

Date Adopted:

Resolution Number:

Expenditure Deadline: July 1, 2025

TID Expiration Date: July 1, 2030

**AMENDMENT to TAX INCREMENTAL DISTRICT (TID) NO. 32
PROJECT PLAN**

UPPER STATE ST

TID 32 Amendment



 32 Upper State St
 TID 32 Amendment

Prepared by:
City of Madison, Wisconsin
Department of Planning and Development
Community and Economic Development Unit

May 9, 2006

Excluded From
TID #32

City of Madison, Dept of Planning and Development
Community and Economic Development Unit
D:\P\240306\TID #32 Amendment-Plan Maps

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**AMENDMENT to TAX INCREMENTAL FINANCE DISTRICT NO. 32
(UPPER STATE ST)**

PROJECT PLAN

INTENT AND PURPOSE

On July 1, 2003, the City of Madison created Tax Increment District #32 (the "District") to achieve three objectives:

1. Finance public works and improvements.
2. Provide incentives to the private sector which will result in the elimination of blighted conditions.
3. Stimulate planned commercial, housing and mixed-use development.

In 2005, Executive Management, Inc ("EMI") announced that it was going to redevelop the University Square property located on Lake Street, between University Avenue and Johnson Street. It is anticipated that this TIF generator, to be developed by the end of 2008, would support additional public improvements and eliminate blight in territory not included in the original TID #32 boundary.

Effective October 1, 2004 Wisconsin TIF Law (Wis. Stats. 66.1105) enables the City of Madison to amend a TID boundary for up to four (4) times after its creation.

It is the City of Madison's intent to make such public improvements within the territory in the District Amendment, shown in Exhibit A, generally described as reconstructing State Street and improving surrounding neighborhood street surfaces. The purpose of these activities will be to further the City's efforts to eliminate blight and revitalize the State Street area as one of the downtown's major attractions.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

Code and Plan Changes

The project elements proposed in this Project Plan Amendment conform to the objectives and conceptual recommendations contained in the City of Madison Comprehensive Plan ("Comprehensive Plan") as approved by the Common Council on January 17, 2006. No changes in the City Building Codes or other City Ordinances appear to be necessary to implement the Project Plan Amendment.

Zoning Changes

The District Amendment is located within a residential and commercial corridor area that is generally zoned for residential and commercial uses. The existing zoning categories in the District Amendment include C2, C4, R5, R6, and PUDSIP as shown on Exhibit C. Proposed zoning changes include the University Square site being rezoned to PUDSIP as shown on Exhibit D.

PROPOSED PUBLIC WORKS IMPROVEMENTS

The following public improvements are anticipated:

Lake Street resurfacing	\$156,800
Bassett Street joint rehab	\$50,400
University Ave. joint rehab	\$280,800
Gorham Street joint rehab	\$120,000
Gilman Street resurface	\$108,000
Frances Street resurface	\$60,000
State Street reconstruction	\$6,000,000
Hawthorne Court reconstruction	\$100,800
Other Public Works Improvements	\$10,919,200
Total Public Improvements	\$17,796,000

Other public works improvements may include street reconstruction, storm sewer, water main, or sewer main reconstruction, streetscape improvements, or other public projects that eliminate blighting conditions in the District Amendment area.

OTHER REVITALIZATION ACTIVITIES

Revitalization Loans

Where necessary or convenient to the District Amendment or the implementation of the Project Plan Amendment, TIF assistance in the form of loans may be provided to private development projects that demonstrate that “but for” such TIF assistance, the project would not occur.

Such TIF funds are to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

The estimated cost of this activity is **\$3,000,000**.

10% Affordable Housing Set-Aside Loans

City of Madison TIF Policy requires that where practicable, ten percent (10%) of the District’s tax increments be set aside to assist affordable housing. For practical purposes, this is estimated as 10% of the net present value of tax increments anticipated over the remaining life of the District, assuming these funds are made available initially as general obligation borrowing. The TIF Project Plan Amendment is not a determinant of where, how or when such projects might be developed. The Project Plan Amendment estimates that the principal amount that may be borrowed by the City against estimated TIF revenues from the amended project area is \$22,440,000. Ten percent (10%) of that figure would represent a set-aside of \$2,244,000 that may be set-aside to assist affordable housing.

The estimated cost of this activity is **\$2,244,000**.

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of employees engaged in the planning,

engineering, implementing and administering activities in connection with the District Amendment, supplies and materials, contract and consultant services, and those costs of City departments such as the Comptroller's Office, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

The estimated cost of this activity is **\$500,000**.

