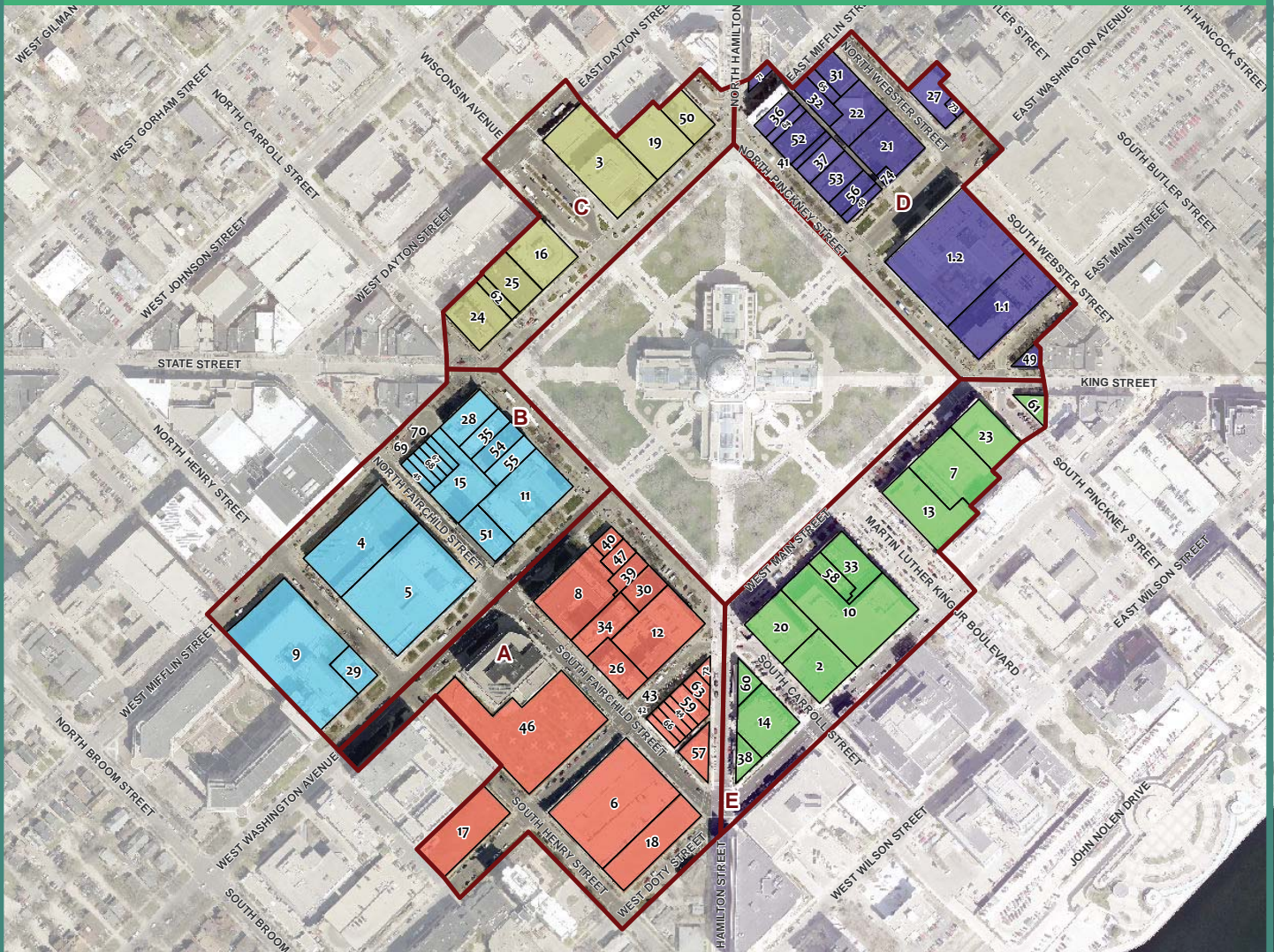


Capitol Area Proposed TID #45 Blight Study

Madison, WI



Prepared by MSA Professional Services, Inc.

November 21, 2014

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1. Executive Summary

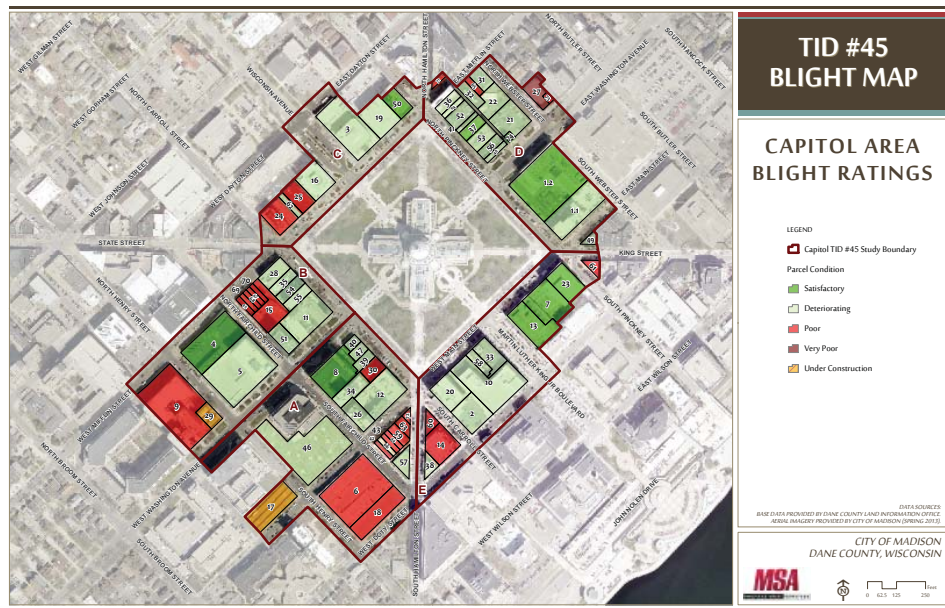
The City Council of the City of Madison is considering the creation of a Tax Incremental Financing (TIF) District downtown, generally around the Capitol building. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(ae)1. MSA evaluated 74 parcels and scored them using a tool developed to standardize the evaluation process. We visited each parcel in October 2014, taking pictures and recording 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. When comparing total police calls, our analysis showed that the study area experienced much higher call volumes on a per acre basis as compared to the city as a whole. When we analyzed specific call types that are associated with blight, we found that the study area received more calls than the City on a per-acre basis for crimes that threaten personal safety. We also evaluated the condition of the public streets in the study area and found generally good conditions with a few streets or areas in poor condition. As a result of these findings, all parcel scores received a uniform five (5) point deduction for crime and a two (2) point deduction for street conditions.

