicate the presence of conditions in or near the proposed TID 40 area that can fairly be considered a contributing factor to a finding of blight for the surrounding parcels.



Dead trees in median, Packers Ave north of Hwy 30



Dying trees in median, Packers Ave near International Lane



Broken fence in median, Northport Drive near Dryden Drive



Patched and crumbling pavement, Northport Drive near Dryden Drive



Crumbling median, Sherman Ave at Northport



Weedy medians, rusty poles, Northport Drive at Sherman Ave.



Tree with dead branches in median, Northport Drive near Troy Drive



Cracked, patched pavement and leaning utility pole, Northport Drive near Troy

### **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 moderately elevated and increasing police calls and the visibly declining street conditions we have deducted 5 points from every parcel in the TID 40 study area.

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## 5. SUMMARY AND CONCLUSIONS

Of the total area evaluated for blight (363.2 acres) 42.4% of this area (153.9 acres) has been determined by this study to be blighted.

Block No.	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels		% Blight
	Number	Area	Number	Area	Number	Area	Number	Area	Number	Area	
1	0	0	0	0	4	932,719	0	0	4	932,719	100.0%
2	4	246,524	0	0	5	175,601	0	0	9	422,125	41.6%
3	5	175,880	3	232,542	4	618,645	0	0	12	1,027,067	60.2%
4	2	19,526	6	703,220	2	24,299	0	0	10	747,045	3.3%
5	0	0	8	833,855	4	836,551	0	0	12	1,670,407	50.1%
6	0	0	1	17,734	5	92,469	0	0	6	110,203	83.9%
7	3	22,849	10	80,116	7	69,533	0	0	20	172,498	40.3%
8	14	135,170	10	165,842	13	277,287	0	0	37	578,299	47.9%
9	1	20,351	9	372,820	4	249,881	0	0	14	643,052	38.9%
10	0	0	9	69,847	7	38,825	1	6,000	17	114,672	39.1%
11	2	1,469,989	2	99,647	6	1,467,371	0	0	10	3,037,007	48.3%
12	4	350,916	12	561,198	13	1,151,137	0	0	29	2,063,251	55.8%
13	8	829,045	4	586,450	0	0	0	0	12	1,415,495	0.0%
14	8	990,607	6	896,162	1	96,253	0	0	15	1,983,022	4.9%
15	2	44,449	3	191,098	11	667,055	0	0	16	902,602	73.9%
<b>TOTAL</b>	<b>53</b>	<b>4,305,306</b>	<b>83</b>	<b>4,810,531</b>	<b>86</b>	<b>6,697,626</b>	<b>1</b>	<b>6,000</b>	<b>223</b>	<b>15,819,463</b>	<b>42.4%</b>
	23.8%	27.2%	37.2%	30.4%	38.6%	42.3%	0.4%	0.0%	100.0%	100.0%	