COMMUNITY DEVELOPMENT AUTHORITY REVITALIZATION ACTIVITIES

In addition to the traditional public improvements such as streets and utilities, the District Amendment includes a variety of other improvements aimed at improving the total area. In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities, such as land acquisition and bond issuance, as the City's designated development agent within the District. However, the adoption of a TIF Project Plan Amendment and boundary for this District Amendment does not initiate the creation of a Redevelopment District or otherwise authorize or commit the CDA's use of its eminent domain or bonding powers.

In order to engage in these activities, the CDA must create a Redevelopment District plan and boundary including those properties within that would be assisted by the CDA, conduct a public hearing where persons having a property interest within the proposed Redevelopment District boundary may express their views, and adopt a resolution creating such plan and boundary. The following CDA activities are permitted under Redevelopment Law:

Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in the District Amendment. The acquisitions could vary from rights-of-way and air space to entire parcels. Lands acquired by the CDA may be leased or sold at market rate or reduced costs to assist in creating financially feasible, eligible projects. Such acquisitions shall follow requirements set forth in Section 66.1333 (Redevelopment Law) and Chapter 32 (Eminent Domain Law) of the Wisconsin Statutes. At this time, it is uncertain if land will be acquired by the CDA for revitalization purposes.

Inclusion of a cost estimate with respect to land acquisition does not represent an estimated value or imply any plan or intent to acquire property. At such time when the City finds such action to be necessary and appropriate to stimulate redevelopment of the District Amendment, an accurate estimate of the actual acquisition cost, if any, may be made, funds budgeted and an authorizing resolution adopted by the Common Council to provide such funds to the CDA.

The estimated cost of this activity is \$500,000.

Bond Issuance

The CDA may use its powers under Redevelopment Law to issue financing in the form of housing-revenue or lease-revenue bonds in order to facilitate development projects.

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are eligible project costs as provided for under 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. The actual TIF-eligible project costs may vary or may be adjusted or substituted for other TIF-eligible costs without a project plan amendment, so long as the total amount of TIF-eligible costs does not exceed the total TIF-eligible project cost adopted in the Project Plan, as Amended.

<u>Public Improvements</u>	<u>TIF Cost</u>	<u>Assessable Cost</u>	<u>Other Funds</u>	<u>Total Cost</u>	<u>Year</u>
Street Reconstruction	\$5,276,800	\$600,000	\$1,000,000	\$6,876,800	2003-25
Other Public Works Projects	\$10,919,200	\$0	\$0	\$10,919,200	2003-25
Subtotal-Public Improvements	\$16,196,000	\$600,000	\$1,000,000	\$17,796,000	2003-25

<u>Other Revitalization:</u>	<u>TIF Cost</u>	<u>Assessable Cost</u>	<u>Other Funds</u>	<u>Total Costs</u>	<u>Year</u>
Revitalization Loans	\$3,000,000	\$0	\$0	\$3,000,000	2003-25
Affordable Housing Set-Aside	\$2,244,000	\$0	\$0	\$2,244,000	2003-25
Land Acquisition	\$500,000	\$0	\$0	\$500,000	2003-25
Subtotal-Other Revitalization	\$5,744,000	\$0	\$0	\$5,744,000	2003-25

<u>Administrative Cost</u>	<u>TIF Cost</u>	<u>Assessable Cost</u>	<u>Other Funds</u>	<u>Total Costs</u>	<u>Year</u>
Admin. & Professional	\$500,000	\$0	\$0	\$500,000	2003-25
Subtotal-All Categories	\$22,440,000	\$600,000	\$1,000,000	\$24,040,000	2003-25
Financing Costs	\$6,171,000	\$0	\$0	\$6,171,000	2003-25
TOTAL COST	\$28,611,000	\$600,000	\$1,000,000	\$30,211,000	2003-25

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

Total Project Costs

The total cost of public improvements including TIF and non-TIF expenditures is estimated at approximately \$17,796,000. Of this total, approximately \$600,000 will be assessable to property owners, \$1,000,000 will be financed through federal funds, and **\$16,196,000 of eligible costs may be supported by TIF.**

TIF Law requires that the City identify those costs that are either assessable to property owners who benefit by those improvements, or are funded through other fees or other funding sources.

In the event that certain assessable project costs are hereafter identified within the expenditure period, the assessments will be determined in accordance with the City's Board of Public Works standard special assessment policies. The balance of the project costs will require financial support by incremental taxes from the District and other financing sources as demonstrated below:

Eligible project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements, financing costs and the cost of CDA revitalization activities. Non-eligible or assessable costs are expected to be paid from revenue sources other than tax increments.