We also reviewed 10 years of code violation data as provided by the City. Sixty-four of the of the 74 parcels evaluated (86%) have a recorded violation in that period, and the average for all parcels is 4.64 violations per parcel. The most common violations were ice/snow removal, graffiti, improper placement of trash and recycling, street occupancy, and poor maintenance of building and sidewalk. Individual parcel scores were reduced for parcels with multiple and recent violations.

MSA has determined that 25.2% of the 74 identified parcels, by area, are blighted as of October 2014.



2. Parcel and Structure Survey Methodology

To evaluate the condition of each parcel in the proposed Capitol Area TID District, we viewed and photographed each parcel 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.

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.

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.

Statute 66.1105(2)(ae)1. defines a blighted area as such:

“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.

The parcel scoring system includes four categories of characteristics, and each factors for a portion of the total score:

Sample evaluation forms are provided on the following pages. The form and its use are briefly described here.

Category	Parcels WITH Structures	Parcels WITHOUT Structures
Utilization	20% of total score	20% of total score
Primary Structure Condition	40% of total score	40% of total score
Site Improvements Condition	20% of total score	20% of total score
Other Blighting Influences	20% of total score	20% of total score

PARCEL INFORMATION

The upper box on each form features basic information about the parcel, including its Capitol Area Blight Study 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 parcel is utilized in a manner consistent with the comprehensive plan (0-100%), including type of use, intensity of use (building size) and building design. For parcels with structures we consider the occupancy of those structures (0-100%), not including accessory structures. 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 part of the building design, but 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 discoloring, dents or peeling paint?

If the answer to any of these questions is “yes”, the evaluator decides if the deficiency is major or minor and if it 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 (single family and duplex homes are not evaluated for 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 (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. These deductions are explained in Chapter Four – Other Blighting Factors.

PARCEL EVALUATION FORM (Parcel with Structures)



Study Area: City of Madison - Capitol Area		Evaluator:	
Blight Study #: 0	Parcel #: 0	Date of Evaluation:	
Street Name: 0	Street Number: 0	Area (sq. ft.): 0	
Preferred Land Use (Comp Plan): 0	Zoning: 0.0%	2013 Value Ratio: 0.0%	
Primary Occupancy:	Basement (Y/N): ?	Other Uses:	
# Stories: 0	Code Violations last 5 years: 0	# Dwelling Units: 0	
Code Violations last 10 years: 0	Picture ID: 0		
		PARCEL RATING: SATISFACTORY	
		Points	
		20.0	

TYPE	Factor	Value	Not Preferred Use		Not Preferred Size		Not Preferred Design		Condition	Points	Comments
			Supports Preferred Use	Not Preferred Use	Building Height	Density	Building	Site			
Lot Utilization (compared to Land Use Plan)	25	75							100%	25	
Occupancy (percent of building used)	75	100%							100%	75	
Total	100	100%							100%	100	

B. PRIMARY STRUCTURE EXTERIOR CONDITION

ITEM	Factor (0, if not visible)	Entirely Missing		Structural Deficiencies		Missing/Irreparable Components		Cosmetic Deficiencies		Condition	Points	Comments
		most	some	major	minor	many	few	major	minor			
Foundation	5									100%	5	(Structural Deficiencies = Crumbling, Leaning, Bulging, Sagging, etc.) (Missing/Irreparable Nonstructural Components - Siding, Flashing, Windows, Doors, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)
Walls & Cladding	15									100%	15	
Roof	15									100%	15	
Windows & Awnings	15									100%	15	
Porches & Overhangs	15									100%	15	
Gutters & Downspouts	5									100%	5	
Chimneys & Vents	5									100%	5	
Exterior Stairs/Stoops/Ramps	15									100%	15	
Exterior Doors & Entranceways	10									100%	10	
Total	100									100%	100	

C. SITE IMPROVEMENTS CONDITION

ITEM	Factor (0, if not visible)	Entirely Missing		Structural Deficiencies		Missing/Irreparable Components		Cosmetic Deficiencies		Condition	Points	Comments
		most	some	most	some	most	some					
Accessory Structures	30									100%	30	(Structural Deficiencies = Uneven Settling, Heaving, Crumbling, Leaning, Bulging, Sagging, etc.) (Missing/Irreparable Nonstructural Components - Siding, Flashing, Windows, Doors, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)
Storage & Screening	20									100%	20	
Signage & Lighting	20									100%	20	
Drives/Parking/Walks	20									100%	20	
Public Sidewalk	10									100%	10	
Total	100									100%	100	

D. OTHER BLIGHTING INFLUENCES

BLIGHTING INFLUENCES	Factor	Yes		Condition	Points	Comments
		most	some			
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20			100%	20	
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30			100%	30	
Use Incompatible with Adjacent Use	10			100%	10	
Building Bulk Incompatible with Neighborhood	10			100%	10	
Safety Hazards	15			100%	15	
Erosion and Stormwater Management Issues	10			100%	10	
Building not Handicap Accessible	5			100%	5	
Total	100			100%	100	

PARCEL EVALUATION FORM (Parcel without Structures)



Study Area:	City of Madison - Capitol Area	Evaluator:	0
Blight Study #:	0	Date of Evaluation:	0
Street Name:	0	Area (sq. ft.):	0
Preferred Land Use (Comp Plan):	0	2010 Value Ratio:	0.0%
Primary Occupancy:	0	Other Uses:	Parcel Rating without Deductions (i.e. code violations, crime, street conditions)
Code Violations last 10 years	0	Picture ID:	
Code Violations last 5 years	0	PARCEL RATING	
		SATISFACTORY	
		100.0	

A. UTILIZATION

TYPE	Factor	Value	Not Preferred Use		Points	Comments
			Supports Preferred Use	Not Preferred Use		
Lot Utilization (compared to land use plan)	50	100%			50	
Lot Size/Layout (suitability for preferred land use)	50	100%			50	
Total	100				100	

B. SITE IMPROVEMENTS CONDITION

ITEM	Factor (0-100)	Entirely Missing	Structural Deficiencies	Cosmetic Deficiencies	Points	Comments
Storage & Screening	30				30	
Signage & Lighting	30				30	
Dives/Parking/Walks	25				25	
Public Sidewalk	15				15	
Total	100				100	

