

SURVEY OF CONDITIONS FOR PROPOSED DON MILLER REDEVELOPMENT PROJECT

Report on Blight Determination

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Background Summary

This report finds that the proposed Don Miller Redevelopment District constitutes a blighted area under the provisions of Wisconsin Statutes 66.1331 and Wisconsin Statutes 66.1333, which govern the definition of Blighted Area and Redevelopment Districts. The District consists of the block of the City surrounded by East Washington Avenue, North Paterson Street, East Mifflin Street and North Livingston Street and is known as the Don Miller Redevelopment District. The Redevelopment District is shown in Appendix F.

The district consists of Block 143, Original Plat City of Madison. This block has 2 parcels with 8 structures. The block is 4.5 acres. The largest parcel constitutes 93.3% of the block and fronts on all four streets. This parcel has 7 principal structures and is part of an automobile dealership. The second parcel at the corner of East Washington Avenue and North Paterson Street has one principal structure. This second parcel and structure are also part of the automobile dealership.

Below are the blighting influences identified within the Don Miller Redevelopment District:

- Obsolete Building not Suited for Development
- Poor Site Conditions
- Poor Walks and Driveways
- Inadequate Outdoor Storage and Screening
- Storing damaged automobiles
- Building exists only to support uses in other buildings
- Cracked sidewalks adjacent to a building accessible to the public

Structural Survey

Methodology of the Survey of Conditions

Mid-America Planning Services, Inc., consultants to the city of Madison conducted the field surveys on March 27, 2005. One survey was completed for each principal structure. Eight surveys were completed. Copies of the survey forms used are found in Appendix A.

The survey consisted of:

The field survey enumerator recorded the Existing Land Use of each parcel or building, as best determined by an exterior survey.

The survey enumerator recorded exterior Structural Conditions of Buildings – The structural condition of the eight principal buildings. The survey consisted of only exterior inspection of the buildings.

Blighting Influences – A search was conducted for blighting influences and recorded by the enumerator, who is a professional planner.

Code Violations – A search was conducted for current code violations for the buildings and parcels in the City Building Inspectors Office. No outstanding violations were found.

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 as a result 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. A total score was then calculated.

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

Blighting Influences

Observations were made to determine if any blighting influences existed. When noted they were documented by the enumerator. The enumerator searched for the following blighting influences; Obsolete Buildings Not Suited for Development, Land Underutilization, Non-Accessory Parking, Lack of Parking, Faulty Lot Layout, Incompatible Use or Land Use Relationship, Lack of Open Space, Overcrowding of Buildings on the Land, High Density of Population or Over Crowding, Identifiable Hazards to Health and Safety of the Community, Poor Site Condition, Lack of Loading Areas, Out of Scale with Surrounding Buildings, Poor Walks and Driveways, Inadequate Outdoor Storage and Screening and Lack of Handicap Accessibility. Other blighting influences that were not listed were also documented if found.

This potential redevelopment area is a highly blighted area with 21 blighting influences and 7 of 8 buildings blighted.

Rating System for Parcels with Structures

Each structure was scored by the following system and the score was used to assign a category. The structural soundness of all buildings was rated using the following system.

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

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

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

A map of the parcels with Blighted Structures is shown in Appendix C.

Rating System for Parcels without Structures

Both parcels had structures.

Findings for a Possible Redevelopment Area

The blight findings for a redevelopment district are based primarily on structural conditions, but also blighting influences in the extensive parking areas. There are 2 parcels with 8 structures within the proposed district, of which 7 structures were rated as blighted. Viewing the structural conditions only, seven structures are blighted, but correctable.” When considering the blighting influences, six of the blighted structures are obsolete and should be cleared. The one standard building is a small single use structure and without the land uses in the other buildings would have no purpose. The one blighted building that is not obsolete is a large steel building that by itself on the parcel would have no viable use. All principal structures should be cleared. The listing of parcels is shown in Appendix E and the map in Appendix B shows the blighted parcels.