	<u>TIF Costs</u>	<u>Special Assessments and Federal Funds</u>	<u>Total Project Costs</u>
Total TID Project Costs	\$22,440,000	\$1,600,000	\$24,040,000

The City of Madison's decision to authorize expenditures to pay for eligible TIF project costs will be contingent upon development actually occurring or committed to occur. Per TIF Law, the City shall make all expenditures within 22 years of the District's creation date (July 1, 2003). Therefore, all expenditures must be made before July 1, 2025. The maximum life by which the District may collect tax increments to pay for project expenditures is 27 years or until **2030**. Since the vast majority of the project cost is financed with long-term debt, borrowing

would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Each individual cost element of the Project Plan Amendment will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the District Amendment. The actual City investment in the District Amendment may, therefore may vary from the amounts shown in the Project Plan Amendment.

Economic Feasibility

The District's economic feasibility is best demonstrated by its potential to generate TIF funds from economic growth to pay for eligible project costs. Although the District's economic growth is based upon unpredictable variables, the City may forecast anticipated growth, using conservative, observable appreciation and mill rates and anticipated near-term development projects or "**TIF generators**".

Upon analysis of these and other factors, the City and other overlying tax jurisdictions (Dane County, Madison Metropolitan School District and Madison Area Technical College) agree to allocate their portion of the tax levy on new economic growth in the District over the remainder of its 27-year life to pay for eligible project costs incurred in the District. These tax revenues or "**tax increments**" flow directly to the City until these costs are paid and the District is closed, and the value growth returned to overlying tax jurisdictions. The present value (i.e. their value in today's dollars) of the estimated tax increments indicates the amount of TIF funds that may be available in the near-term, which as stated earlier, demonstrates the District's economic feasibility.

The determination of economic feasibility for the District is based on planned development and appreciation of the District's base value until 2030. The base value as of January 1, 2006 of the District Amendment is assessed at \$109,673,500

TIF Law requires that the base value of the original District is re-calculated whenever territory is added by adding its base value to the equalized assessed value of property located in the District Amendment as of January 1 of the year of the amendment. The base value of the original District was certified by State of Wisconsin Department of Revenue at an equalized assessed value of \$90,934,700. Therefore, the recalculated base value of the combined original District and District Amendment is estimated at \$200,608,200.

The Districts Amendment's economic feasibility is best demonstrated by its potential to generate tax increments to pay for improvement costs incurred therein. Therefore, the Project Plan Amendment reflects the impact of growth solely within the amended boundary, and solely upon the \$109,673,500 base value therein.

The forecasted \$244,838,000 of incremental growth is predicated upon \$119,000,000 of incremental value of EMI's University Square project and \$125,838,000 of appreciation within the District Amendment until 2030.

This estimated incremental value could support approximately \$22,440,000 of public improvements, loans to private development, and affordable housing set-aside and \$6,171,000 of financing costs therein for a total of \$28,611,000 of total tax incremental revenues.

TIF Generators

At this time, it is anticipated that EMI and the University of Wisconsin will redevelop the current University Square site, located on Lake Street between University Avenue and Johnson Street. The current proposal for this site is a mix of ground floor commercial with space occupied by the University of Wisconsin above, with space occupied by private residential use at the top of the building. This project is scheduled for completion by the end of 2008. The total finished value of this redevelopment project is projected to be \$119,000,000 at completion.

Estimate of Tax Increments

The base value of the District Amendment as of January 1, 2006 is \$109,673,500. The estimated **economic growth** over the life of the District Amendment, including generators and value appreciation until 2030, is estimated at \$354,512,000. The **value increment**, or the difference between economic growth and base value, is estimated at approximately \$244,838,000. The total of **tax increments** collected on the value increment until **2030** is estimated at approximately \$55,979,000.

The estimated amount of TIF funding, which is demonstrated as the present value of estimated tax increments levied over the life of this District Amendment is **\$22,440,000**.