C. OTHER BLIGHTING INFLUENCES

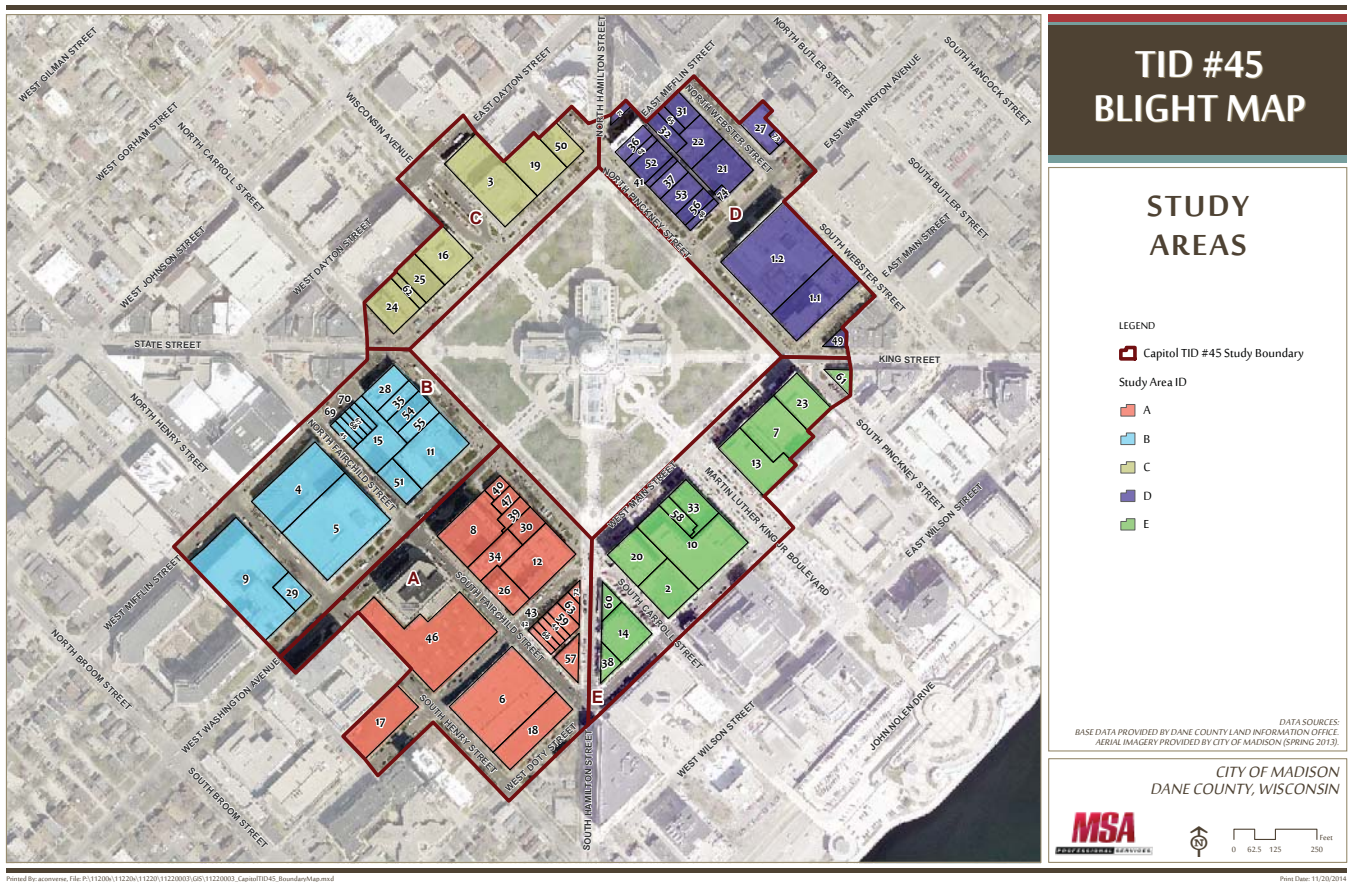
BLIGHTING INFLUENCES	Factor	Yes	Points	Comments
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20		20	
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30		30	
Safety Hazards	20		20	
Potential Environmental Hazards or Contamination	15		15	
Erosion and Stormwater Management Issues	15		15	
Total	100		100	

3. Parcel and Structure Survey Findings

This blight study includes 74 parcels, totaling 43.6 acres, considered for possible inclusion in a TIF district. One parcel (parcel #1) was split into two for evaluation purposes resulting in 75 parcels evaluated. The parcels have been grouped into five sections (A, B, C, D and E) to simplify analysis. Blight findings are presented here by section, with notes and photos describing parcels found to be in POOR or VERY POOR condition.

All the parcels were evaluated in October 2014.

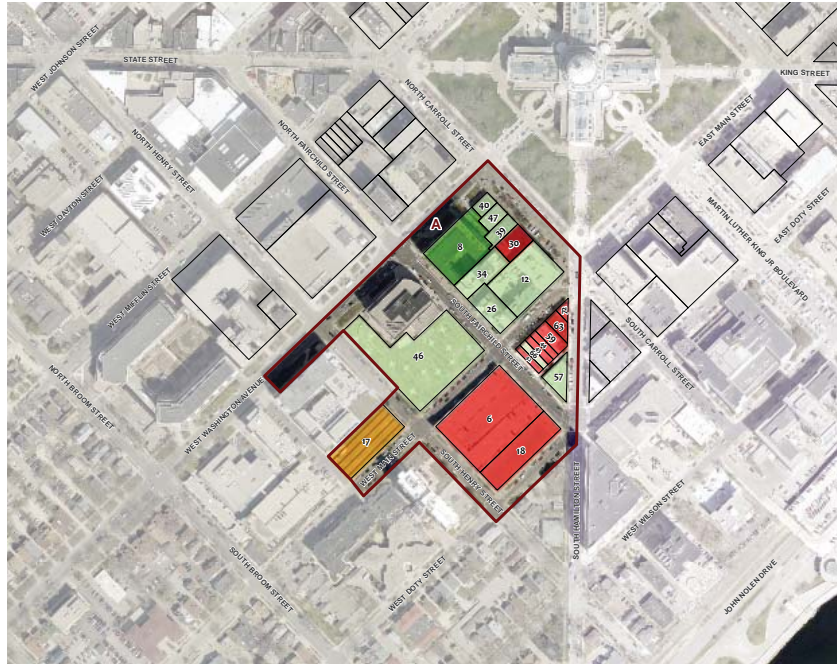
Individual parcel evaluation sheets have been provided to the City, and photos of every parcel are compiled in Appendix A.