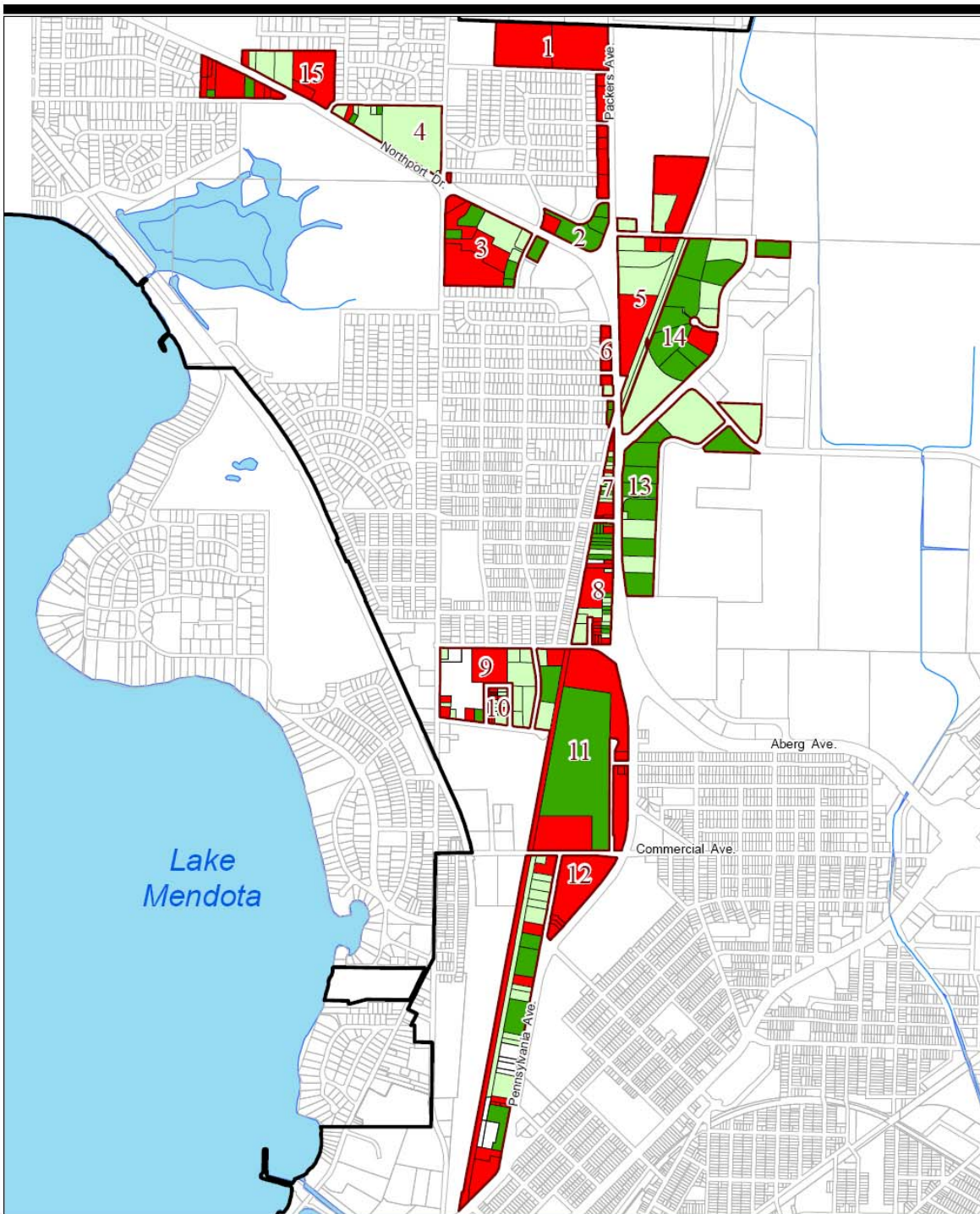
The 231 parcels that were examined for the proposed TID 40 have been grouped into 15 blocks for ease of analysis. Based on our evaluations there are blighted parcels throughout the study area, though the percentage of blight, by area, within each block ranges from 0% (Block 13) to 100% (Block 1). Three blocks contain very little blight – 4, 13, and 14.

A blight TIF requires that 50% of the area of the proposed district must be blighted. This area has not met that threshold, however it is possible to meet this standard by eliminating Blocks 13 and 14.

Block No.	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels		% Blight
	Number	Area	Number	Area	Number	Area	Number	Area	Number	Area	
1	0	0	0	0	4	932,719	0	0	4	932,719	100.0%
2	4	246,524	0	0	5	175,601	0	0	9	422,125	41.6%
3	5	175,880	3	232,542	4	618,645	0	0	12	1,027,067	60.2%
4	2	19,526	6	703,220	2	24,299	0	0	10	747,045	3.3%
5	0	0	8	833,855	4	836,551	0	0	12	1,670,407	50.1%
6	0	0	1	17,734	5	92,469	0	0	6	110,203	83.9%
7	3	22,849	10	80,116	7	69,533	0	0	20	172,498	40.3%
8	14	135,170	10	165,842	13	277,287	0	0	37	578,299	47.9%
9	1	20,351	9	372,820	4	249,881	0	0	14	643,052	38.9%
10	0	0	9	69,847	7	38,825	1	6,000	17	114,672	39.1%
11	2	1,469,989	2	99,647	6	1,467,371	0	0	10	3,037,007	48.3%
12	4	350,916	12	561,198	13	1,151,137	0	0	29	2,063,251	55.8%
13											
14											
15	2	44,449	3	191,098	11	667,055	0	0	16	902,602	73.9%
<b>TOTAL</b>	<b>37</b>	<b>2,485,654</b>	<b>73</b>	<b>3,327,919</b>	<b>85</b>	<b>6,601,373</b>	<b>1</b>	<b>6,000</b>	<b>196</b>	<b>12,420,946</b>	<b>53.2%</b>
	18.9%	20.0%	37.2%	26.8%	43.4%	53.1%	0.5%	0.0%	100.0%	100.0%	

Blocks 13 and 14 were determined to be in satisfactory condition, in general. They can be removed from the proposed district without breaking the contiguity of the district, resulting in a smaller district (285 acres) that is 53.2% blighted. Removing Block 4 (3.3% blighted) would further raise the overall percentage of blight, but doing so would require removal of Block 15 also (74% blighted), negating the benefit of removing Block 4 in terms of blight percentage.

The crime and code violation data as described in Section 4 are consistent with a finding of blight for the overall study area.



**TID #40 - NE Madison - Blight Map**

**MAP-2**

*City of Madison*

*Dane County, Wisconsin*

Legend	
	City of Madison
	TID #40 Parcels
	Lakes
	Rivers
	Not Evaluated
	Satisfactory
	Deteriorating
	Poor
	Very Poor



Sources:  
 - Base data provided by Dane Co. LID  
 - TID data provided by City of Madison



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