Forecasted Assessed Value Growth (2003-30)	\$354,542,000
Less: Estimated Base Value (2006)	<u>\$109,673,500</u>
Estimated Value Increment (2003-30)	\$244,838,000
Total Tax Increments Levied on Value Increment (2003-30)	\$55,979,000
Present Value of Tax Increment Revenues (TIF Available)	\$22,440,000

PROMOTION OF ORDERLY LAND DEVELOPMENT

The District Amendment boundary is generally located beginning at the intersection of Johnson and Broom Street, proceeding northwest along Broom Street. The District Amendment follows the boundary of the exiting TID #32 northwest generally along Broom Street to State Street. There, it turns east and follows State Street before turning north at Lake Street. The District Amendment boundary then turns west at Langdon Street to Park Street. At Park Street, the District Amendment boundary turns south before intersecting State Street on Library Mall where it turns east to the intersection of State Street and Lake Street. The District Amendment boundary then turns south along Lake Street to University Avenue. At University Avenue, the District Amendment boundary turns west to take in the existing University Square and pedestrian mall located between University Avenue and Johnson Street, before turning south. The District Amendment boundary then turns south to Johnson Street. The District Amendment boundary then turns east and northeast along Johnson Street to return to its point of origin at the intersection of Johnson and Broom Streets.

Survey of Conditions (Blight Study)

The City commissioned a Survey of Conditions (“Blight Study”) for the District Amendment finding 52.3% of the area to be in blighted condition. Copies of the Blight Study are on file with the Department of Planning and Development. A map showing blighted parcels is shown on Exhibit B.

Conformance to Plans

As stated earlier, a primary intent and purpose of the District Amendment is to revitalize and maintain the upper State Street area as a healthy, vibrant commercial district. This is consistent with goal set forth in the Economic Development component of the City of Madison’s **Comprehensive Plan**, as summarized in the following:

- *“The City of Madison will be the predominant urban center in the south central region of Wisconsin, providing a livable, innovative, vibrant and economically flexible community in which:

 - a. *Businesses want to locate, start, innovate, grow, and prosper.*
 - b. *Residents have a wide variety of choice in jobs, education and training, and opportunities to prosper.*
 - c. *The natural and built environment is supported as an asset for future economic development.”**

The District Amendment also supports the implementation of several other plans, including:

- *“Downtown Advisory Report”*
- *“State Street Strategic Plan”*
- *“State Street Plan”*
- *“Downtown 2000”*
- *“Downtown Historic Preservation Plan”*

The Project Plan Amendment is also consistent with **TIF Policy**, conforming to the following TIF objectives:

- *“Support Neighborhood Revitalization”*
- *“Support Economic Development”*

EXPECTATIONS FOR DEVELOPMENT

Potential Areas of Development

The primary area for potential commercial and residential development in the District Amendment to TID #32 is the redevelopment of University Square. Existing and proposed land uses are shown on Exhibit E and Exhibit F.

The re-zoning of any existing commercial uses or the integration of other uses into the District Amendment would be subject to future Plan Commission review and Common Council approval.

Timeframe for Development

The University Square development is anticipated to be under construction in 2006 with the project forecasted for completion and full assessment by 2008.

The implementation of TIF-funded infrastructure improvements is anticipated to occur during the years 2003-2025.

METHODS FOR THE RELOCATION OF DISPLACED PERSONS

Where the relocation of individuals and business operations would take place as a result of the City of Madison’s acquisition activities occurring within the District Amendment, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes or the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION (Original Boundary)

Part of the following platted lands located in the part of the Southeast ¼ of Section 14 and part of the Northeast ¼ of Section 23, all in Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin;

Part of Lot 6, Block 8, Madison Original Plat,
 Part of Lot 9, Block 40, Madison Original Plat,
 All of Lots 8,9,10 and 11, Block 53, Madison Original Plat,
 Part of Lot 6 and all of Lots 7,8,9,10,11 and 12, Block 54, Madison Original Plat,
 All of Lots 1-14 (inclusive), Block 55, Madison Original Plat,
 All of Lots 1-3 (inclusive), Block 56, Madison Original Plat,
 All of Lots 1-3 (inclusive), Block 57, Madison Original Plat,

All of Lots 1-14 (inclusive), Block 58, Madison Original Plat,
 All of Lots 20-24 (inclusive), Block 59, Madison Original Plat,
 Part of Lot 18, Block 63, Madison Original Plat,
 All of Lots 1-11 (inclusive) and 14, Block 64, Madison Original Plat,
 All of Lots 1-3 (inclusive), Block 76, Madison Original Plat,
 All of Lots 1-3 (inclusive), Block 77, Madison Original Plat,
 All of Lots 1-10 (inclusive), Block 82, Madison Original Plat,
 All of Lots 6-10 (inclusive), Block 83, Madison Original Plat,
 All of Lots 1-7 (inclusive), Dayton Building Company Replat,
 Part of Lot 9, Wells Subdivision of Block 9 of University Addition,