Parcels with Standard and Blighted Structures or Parcels – Criteria #1

	Number of Structures or Developed Parcels	% of Total Structures	% of Total Developed Area
Substandard Blighted	0	0	0
Correctable Blighted	7	87.5	100
Standard	1	12.5	0
Total	8	100	100

Of the 8 structures in the redevelopment area 7 are in poor condition with an average blight score of 228.5. The standard structure had a blight score of 5.

Scoring Breakdown of Parcels with Structures – Criteria #2

Blight Score	Number of Parcels
0-50	1
51-150	2
151-250	2
251-490	3
491-590	0
Total	8

Parcels with Blighting Influences

The redevelopment area contains 2 parcels with 21 blighting influences. Both parcels have at least three blighting influences. The small parcel has 3 and the large one 18. Although all blighting influences represent an undesirable impact the one with the most impact is: Obsolete Building not suited for Development. Both parcels have these negative influences. A map of the blight influences by parcel is shown in Appendix B. A listing of blighted structures is shown in Appendix C.

Parcels with Blighted Structures Requiring Clearance due to:

1. Poor physical condition
2. Obsolete Building not suitable for development
3. Non-functional building as a stand alone building

The area contains 8 structures that qualify to be cleared under the above 2 criteria. These are shown on the map in Appendix D.

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.

Existence of Dilapidation, Deterioration, Age or Obsolescence

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

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

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

None of the structures displayed deficiencies regarding chimneys.

One instance of a porch with deficiencies included rotting, warped wood, slanted structures and inadequate railings. Six structures had deficient doors including wood rot and metal rust. Four structures were affected by deteriorating windows and closed-up (bricked and blocked) windows.

Inadequate Provision of Ventilation, Light, Air or Sanitation

The concern under this category was the lack of screened storage and damaged cars.

Conditions which Endanger Life or Property by Fire and Other Causes

Several conditions were noted as potential fire hazards and these included: age and structural safety. Another set of problems is the fact that both properties have poor walks and driveways. This is a danger to pedestrian accidents.

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

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

In Summary of Findings for a possible Redevelopment District

The blight findings are primarily based on structural conditions in the proposed Redevelopment area. In tabulating for blight:

- ◆ No parcels were in standard condition;
- ◆ 2 parcels with structures are "blighted, but correctable"; while
- ◆ None fit in the category, "blighted and may require clearance".

The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be **100.0 percent of the area**. This meets the 50 percent blight required in Wisconsin Statute 66.1105 (4) (gm) 4a. The map in Appendix B delineates the blighted areas. Streets were not calculated in the total area.

Report Summary

In summary with 100% of the parcels blighted, it is the finding of this report that the proposed Don Miller Redevelopment District constitutes a blighted area under the provision of Wisconsin Statutes 66.1331 and Wisconsin Statutes 66.1333, which govern Blighted Areas and Redevelopment Districts.

APPENDIX A: SURVEY FORM

Survey of Conditions

Community _____ Job # _____ Date 27 Mar 85 Enumerator _____
 Project Don Miller Redevelopment

*Don Miller
Wood Care*

Address _____ 876 F. Washington _____
 Uses _____ Basement _____
 1st Floor _____ 2nd Floor _____
 3rd Floor _____ 4th Floor _____

*Structure
1*

*Portable
office*

Block # _____ # Housing Units _____ # Nonresidential Units _____
 Parcel # _____ Land Use Com. Office Bldg. Under Construction _____
 Stories 1 Owner Occupant _____ Bldg. Being Rehabilitated _____
 Masonry/Frame Frame Age of Structure _____
 Existing and Prior Violations _____

