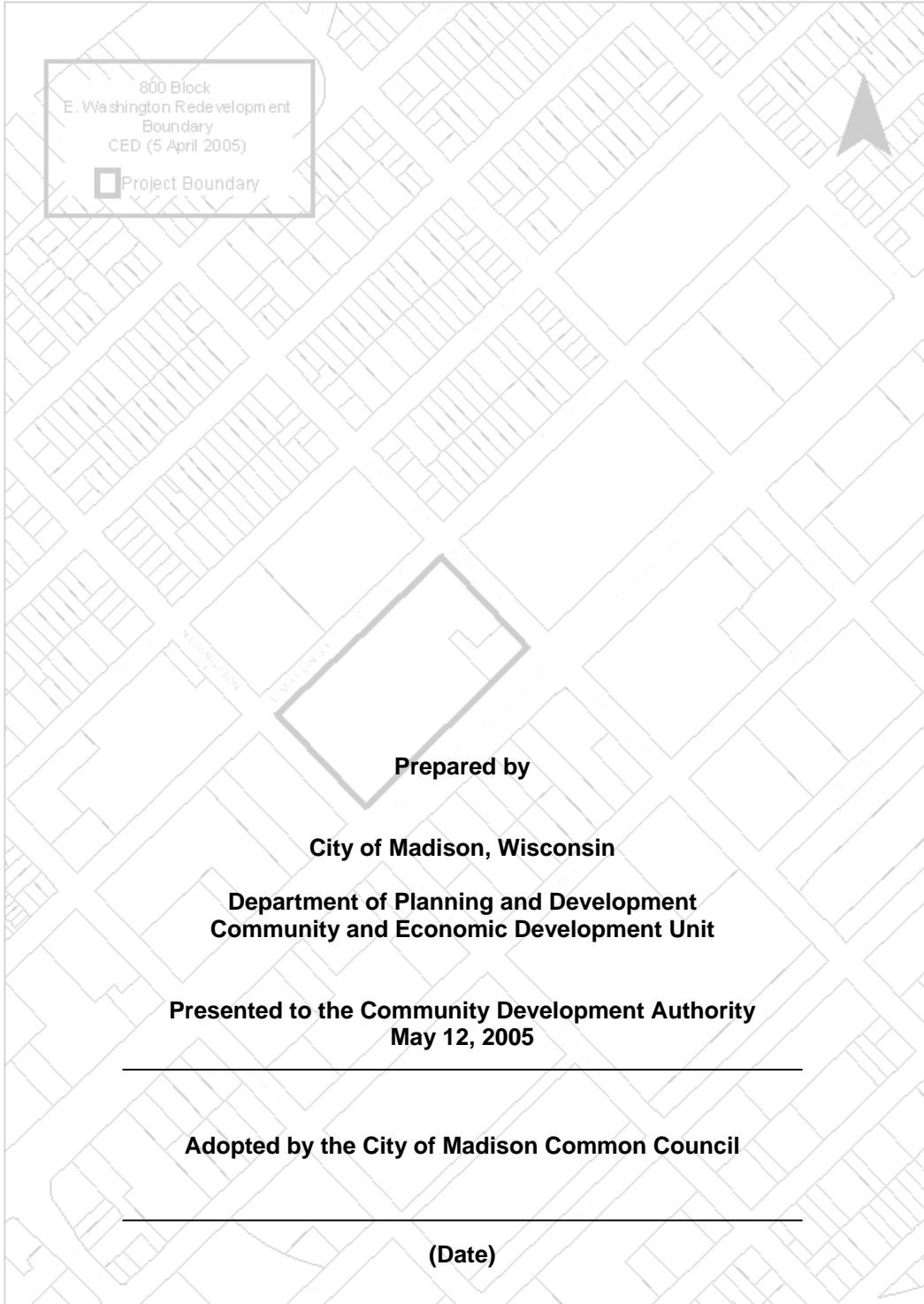


Redevelopment Plan for the 800 Block East Washington Avenue Redevelopment District



(Termination Date: December 31, 2015)

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A. Intent, Purpose, and Objectives

The Community Development Authority (CDA) of the City of Madison proposes to create a redevelopment district to advance the development of commercial, office and housing in the area including the 800 Block of East Washington Avenue.