More particularly described as follows:

Beginning at the southernmost point of Block 61, Madison Original Plat at the intersection of North Henry Street and West Gilman Street; thence southeasterly, along the northeasterly line of North Henry Street, 570 feet; thence northeasterly 66 feet more or less to a point on the northeasterly line of Lot 18, Block 63, Madison Original Plat; thence southeasterly, along said northeasterly line, 90 feet to the northwesterly line of West Johnson Street; thence northeasterly, along said northwesterly line of West Johnson Street, 1056 feet to a point on the northeasterly line of Wisconsin Avenue, also being the most southerly point of Block 92, Madison Original Plat; thence southeasterly, along said northeasterly line of Wisconsin Avenue, 396 feet to a point on the southeasterly line of East Dayton Street, also being the most westerly point of Block 90, Madison Original Plat; thence southwesterly, along the southeasterly line of East and West Dayton Street, 462 feet to a point on the northeasterly line of North Carroll Street and the most westerly point of Block 83, Madison Original Plat; thence southeasterly, along the northeasterly line of North Carroll Street, 132 feet to the southernmost point of Lot 1, Block 83, Madison Original Plat; thence northeasterly along the southeasterly line of Lots 1,2,3 and 5, Block 83, 330 feet to the southwesterly line of Wisconsin Avenue; thence southeasterly, along said southwesterly line of Wisconsin Avenue, and the southeasterly prolongation thereof, 232 feet to the southeasterly line of West Mifflin Street; thence southwesterly, along said southeasterly line of West Mifflin Street, 291 feet to the most westerly point of the Capitol Square as platted by the Madison Original Plat; thence southwesterly, 100 feet, more or less, to a point on the southeasterly line of West Mifflin Street and the most northerly point of Block 75, Madison Original Plat; thence southwesterly, along said southeasterly line of West Mifflin Street, 330 feet to a point on the southwesterly line of North Fairchild Street and the most northerly point of Block 66, Madison Original Plat; thence northwesterly along said southwesterly line of North Fairchild Street, 287.72 feet to the south line of State Street; thence westerly along the south line of State Street to the northeasterly line of North Henry Street; thence southeasterly to the southernmost point of Block 65, Madison Original Plat and a point on the northwesterly line of West Mifflin Street; thence southwesterly along the northwesterly line of West Mifflin Street, 198 feet to the southernmost point of Lot 11, Block 53; thence northwesterly 264 feet to the most westerly point of Lot 8, Block 53, also a point on the southeasterly line of West Dayton Street; thence westerly to the southernmost point of Lot 12, Block 54; thence northwesterly 132 feet to the westernmost point of said Lot 12; thence southwesterly, along the southeasterly line of Lot 6, Block 54, 33 feet; thence northwesterly 132 feet to a point on the southeasterly line of West Johnson Street; thence southwesterly along said southeasterly line of West Johnson Street, 429.37 feet to a point on the southwesterly line of North Broom Street; thence northwesterly along the southwesterly line of North Broom Street, 264 feet to a point on the southeasterly line of the northwesterly one-half (1/2) of Lot 9, Block 40, Madison Original Plat; thence southwesterly along the southeasterly line of the northwesterly one-half (1/2) of Lot 9, 66 feet to a point on the southwesterly line of said Lot 9; thence northwesterly along said southwesterly line of said Lot 9, 66 feet; thence northerly 90 feet, more or less, to the easternmost point of Block 39, Madison Original Plat, also being a point on the southwesterly line of North Broom Street; thence northwesterly along the southwesterly line of North Broom Street, 264 feet to the northernmost point of Block 39, Madison Original Plat, also being a point on the southeastern line of West Gilman Street; thence southwesterly along the southeastern line of West Gilman Street, 198 feet to the westernmost point of Lot 7, Block 39; thence northwesterly 66 feet to a point on the northwesterly line of West Gilman Street; thence continuing northwesterly 10 feet to a point on the west line of Lot 9, Wells Subdivision of Block 9 of University Addition; thence northerly 100 feet to the south line of State Street; thence continuing northerly 66 feet to the north line of State Street and the southwest corner of the east one-half (1/2) of Lot 6, Block 8, Madison Original Plat; thence continuing northerly along the west line of the east one-half (1/2) of Lot 6, Block 8, 132 feet; thence easterly 33 feet to the east line of said Block 8; thence northerly, along the east line of Lot 5, Block 8, to the point of intersection with the southwesterly line of Lot 6, Block 59, Madison Original Plat; thence southeasterly along the southwesterly line of Lot 6 to the westernmost point of Lot 23, Block 59, Madison

Original Plat; thence northeasterly along the northwesterly line of Lots 23,22,21 and 20, Block 59, to the northernmost point of said Lot 20; thence southeasterly along the northeasterly line of said Lot 20, 132 feet to the northwesterly line of West Gilman Street; thence northeasterly along the northwesterly line of West Gilman Street, 396 feet to the point of beginning.