Building Improvements Permit _____

Other Information _____

Structural Conditions

Components	Exterior Elements				Point Factor	Points	Comment
	S	0	1	2			
Primary							
Foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80		
Ext. Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100	<u>200</u>	<u>200</u> trim loose, trim missing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40		
Primary Subtotal					<u>200</u>		
Secondary							
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20		
Porches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	<u>10</u>	<u>Wood Deck</u>
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5		
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5		
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30		
Addition(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40		
Aux Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	<u>10</u>	<u>Steel</u> <u>Door handle missing - Door not shut totally</u>
Grand Total					<u>210</u>		

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

MAPS ID# _____

Blighting Influences

- 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 _____

Building and Site Evaluation


- Structure Standard
- Structure is Blighted, but can be Corrected
- Structure is Blighted and Substandard to a Degree
- Blighted Site Requiring Clearance

APPENDIX B: MAP OF BLIGHTED PARCELS



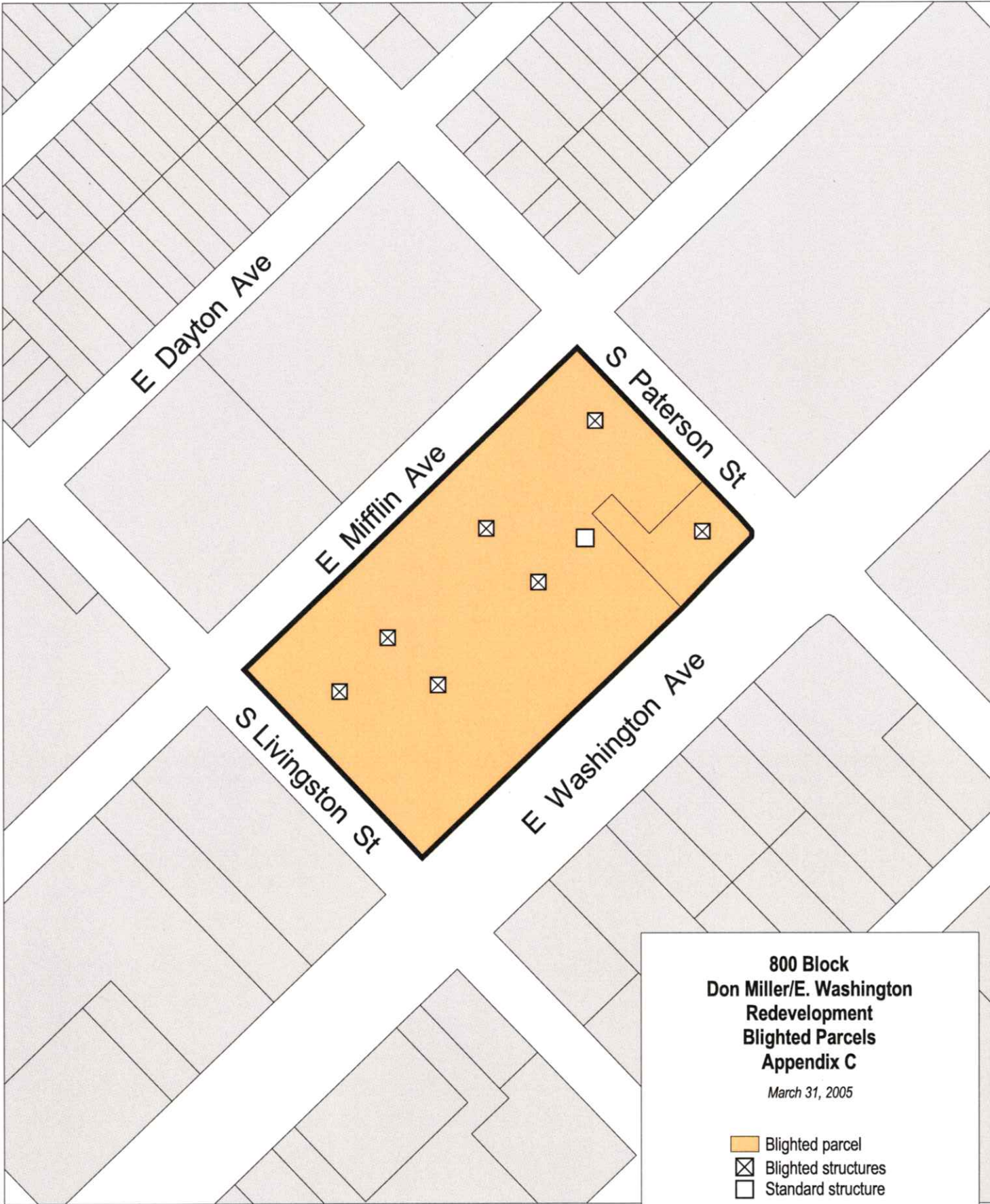
**800 Block
Don Miller/E. Washington
Redevelopment
Blighted Parcels
Appendix B**