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

The purpose of the 800 Block East Washington Avenue Redevelopment District is to ensure that development occurs in a timely and orderly fashion that assists in the elimination of blighted conditions within the Redevelopment District.

The creation of the redevelopment plan meets several objectives as set forth in the City of Madison Master Plan's *Objectives and Policies* and recommendations from *A Land Use Plan for the City of Madison*, both adopted in 1984, including but not limited to the following:

- Guide the orderly and efficient use of land to accomplish the functions of the City.
- Maintain economically viable neighborhood commercial districts as a source of local employment, a focus of neighborhood activity, and a centralized convenience shopping and service center for residents of the surrounding area.
- Seek some long-term off-street parking facilities for downtown residents who desire to keep automobiles.

B. Statutory Authority

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

C. Consistency with Local Plans

As indicated above, the objectives of this Redevelopment Plan are consistent with the *Objectives and Policies for the City of Madison* and *A Land Use Plan for the City of Madison*, adopted in 1984 by the City of Madison Common Council. The plan objectives are more fully detailed in the following plan documents which are all on file in the City Clerk's office, or available through the City of Madison Planning Department:

- *Objectives and Policies for the City of Madison*, adopted on November 16, 1982, with amendments adopted January 3, 1984.
- *A Land Use Plan for the City of Madison*, adopted by the Madison Common Council on November 16, 1982, with Map Amendment adopted June 5, 1984.
- *Tenney Lapham Old Market Place Neighborhood Plan*, adopted November 1995.

D. Project Boundary

A parcel of land located in the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), and the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 13, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, being Lot 1 through Lot 18, inclusive, Block 143, Original Plat of the City of Madison¹, less that portion acquired for public street right of way described in the Warranty Deed recorded in the Dane County Registry on November 14, 2003, as Document No. 3841483, the perimeter of said parcel being more particularly described as follows:

Beginning at the westerly most corner of said Lot 1 of Block 143, said point also being the intersection of the northeasterly right of way of North Livingston Street and the southeasterly right of way of East Mifflin Street; thence along said southeasterly right of way of East Mifflin Street, northeasterly to the northerly most corner of Lot 9 of said Block 143, said point also being the intersection of said southeasterly right of way of East Mifflin Street and the southwesterly right of way of North Patterson Street; thence along said southwesterly right of way of North Patterson Street, southeasterly to the northwesterly corner of said portion acquired for public street right of way, said point being on the northeasterly line of Lot 10 of said Block 143; thence along the southwesterly line, the westerly line, and the northwesterly line of said portion acquired for public street right of way, southeasterly, southerly, and southwesterly to the southwesterly corner of said portion acquired for public street right of way, said point being on the northwesterly right of way of East Washington Avenue; thence along said northwesterly right of way of East Washington Avenue, southwesterly to the southerly most corner of said Lot 18 of Block 143, said point also being the intersection of said northwesterly right of way of East Washington Avenue and said northeasterly right of way of North Livingston Street; thence along said northeasterly right of way of North Livingston Street, northwesterly to the **point of beginning**.

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

- 251-0709-132-1203-4
- 251-0709-132-1215-9

E. Existing Zoning and Land Use

The existing zoning is C-3, as shown on Page 9. The existing land uses within the Redevelopment District are commercial, shown on Page 10.

F. Existing Conditions

The contributing factors to finding the area a blighted area are defined in Redevelopment Law. Based upon the findings of an independent blight study, including blighting influences and physical deficiencies summarized herein, the area qualifies as blighted under the meaning of Redevelopment Law. A map displaying these findings is found on Page 13.