Area A

Description

This section includes 20 parcels ranging from 0.03 to 1.31 acres. Parcel 17 is planned as Broom Street District in the City's Comprehensive Plan; all remaining parcels are planned as Downtown Core District. Per the City Zoning Ordinance, parcel 17 is zoned Planned Development District; parcels 6 and 18 are zoned Urban Mixed-Use District; parcels 8, 59, 66, and 72 are zoned Downtown Core District and are Designated Landmarks; the remaining parcels are all zoned Downtown Core District. One of the parcels (17) was under construction at the time of evaluation and was omitted from the study for this reason.



Findings

Nine of the 19 Area A parcels were found to be blighted (Poor Conditions), comprising of 38.35% of the section by area.

Summary notes and photos of the nine blighted parcels follow. The blighted parcels lost points for lot utilization compared to the Land Use Plan (though uses were supportive of preferred use, such as parking), structural and cosmetic deficiencies, condition of public sidewalk and issues with signage.

Area A Parcels*

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	24,146	10.21%
Deteriorating	9	121,614	51.44%
Poor	9	90,660	38.35%
Very Poor	0	0	0.00%
Total	19	236,420	100.00%

* Parcel 17 not evaluated (under construction)

Blighted Parcels Area A

The following parcels were determined to be blighted:

Parcel 6

Score: 50.1

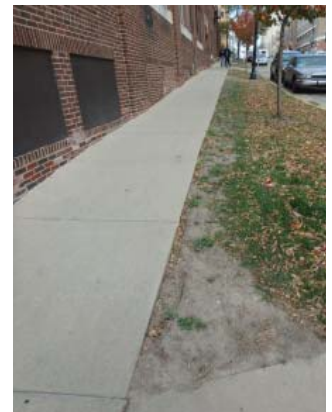
Not preferred land use (though supportive of preferred use); walls and ceilings discolored, crumbling, paint chipping, rebar exposed; glass block window grout discolored and moldy; discolored exterior stairs; rust stain around manhole; sidewalk discolored with minor crumbling.



Parcel 18

Score: 55.9

Not preferred land use (though supportive of preferred use); boarded up basement windows; mismatched glass panes in upper windows; some windows discolored; back door rusted at base and marked up; garage door dirty in areas; dirty ceiling under arcade; stain wearing/worn off and rusted metal supports on wood timber fencing; missing lawn in terrace edge; cracked concrete curb abutting building foundation.



Parcel 30

Score: 53.8

Not preferred land use (though supportive of preferred use); pavement has cracks and aggregate showing; minor discoloration and aggregate showing on walkway/curb; some staining on sidewalk; rusted chain link gate.



Parcel 42

Score: 47.3

Carpet over step/ramp ripping apart and discolored, ramp is a trip hazard and not ADA accessible; paint wearing thin on wood on exterior stairs; paint chipping off of side door entry; some boarded up windows; paint chipping/peeling off of brick on much of building; some sections of public sidewalk stained and aggregate showing; rust staining under side entry stairs; graffiti on exterior stairs.



Parcel 43

Score: 57.3

Brick above first story in poor condition; walls dirty and discolored at base, front and rear; front door very worn and has retrofitted security deadbolt; alley door discolored; some staining on projection sign in front; alley sign dirty and paint worn off base; cracked and patchy pavement in back; rusted vent in sidewalk.



Parcel 44

Score: 51.1

Portion of building vacant; base stone cladding discolored, rust stained, and missing chunks; boarded up back windows; gable canopy rust stained, dirty underneath, and water damaged; downspout dented with paint chipping off; dented wall vent; shamrock dirty on buildingsign; sidewalk aggregate showing.



Parcel 59

Score: 57.0

Patchwork at base of stone and some staining; stained transom cladding; paint chipping off back; window arch keystone missing a chunk; chimney flue discolored; paint wearing/worn off and cracked glass on office doors; water damage and staining on restaurant door; entryway terazzo in poor condition; paint worn and rusted support on office sign; trim on Tornado Room sign bent and discolored; window a/c units dirty; rusted electric boxes (supplying neon lights).



Parcel 63

Score: 34.2

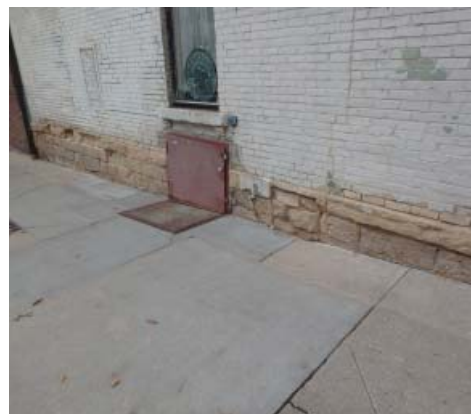
Building appears vacant; building design inconsistent with plan (no street-level windows); paint wearing off back window frame; dirty window panes; paint wearing off and bent sections on wall vent; stain wearing thin on doors and ceiling dirty on front entryway; side entryway cladding stained and paint on doors wearing thin; plastic bag hanging from sign.



Parcel 72

Score: 53.8

Foundation has deteriorating stones and missing mortar on side of building; first floor brickwork band discolored; paint worn off exposing deteriorating bricks and mortar; inconsistent use of paint on brick; bent weather strip on front door; paint wearing thin on 105 1/2 door; service door below window rusted and worn paint.



Area B

Description

This section includes 16 parcels ranging in size from 0.05 to 1.35 acres. Parcels 5, 9, 11, 15, 29, 51, 54, and 55 are designated Downtown Core District in the City Comprehensive Plan; and parcels 4, 28, 35, 45, 67, 68, 69 and 70 are designated State Street District. Per the City Zoning Ordinance, parcel 11 is zoned Downtown Core District and is a Designated Landmark; parcels 9 and 29 are zoned Urban Mixed-Use District; all other parcels are zoned Downtown Core District. One of the parcels (29) was under construction at the time of evaluation and was omitted from the study for this reason.



Findings

Seven of the 15 Area B parcels were found to be blighted (Poor Conditions), comprising 36.38% of this section by area.

Summary notes and photos of the seven blighted parcels follow. All except one of the parcels were vacant, which was a large point deduction. The parcels also lost points for structural deficiencies, cosmetic issues and maintenance issues.