March 31, 2005

 Blighted parcel
3 Number of Blighting Influences






APPENDIX C: MAP OF BLIGHTED STRUCTURE



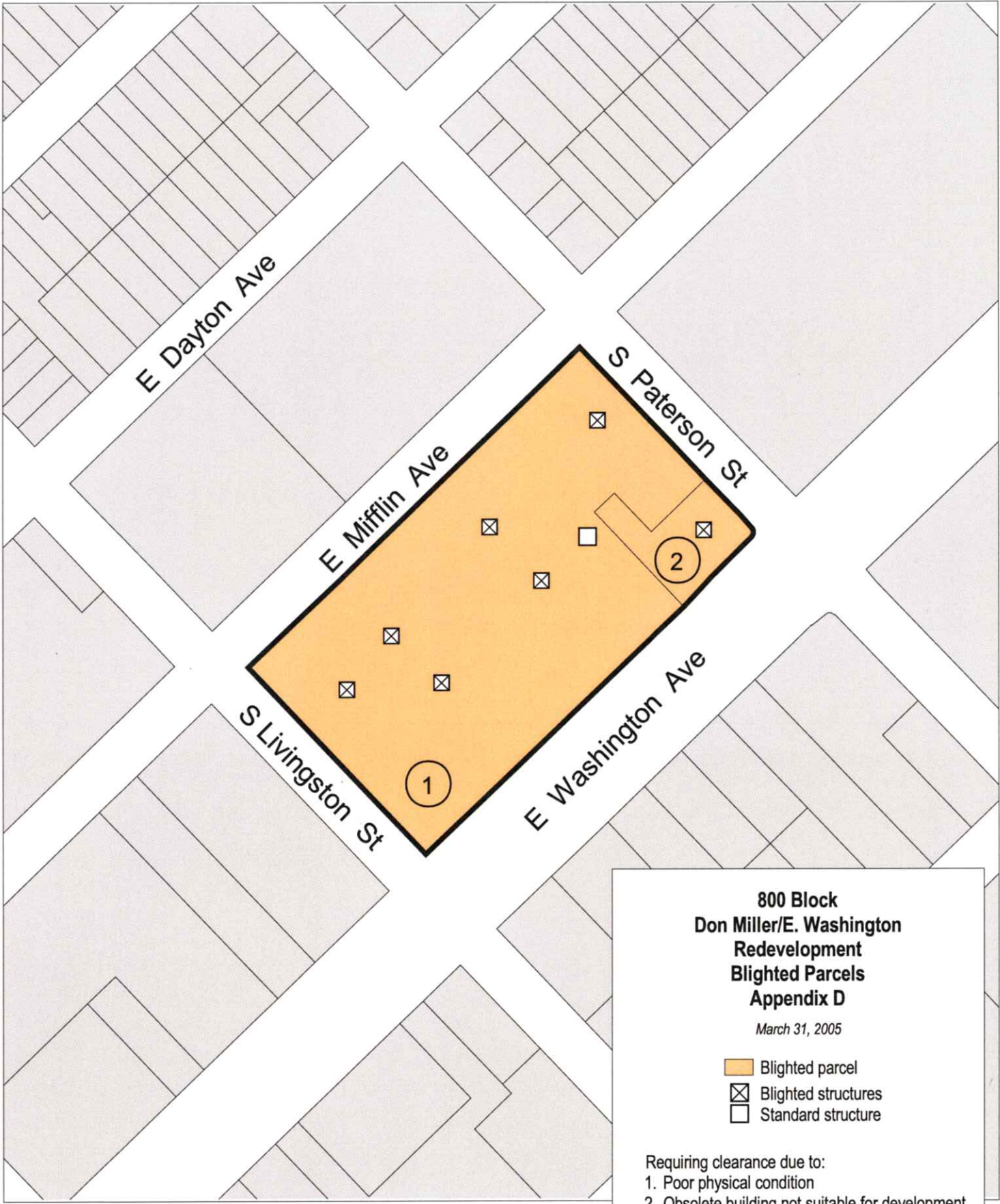
**800 Block
Don Miller/E. Washington
Redevelopment
Blighted Parcels
Appendix C**