¹ Plat of Madison (A.K.A. Pritchette Plat of Madison A.K.A. Original Plat of the City of Madison), recorded October 10, 1839, in Volume A of Plats, on page 3.

Blighting Influences

The following categories of blighting influences were observed as part of the blight study: obsolete buildings not suited for development, poor physical condition, and non-functional building as a stand-alone building.

Physical Deficiencies

There are eight total structures in the proposed 800 Block East Washington Ave. Redevelopment District. These structures include two automobile dealership offices, an oxygen storage facility, four auto repair shops, and a service entrance.

Two buildings had loose or missing exterior trim.

Five structures had deteriorating walls. Two had cracks in their exterior masonry walls and three had cracked, dented, or rusted exterior steel walls.

Six structures were identified as being obsolete buildings not suited for development.

Three structures showed signs of entryways in poor condition, including deteriorating doors and frames, missing door handles, and rust.

All eight structures had signs of poor walks and driveways. These signs included cracked and broken sidewalks and driveways.

Three structures had roofs in poor condition, including damaged or missing downspouts, rust, and sagging soffits.

Two structures had deteriorating foundations including cracked foundations and missing foundation block.

Three structures had inadequate outdoor storage and screening. This was characterized by auto parts and damaged cars being scattered about the site.

Four structures also had windows in poor condition. This included broken windows, rusted window trim, boarded up windows, and trim with peeling paint.

G. Proposed Zoning and Land Uses

Proposed land use in the 800 Block East Washington Avenue Redevelopment District is intended to be consistent with the goals and objectives enumerated previously in this Redevelopment Plan. Subsequent to the ratification of this Redevelopment Plan by the Common Council, the CDA may request the Plan Commission to recommend, as the need arises, and the Common Council to approve, as needed, appropriate rezoning of property in this Redevelopment District. Uses may require conditional use approval as per Section 28.12(10), Madison General Ordinances. The property within this Redevelopment District has recently been rezoned to PUD-GDP.

The proposed zoning and proposed land uses are illustrated on the attached exhibits on Pages 11 and 12. Since the precise pattern for future development is uncertain, the City of Madison may enact additional restrictions and promote appropriate rezoning contingent upon selected development. The private development proposals that are imminent and may be contemplated in the future by the CDA and the City as a result of creation of this Redevelopment District are a mix of commercial and residential uses, shown on Page 12. It is anticipated that zoning would be appropriate to a planned mix of commercial and residential

development. One current proposal calls for the future zoning to be PUD, shown on Page 12.

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

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

I. Present and Potential Equalized Value

As of April 8, 2005, the equalized value of the property in the project area is approximately \$2,010,000. The potential new equalized value of the project area, based upon general land use, lot layout and market assumptions and a conservative cost estimate is estimated at approximately **\$60 million**, built in three phases of equal value. This estimate includes preliminary proposals/potentials from one developer to build a mix of commercial and residential uses on this site. This proposal is currently working its way through the City's review processes.

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

J. Project Activities

Assemblage of Sites

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

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

K. Project Financing

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

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

L. Performance Standards

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

M. Compliance with Applicable Local, State & Federal Regulations

Local codes and ordinances pertinent to the 800 Block East Washington Avenue Redevelopment District have been referenced in this Redevelopment Plan. The participating developer(s) and the CDA shall comply with any and all local codes and ordinances that are deemed applicable by the City of Madison.