Area B Parcels*

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	35,112	15.05%
Deteriorating	7	113,276	48.57%
Poor	7	84,854	36.38%
Very Poor	0	0	0.00%
Total	15	233,242	100.00%

* Parcel 29 not evaluated (under construction)

Blighted Parcels Area B

The following parcels were determined to be blighted:

Parcel 9

Score: 42.9

Building vacant; entrance stairs fenced off; signs missing; back canopy discolored and paint chipping off; concrete retaining wall around entry and sidewalk cracked, stained, and discolored; dirt lawn areas; graffiti on railing on Henry Street; pooled water on back plaza space.



Parcel 15

Score: 40.0

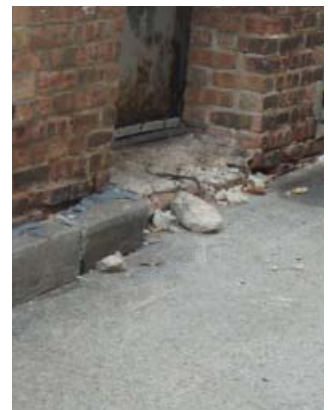
Building appears vacant; major discoloration on areas of walls; missing mortar in joints; mismatched paint on side; crumbling sections by garage door; loading stairs crumbling, discolored and yellow paint faded; dumpster unscreened from street; parking area cracked and crumbling with aggregate showing; pavement under porticos crumbling and cracked.



Parcel 45

Score: 37.6

Structure vacant; front concrete pitted; paint on brick mismatched and wearing off; some brick joints missing mortar; some crumbling on back walls; cracked cornice; discoloration on front ramp; back stoop severely crumbled; dirty entryway; rusted back door; back private alley cracked with patchwork; graffiti on back of building; stormwater pipe missing a section.



Parcel 67

Score: 52.6

Building vacant; foundation discolored with aggregate showing; column discolored, cracked, and chipped corner; holes in stone cladding; cornice discolored; back brick discolored; address numbers worn off building.



Parcel 68

Score: 47.7

Building vacant; cladding and cornice discolored and stained; dirty metal panels; back brick discolored; mismatched brick infill; address numbers faded; exterior lights seem to be missing, remnant boxes rusted and staining the wall.



Parcel 69

Score: 44.0

Building vacant; missing bricks and mortar along backside; metal sheathing dirty with holes from previous sign; discolored cornice; poor cladding material (plywood); back brick mismatched; entryway tile discolored in areas, crumbling in one section, and patched with concrete; back private alley pavement stained; rusted supports on a/c unit; vent in portico boarded up.



Parcel 70

Score: 53.8

Extensive staining on siding; cornice discolored; discoloration and chipped corners on columns; exterior light missing on column; back brick in poor condition; chimney discolored, missing mortar and brick, and aggregate showing in concrete cap; foundation paving discolored and crumbling with aggregate showing; graffiti on back door.



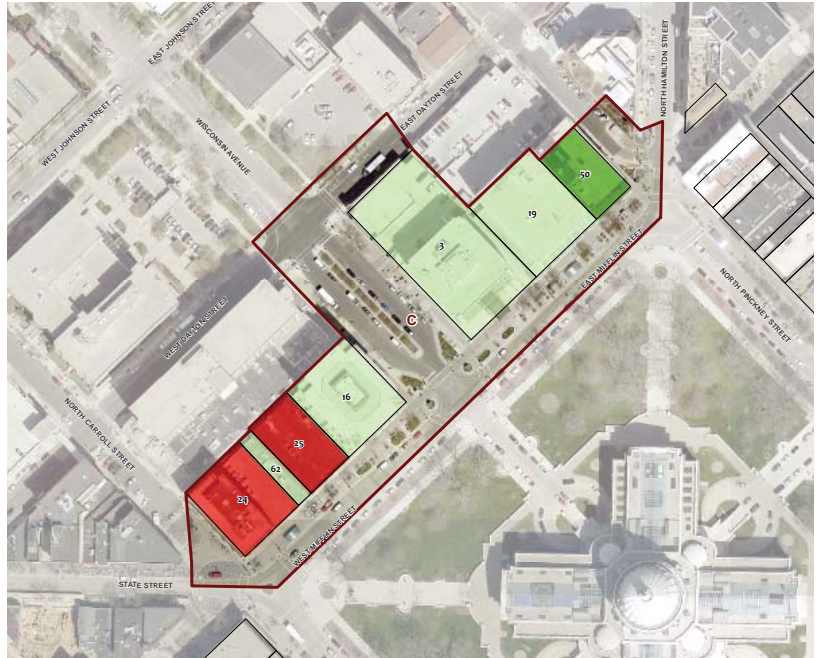
Area C

Description

This sections includes 7 parcels ranging from 0.07 to 0.80 acres. Parcel 24 is designated as State Street District in the City Comprehensive Plan, all other parcels are designated as Downtown Core District. Parcels 16 and 19 are zoned Planned Development District per the City Zoning Code; the remaining parcels are all zoned Downtown Core District.

Findings

Two of the seven Area C parcels were found to be blighted (Poor Conditions), comprising 21.29% of the section by area.



Summary notes and photos of the two blighted parcels follow. These parcels lost points for structural and cosmetic conditions and deteriorating alley conditions.

Area C Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	21,435	17.97%
Deteriorating	4	72,471	60.74%
Poor	2	25,400	21.29%
Very Poor	0	0	0.00%
Total	7	119,306	100.00%

Blighted Parcel Area C

The following parcels were determined to be blighted:

Parcel 24

Score: 53.6

Extensively stained cladding near top; staining on wall below water hose hookup; overhang cracking with chipped concrete; alley dumpsters not screened; concrete cracking and crumbling in alley; trash in alley; stains around mail box and secondary doorway suggest public urination; sidewalk at alley a trip hazard.