March 31, 2005

-  Blighted parcel
-  Blighted structures
-  Standard structure



APPENDIX D: MAP OF BLIGHTED STRUCTURES REQUIRING CLEARANCE



**800 Block
Don Miller/E. Washington
Redevelopment
Blighted Parcels
Appendix D**

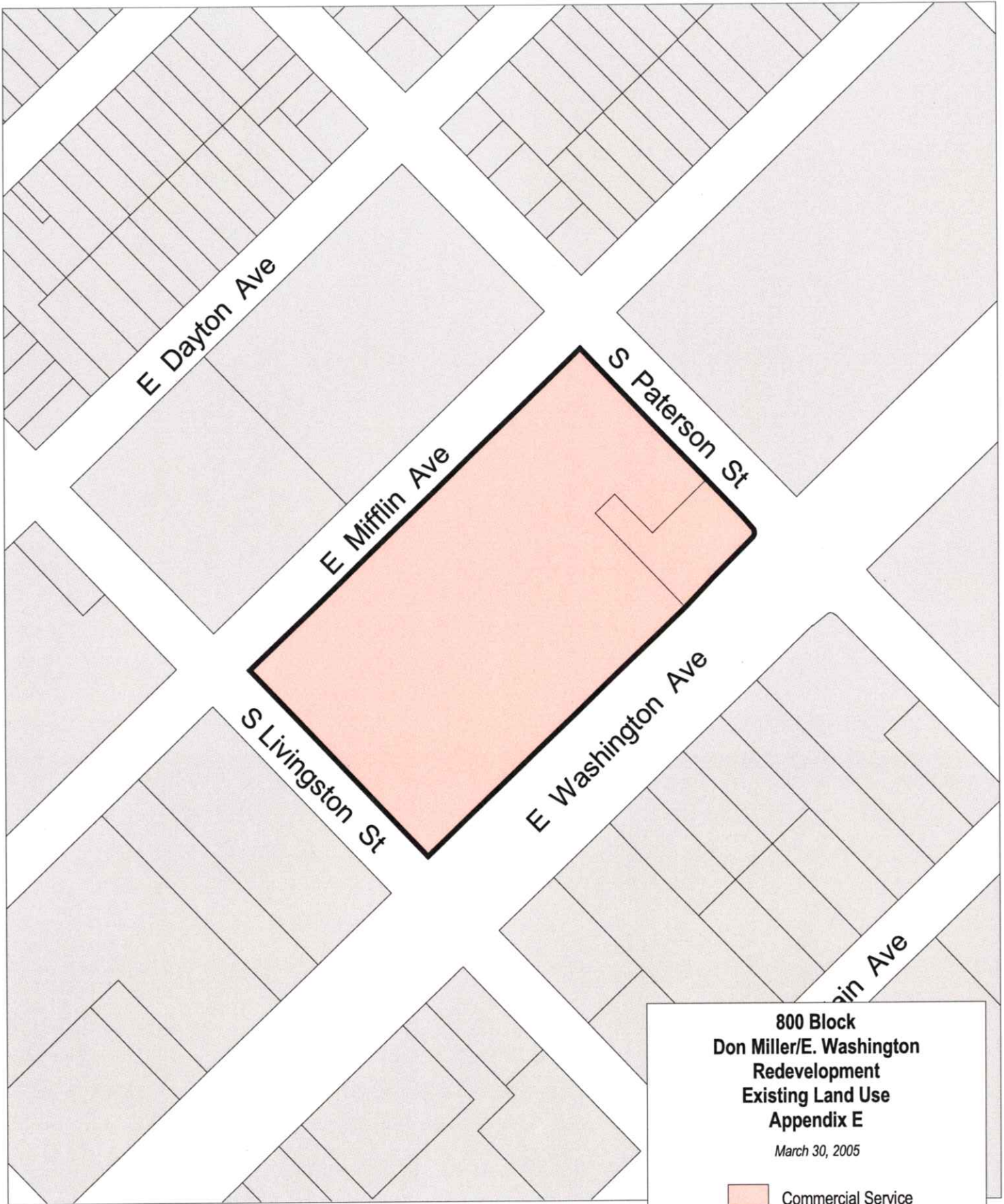
March 31, 2005

- Blighted parcel
- Blighted structures