N. Redevelopment Plan Modification

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

O. Relocation

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

P. Land Disposition

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

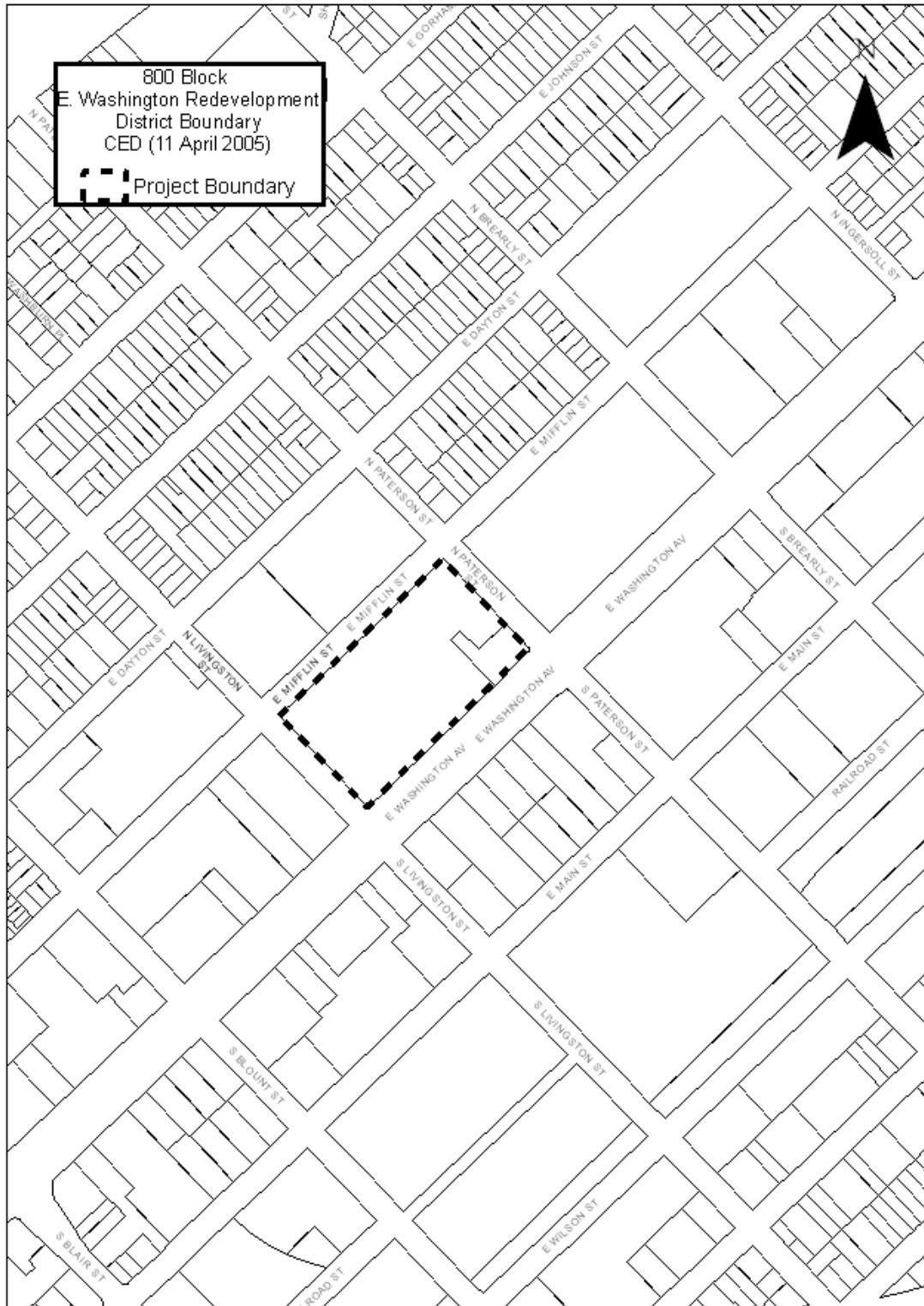