Parcel 25

Score: 58.9

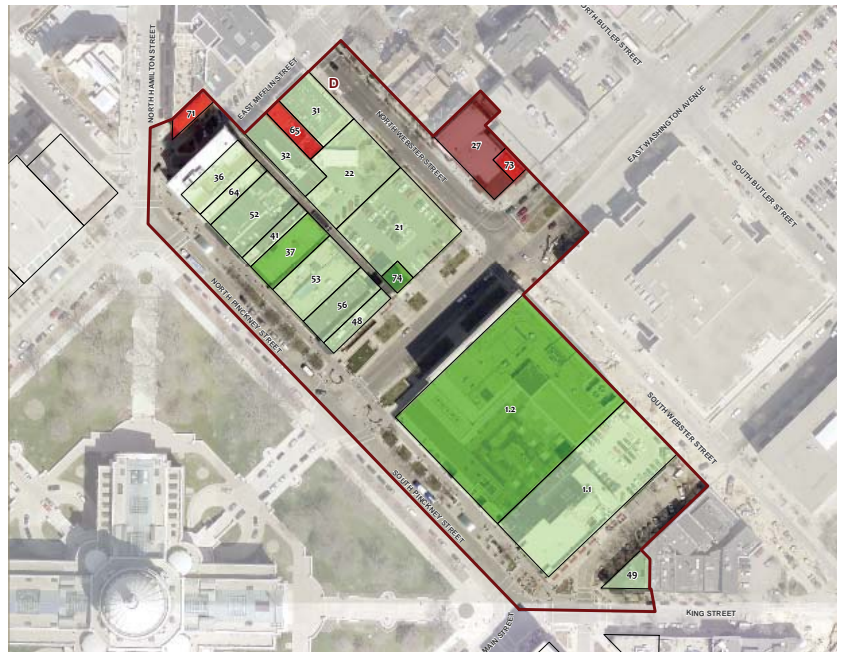
Front cladding stained, chipped, and missing under a window; upper side has chipped, faded mural and mismatched bricks; window sills stained; cladding under awning stained; alley dumpsters not screened; some staining on front concrete; heaving concrete in rear alley.



Area D

Description

This sections includes 20 parcels ranging from 0.03 to 1.45 acres. Parcel 1 covers an entire block and was divided into two pieces (1.1, 1.2) for evaluation purposes reflecting different structures and conditions. All parcels are designated as Downtown Core District in the City Comprehensive Plan. Parcel 31 is zoned Planned Development District; all other parcels are zoned Downtown Core District per the City Zoning Code. In addition to the Downtown Core District zoning designation, 1.1 and 1.2 are in a Wellhead Protection Overlay District; parcels 36, 48, 52, 53, 64, 65, 71 and 74 are Designated



Findings

Four of the 20 Area D parcels were found to be blighted (Poor or Very Poor Conditions), comprising 7.80% of the section by area.

Summary notes and photos of the four blighted parcels follow. These parcels lost points primarily for physical and cosmetic issues with the primary structure. Two parcels were vacant, which resulted in a substantial loss of points for each.

Area D Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	67,356	35.81%
Deteriorating	13	106,077	56.39%
Poor	3	5,634	3.00%
Very Poor	1	9,036	4.80%
Total	20	188,103	100.00%

Blighted Parcels Area D

The following parcels were determined to be blighted:

Parcel 27

Score: 28.4

Building vacant; water damaged brick and mortar missing on left side; brick walls missing mortar and paint chipping boarded up windows; broken glass pane; chimney missing mortar joints, brick bulging, and paint chipping; garage doors cracked at base; boarded up side door; asphalt stained, cracked and crumbling and aggregate showing; weeds in cracks; several downspouts directed to sidewalk.



Parcel 65

Score: 59.2

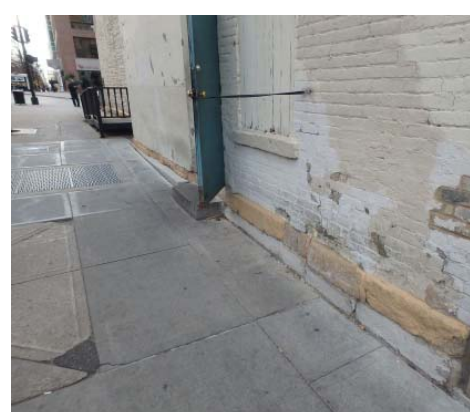
Paint chipping off and thinning; joints discolored or missing mortar; stone trim chipped and/or worn; black paint on stone base partially worn off; 119 door marked up, missing lock, and trim has uneven layers of paint; building not handicap accessible.



Parcel 71

Score: 55.8

Foundation paint chipped and stained; paint on walls chipped and mismatched; sandstone and bricks missing mortar and crumbling; chipped window sills; boarded up window with rotted wood; downspout dented and rusted near ground level; stained wood and chipped paint on railings of ramp; all steps stained, chipped, and cracked; side door rusted and screen in poor shape; stained and crumbling concrete on drive and public sidewalk; rusted pipes on gas meter.



Parcel 73

Score: 54.5

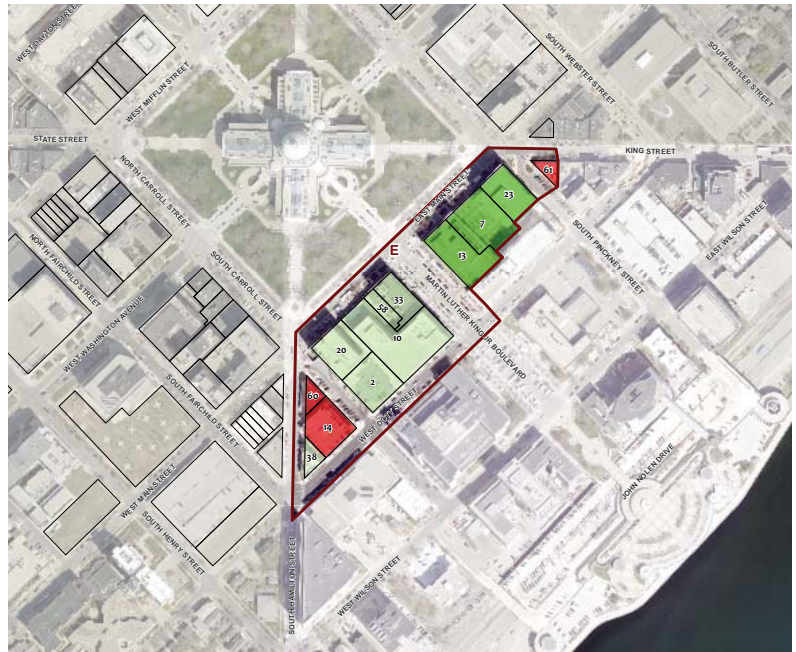
Building vacant; some rust staining on bricks, cracks at base, and bricks eroding under paint; over-applied caulk and paint wearing thin on storefront windows; missing mortar in second story window sill; rusted electrical boxes above first floor; discolored and rusted a/c unit shelf.



Area E

Description

This section includes 12 parcels ranging from 0.08 to 0.88 acres. All parcels are designated as Downtown Core District in the City Comprehensive Plan. Parcel 61 is zoned Planned Development District and is in a Wellhead Protection Overlay District; parcels 38 and 60 are zoned Downtown Core District; parcels 7, 13, and 23 are zoned Planned Development District; and all remaining parcels are zoned Downtown Core District.