- Standard structure

- Requiring clearance due to:
1. Poor physical condition
 2. Obsolete building not suitable for development
 3. Non-functional as a stand alone building



APPENDIX E: MAP OF EXISTING LAND USE



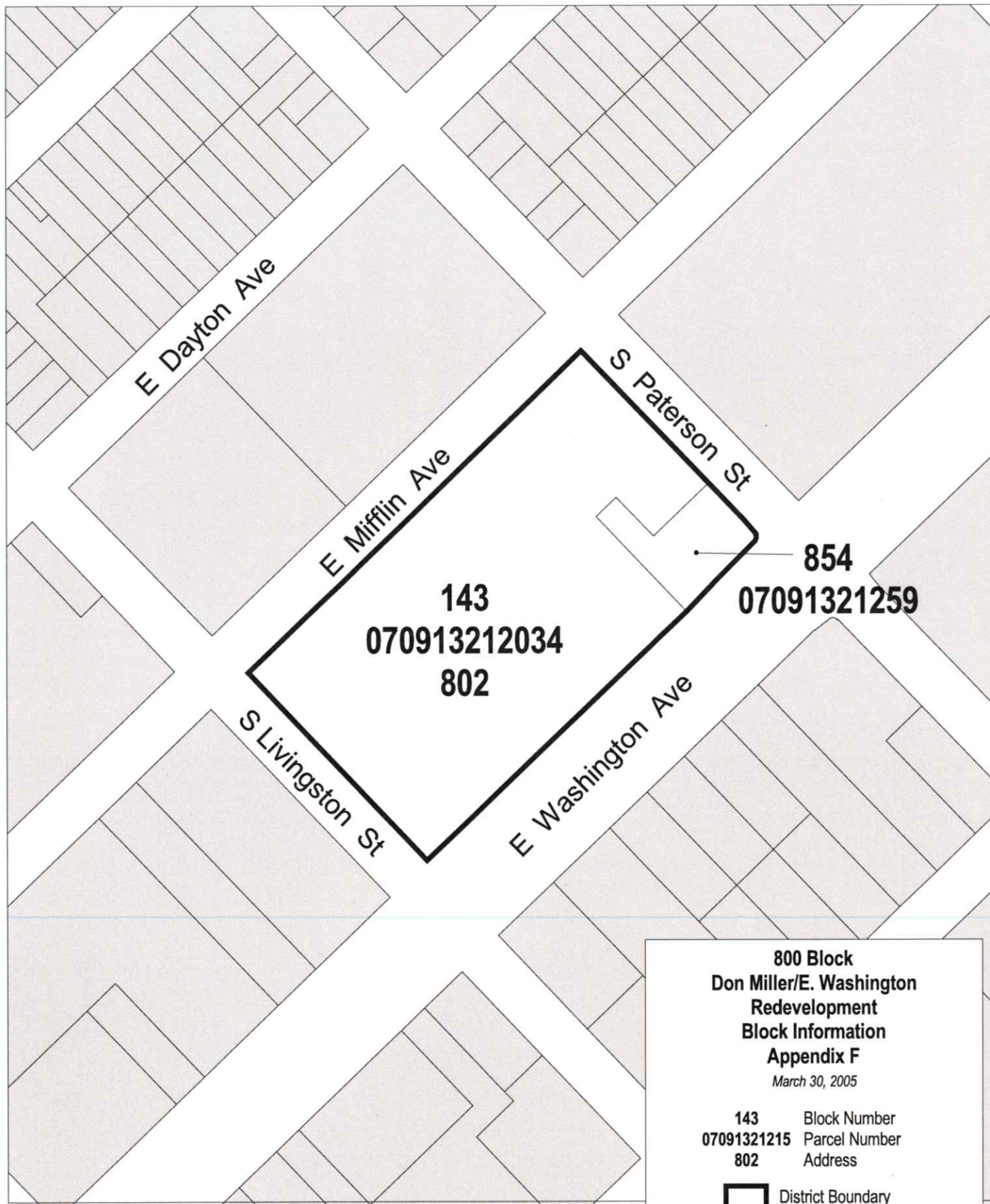
**800 Block
Don Miller/E. Washington
Redevelopment
Existing Land Use
Appendix E**