Q. Proposed Public Improvements

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

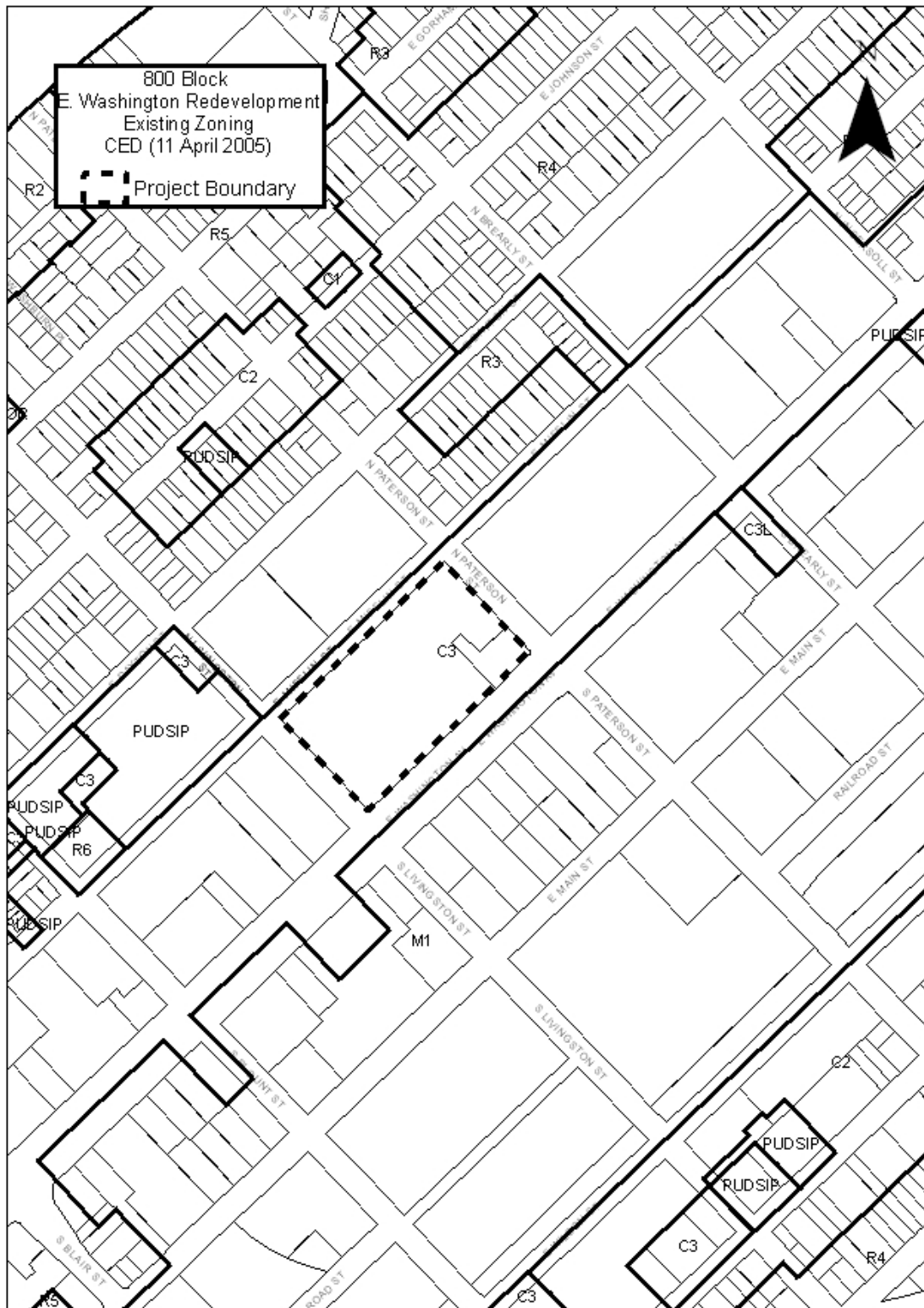
R. Termination of the District and Redevelopment Plan

This Redevelopment District shall terminate on December 31, 2015.