Findings

Three of the 12 Area E parcels were found to be blighted (Poor Conditions), comprising 13.76% of the section by area.

Summary notes and photos of the three blighted parcels follow. These parcels lost points for cosmetic and structural deficiencies of the primary structure and major and minor maintenance issues.

Area E Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	57,023	33.16%
Deteriorating	6	91,264	53.08%
Poor	3	23,663	13.76%
Very Poor	0	0	0.00%
Total	12	171,950	100.00%

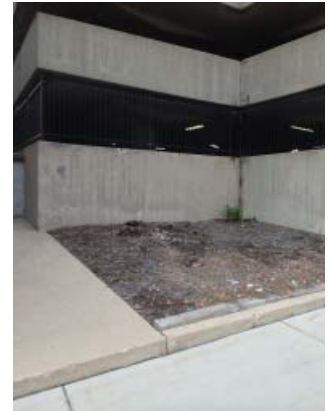
Blighted Parcels Area E

The following parcels were determined to be blighted:

Parcel 14

Score: 55.3

Current use not preferred (but is supportive of preferred use); concrete patched and discolored with aggregate showing, some spalling and rusted rebar showing; landscaping bed unmaintained; rusted bike rack; small graffiti on screening; obvious signs of squatters (sleeping bag, food debris).



Parcel 60

Score: 57.7

Some dirty/discolored sections of brick; discolored concrete window details; sections of bricks separating from wall (3rd floor); unscreened dumpsters; cracked concrete along back side; graffiti on back parking sign; no ADA accessible public entries.



Parcel 61

Score: 59.5

Paint peeled/peeling off many areas of brick; concrete block base rust stained and discolored with peeling paint; missing cladding; overhang rusted and dirty; some discoloration of brick near top of chimney and deteriorating concrete cap; stickers on metal wall box.



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. Our analysis revealed high police call data in this area and minor deficiencies with the public streets. A uniform five (5) points were taken off in each area for crime based on the police call data, and all areas were assigned a uniform two (2) point deduction for street conditions. Scores were also 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 City’s Code of Ordinances includes a variety of regulations to ensure the safety and proper upkeep of property. This code addresses things like winter sidewalk maintenance, graffiti, lawn and yard maintenance, and signs. The greater the number and frequency of code violations, the more likely that an area is “detrimental to the public health, safety, morals, or welfare” of its citizens.

There were 342 code violations in the Capitol study area from October 2004 through October 2014. This is an average of 4.64 violations per parcel. Sixty-four of the 74 parcels evaluated (86%) have a recorded violation in that period. Approximately 72% of parcels with violations were repeat offenders. The violations included ice/snow removal, graffiti, improper placement of trash and recycling, street occupancy, poor maintenance of building and sidewalk, and excessive trash on sidewalk.

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

Using these guidelines, 35 of the parcel scores were reduced due to code violations.

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

To analyze the levels of crime within the Capitol study area, we examined the number of police calls in this area and city-wide from 2009 to 2013 on a per acre basis (calls divided by acres). Data was provided by the City. We compared both total police calls and several specific types of calls.

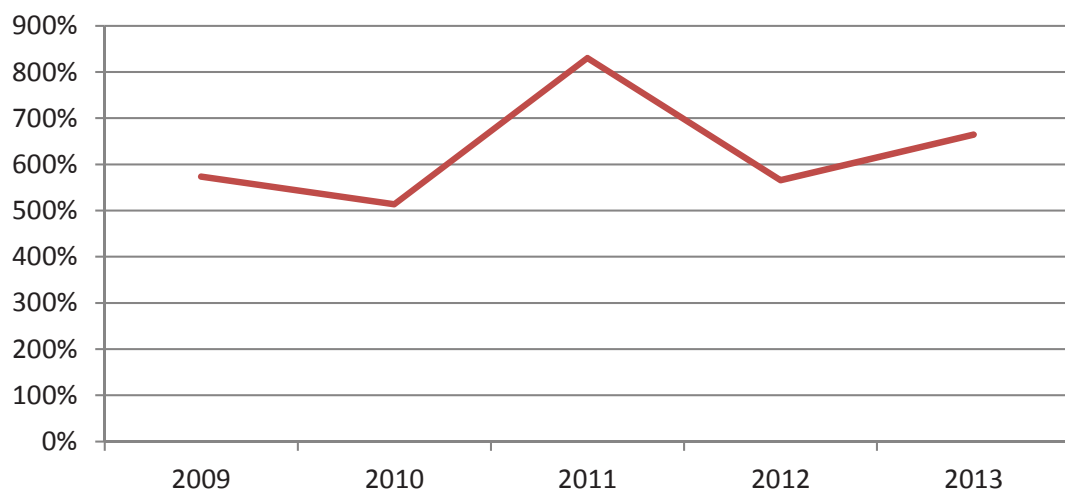
Total Police Calls

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. We have removed from consideration calls coded as informational, assistance, conveyance, annoying/obscene phone calls, special events, lost property, and 911 calls that are abandoned, disconnected, mis-dialed, etc.

Over the past five years there have been, on average, 676 calls per year in the proposed Capitol study area, or about 15.51 per acre. City-wide, over the same period, the average is 121,220 calls per year, or about 2.47 per acre. Some of this discrepancy can be attributed to the fact that the Capitol study area is downtown and has an overall higher concentration of people.

Figure 4.1 shows “police calls per acre” in the Capitol study area as a percentage of the same number city-wide, and it reveals that police calls in the Capitol study area are much higher than that of the city as a whole.

Figure 4.1- Police Calls per Acre, Capitol area Versus the City of Madison



Selected Police Calls

We also considered the occurrence of specific police calls associated with crimes that are particularly detrimental to actual or perceived personal safety (sexual assault, aggravated assault, burglary/robbery, theft, etc.).

Table 4.2 displays reported crimes that threatened personal safety within the Capitol study area and within Madison. For ease of comparison, the numbers are reported on a per acre basis. Six of the eight selected crimes were reported much more often in the Capitol study area than the city as a whole. Only homicide and robbery occurred less often.