March 30, 2005

 Commercial Service



APPENDIX F: MAP OF PARCELS BY BLOCK



**800 Block
Don Miller/E. Washington
Redevelopment
Block Information
Appendix F**
March 30, 2005

143 Block Number
07091321215 Parcel Number
802 Address

 District Boundary



APPENDIX G: TABLE OF PARCELS WITH FINDINGS

APPENDIX H: BLIGHT PHOTOS



Broken Foundation – 837 E. Mifflin Street



Broken Soffit – 854 E. Washington Ave



Deteriorating Foundation-837 E Mifflin Street



Deteriorating Fascia 854 E. Washington Ave



Cracked Glass – Loose Door Frame-
854 E. Washington Avenue



Cracked Sidewalk
854 E. Washington Avenue



Gravel and Paved Parking Area
854 E. Washington Avenue



Rusted Door-854 E. Washington Avenue



Broken & Deteriorating Block
854 E. Washington Avenue



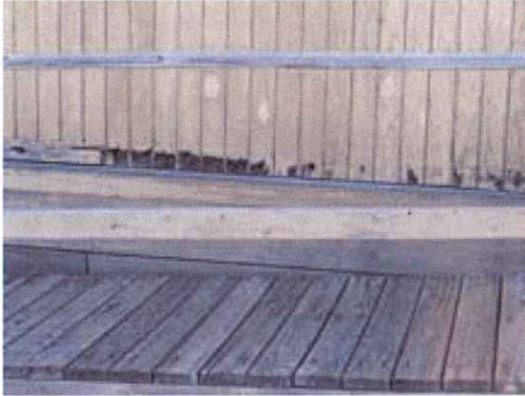
Deteriorating Block-854 E. Washington Ave



Broken Foundation & Sidewalk
854 E. Washington Avenue



Loose Window Trim
854 E. Washington Avenue



Missing Trim & Deteriorating Siding
826 E. Washington Avenue



Dented Siding – 837 E. Mifflin Street



Loose Trim & Deteriorating Siding
826 E. Washington Avenue



Damaged Vehicle – 837 East Mifflin Street



Deteriorating Siding
826 E. Washington Avenue



Rotted Door Frame – 835 East Mifflin Street