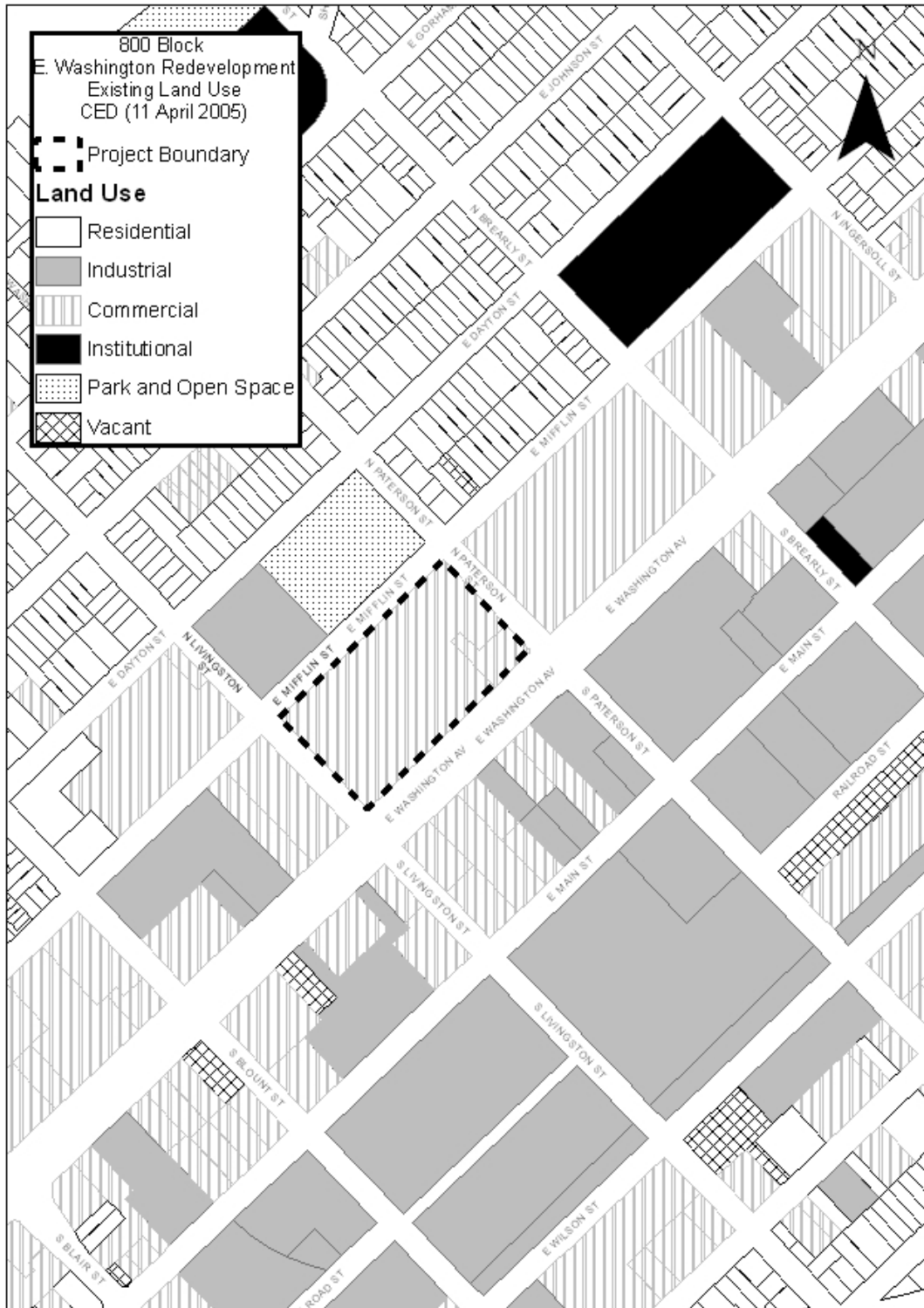
Map 1 – District Boundary



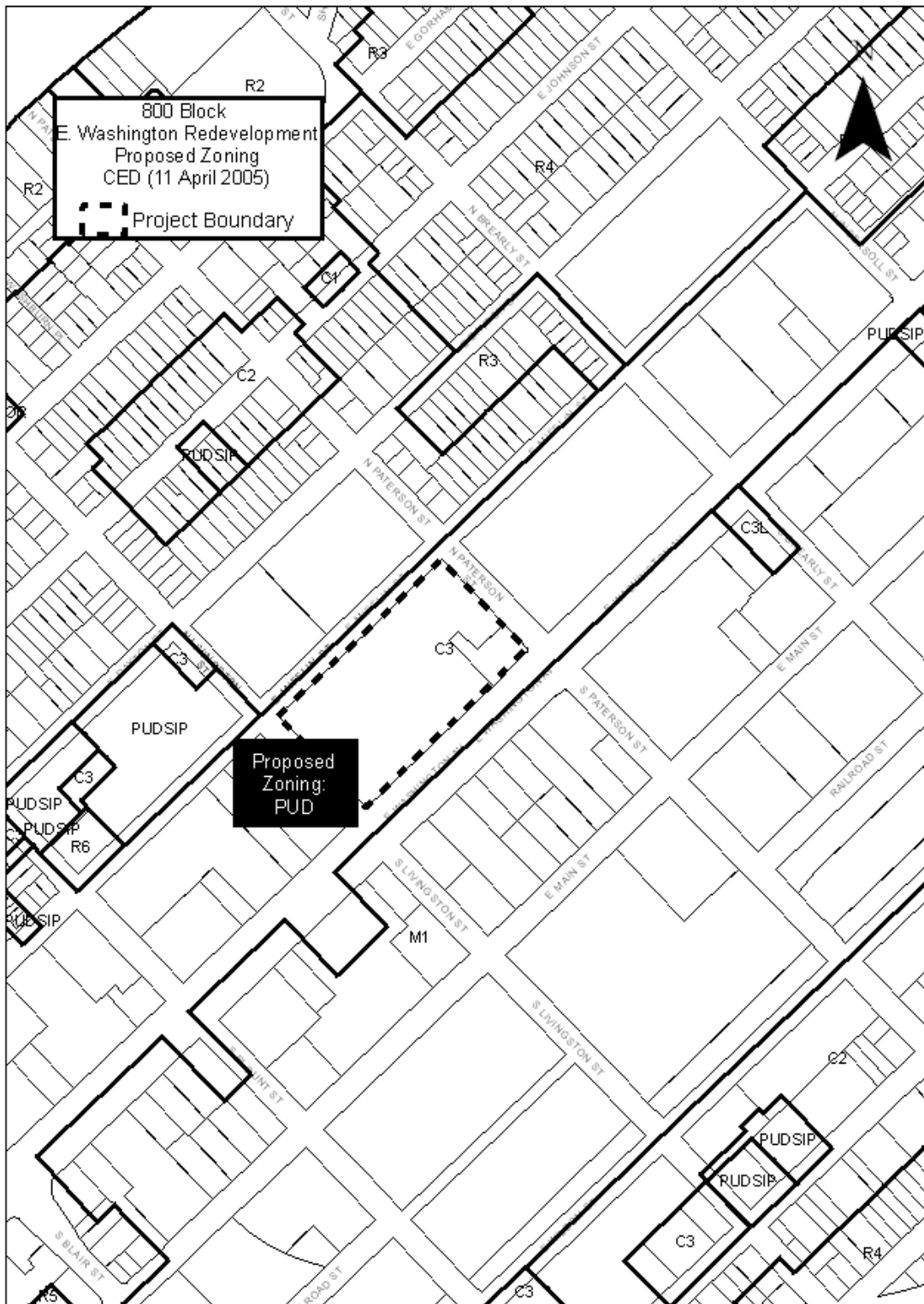