Table 4.2-Reported Crimes in Capitol area & City of Madison

Reported Crimes Threatening Personal Safety in Capitol Area & Madison (<i>per acre</i>)						
	2009	2010	2011	2012	2013	Average
Homicide	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0001	0.0000	0.0001	0.0000	0.0000	0.0001
	<i>Compared to Madison</i>					0.0%
Sexual Assault 1-2-3-4/Rape	0.0000	0.0000	0.0229	0.0000	0.0688	0.0183
Madison	0.0015	0.0033	0.0030	0.0042	0.0055	0.0035
	<i>Compared to Madison</i>					402.6%
Robbery (<i>armed & strong armed</i>)	0.0000	0.0229	0.0000	0.0000	0.0000	0.0046
Madison	0.0082	0.0068	0.0055	0.0059	0.0064	0.0066
	<i>Compared to Madison</i>					67.8%
Aggravated Assault	0.0229	0.0688	0.0917	0.0229	0.0000	0.0413
Madison	0.0087	0.0087	0.0079	0.0067	0.0013	0.0067
	<i>Compared to Madison</i>					510.6%
Burglary (<i>res & non-res</i>)	0.1147	0.0688	0.1147	0.1376	0.2064	0.1284
Madison	0.0382	0.0423	0.0370	0.0397	0.0363	0.0387
	<i>Compared to Madison</i>					337.6%
Stolen Autos	0.0229	0.0459	0.1606	0.0229	0.0459	0.0596
Madison	0.0137	0.0124	0.0122	0.0098	0.0133	0.0123
	<i>Compared to Madison</i>					485.4%
Theft	0.8486	0.5963	0.7569	0.8716	1.3761	0.8899
Madison	0.0994	0.1070	0.1077	0.1089	0.1147	0.1076
	<i>Compared to Madison</i>					822.6%
Arson	0.0000	0.0000	0.0229	0.0000	0.0000	0.0046
Madison	0.0018	0.0015	0.0017	0.0006	0.0000	0.0011
	<i>Compared to Madison</i>					268.1%

Public Street Conditions

Though we focused mostly on the condition of the *parcels*, it is also important to consider the condition of the public streets, alleys and medians adjacent to the parcels we evaluated, and also public improvements such as street lights and bus stops. Whereas the sidewalk and terrace is (or should be) maintained by the adjacent property owner and was evaluated as part of the adjacent parcel, these other features are maintained 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 street infrastructure reveals that conditions are generally good, but there are enough problems to warrant point deductions from the blight scores. All parcels received a two (2) point deduction for these infrastructure deficiencies.

All parcels: two (2) point deduction



Alley between Fairchild and Hamilton (cracks, holes, fading, garbage)



Carroll at West Washington (good condition)



Bus stop at Pinckney (minor graffiti, overall good condition)



Carroll at Main looking northwest



Carroll at Hamilton (patching, cracks, stains)



Carroll at Mifflin looking north (cracks, patching)



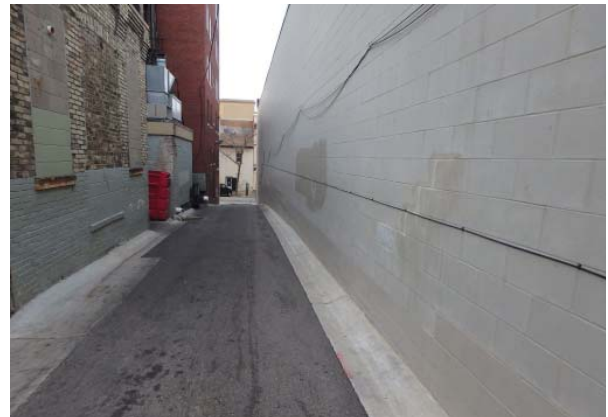
Carroll at State looking southeast (rusted parking meters)



Doty at Martin Luther King Jr. looking north (cracks, patching, chipped paint)



Carroll at West Washington looking West (cracks, patching, fading)



East Mifflin Alley (stains on pavement)



Doty at Carroll (patching, fading, cracks)



East Mifflin light pole (rust near bottom)



East Washington looking east (patching, cracks, dead patches of grass)



Henry at Mifflin looking West (cracking, patching, curb paint fading)



Fairchild at West Washington looking west (overall good condition)



Main looking to Pinckney (overall good condition)



Henry at Main looking east (patching, staining)



Mifflin plaza (some cracking in cul-de-sac, overall good condition)



Mifflin bus stop (wood fading, rusted screws, some cracks in sidewalk)



Pinckney looking to East Washington (cracks, patching, fading)



Mifflin looking towards the Capitol (some discoloration on road, overall good condition)



Pinckney looking to Martin Luther King Jr. (cracks, patching, fading)



Martin Luther King Jr. and East Main sidewalk (paint chipping, wood fading)

5. Summary and Conclusions

Of the total area evaluated for blight (approximately 21.8 acres), 25.2% of this area (approximately 5.9 acres) has been determined by this study to be blighted. Two (2) parcels under construction during the evaluation period were not scored and their 0.8 acres were omitted from the area calculation. Based on our evaluations, there are blighted parcels scattered throughout the study area, though the percentage of blight, by area, within each section ranges from 7.8% (Area D) to 38.3% (Area A).

A blight TID requires that 50% of the real property within the district must be blighted. This area has not met that threshold.

Section	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels*		Blight % of Area
	#	Area	#	Area	#	Area	#	Area	#	Area	
A	1	24,146	9	121,614	9	90,660	0	0	19	236,420	38.3%
B	1	35,112	7	113,276	7	84,854	0	0	15	233,242	36.4%
C	1	21,435	4	72,471	2	25,400	0	0	7	119,306	21.3%
D	3	67,356	13	106,077	3	5,634	1	9,036	20	188,103	7.8%
E	3	57,023	6	91,264	3	23,663	0	0	12	171,950	13.8%
TOTAL	9	205,072	39	504,702	24	230,211	1	9,036	73	949,021	25.2%
	12.3%	21.6%	53.4%	53.2%	32.9%	24.3%	1.4%	1.0%	100.0%	100.0%	

*A total of 74 parcels were evaluated. Parcel 1 was scored as two separate parcels, resulting in a total of 75 evaluations. Two parcels were under construction at the time of evaluation, and were omitted from further evaluation - those parcels are not included in this calculation of blighted area.

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TID #45 BLIGHT MAP

CAPITOL AREA BLIGHT RATINGS

- LEGEND**
- Capitol TID #45 Study Boundary
 - Parcel Condition
 - Satisfactory
 - Deteriorating
 - Poor
 - Very Poor
 - Under Construction

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY LAND INFORMATION OFFICE.
AERIAL IMAGERY PROVIDED BY CITY OF MADISON (SPRING 2013).

CITY OF MADISON
DANE COUNTY, WISCONSIN



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