Map 2 – Existing Zoning



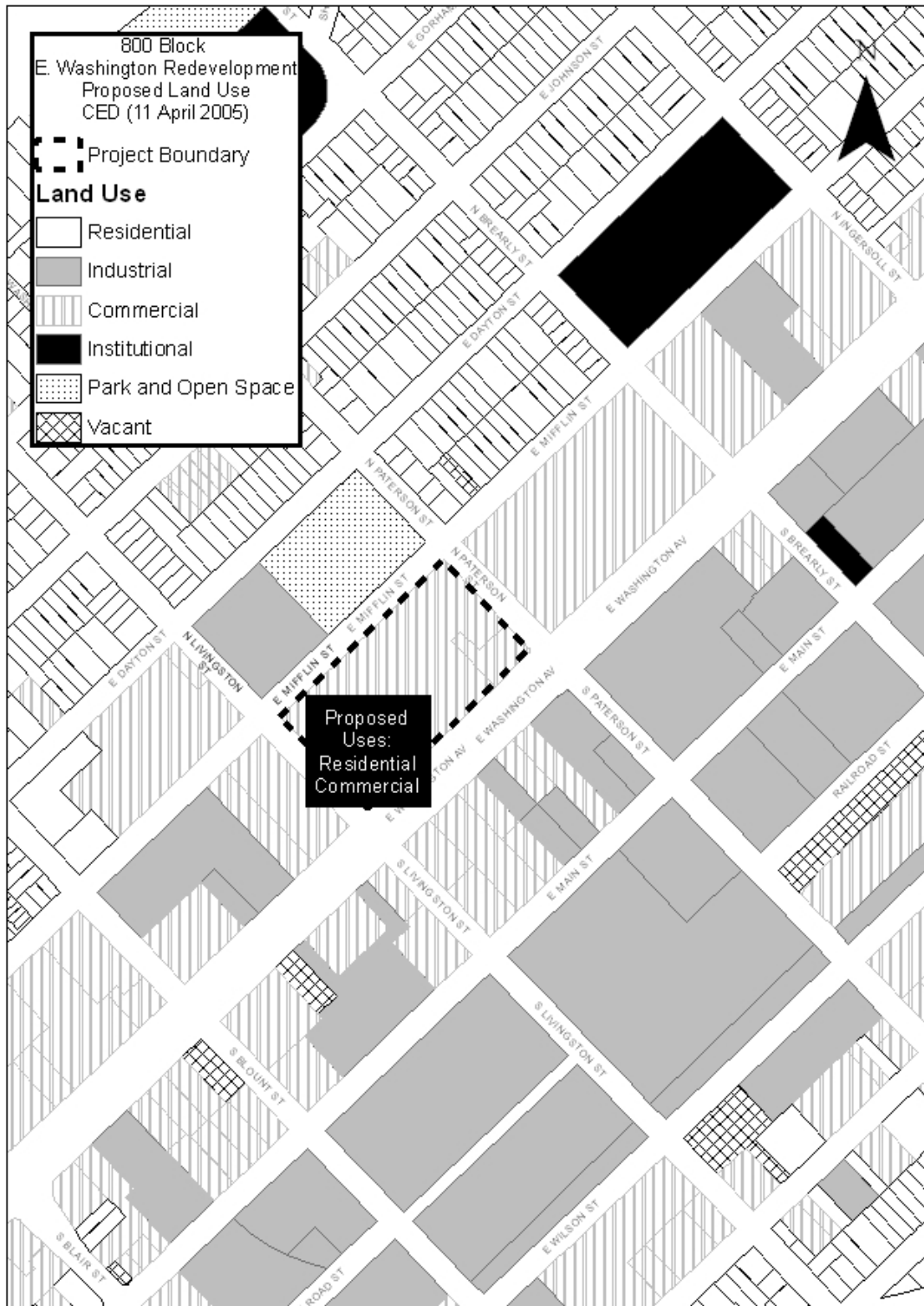
Map 3 – Existing Land Use



Map 4 – Proposed Zoning



Map 5 – Proposed Land Use



Map 6 – Structure Survey Results (Blight)