City of Madison Parcel Numbers:

251-0709-144-2020-6	251-0709-144-2021-4	251-0709-144-2022-2
251-0709-144-2023-0	251-0709-144-2026-4	251-0709-144-2027-2
251-0709-144-2038-9	251-0709-144-2101-4	251-0709-144-2102-2
251-0709-144-2103-0	251-0709-144-2104-8	251-0709-144-2105-6
251-0709-144-2106-4	251-0709-144-2110-5	251-0709-144-2111-3
251-0709-144-2112-1	251-0709-144-2113-9	251-0709-144-2114-7
251-0709-144-2115-5	251-0709-144-2116-3	251-0709-144-2117-1
251-0709-144-2118-9	251-0709-144-2119-7	251-0709-144-2120-4
251-0709-144-2121-2	251-0709-144-2122-0	251-0709-144-2123-8
251-0709-144-2124-6	251-0709-144-2125-4	251-0709-144-2211-1
251-0709-144-2302-8	251-0709-144-2504-0	251-0709-144-2506-6
251-0709-144-2507-4	251-0709-144-2508-2	251-0709-144-2509-0
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251-0709-231-0102-9	251-0709-231-0103-7	251-0709-231-0104-5
251-0709-231-0105-3	251-0709-231-0106-1	251-0709-231-0107-9
251-0709-231-0108-7	251-0709-231-0109-5	251-0709-231-0110-2
251-0709-231-0301-7	251-0709-231-0302-5	251-0709-231-0303-3
251-0709-231-0304-1	251-0709-231-0305-9	251-0709-231-0306-7
251-0709-231-0307-5	251-0709-231-0308-3	251-0709-231-0309-1
251-0709-231-0310-8	251-0709-231-0312-4	251-0709-231-0314-0
251-0709-231-0401-5	251-0709-231-0402-3	251-0709-231-0403-1
251-0709-231-0404-9	251-0709-231-0405-7	251-0709-231-0408-1
251-0709-231-0409-9	251-0709-231-0410-6	251-0709-231-0506-3
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251-0709-232-0202-5	251-0709-232-0203-3	

LEGAL DESCRIPTION (Boundary Amendment)

A parcel of land located in the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and in the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, and located in the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and in the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, T7N, R9E of the Fourth Principal Meridian, City of Madison, Dane County, described as follows:

Commencing at the Southeast corner of said Section 14; thence along the South line of the SE $\frac{1}{4}$ of said Section, West to the intersection of the northeasterly right of way of North Carroll Street, and the Southeasterly right of way of West Mifflin Street, said point also being the **point of beginning**; thence across said North Carroll Street, southwesterly to the intersection of the southwesterly right of way of said North Carroll Street, and the southeasterly right of way of West Mifflin Street; thence along said southeasterly right of way, southwesterly to the intersection of said southeasterly right of way, and the southwesterly right of way of North

Fairchild Street; thence along said southwesterly right of way, northwesterly to the intersection of said southwesterly right of way, and the southerly right of way of State Street; thence along said southerly right of way, westerly to the intersection of said southerly right of way, and the northeasterly right of way of North Henry Street; thence along said northeasterly right of way, southeasterly to the intersection of said northeasterly right of way, and the northwesterly right of way of West Mifflin Street; thence along said northwesterly right of way, southwesterly to the southerly corner of Lot 11, Block 53, City of Madison; thence along the southwesterly line of said Lot 11, northwesterly to the southeasterly line of Lot 2, Certified Survey Map No. 3753; thence along said southeasterly line, northeasterly about 3 feet, to the easterly corner of said Lot 2; thence along the northeasterly line of said Lot 2, northwesterly to the southeasterly right of way of West Dayton Street; thence across said West Dayton Street, westerly to the easterly corner of Lot 13; thence along the northeasterly line of said Lot 13, northwesterly to the northerly corner of said Lot; thence along the northwesterly line of said Lot, southwesterly to the easterly corner of the southwesterly half of Lot 6, Block 54, City of Madison; thence along the northeasterly line of said southwesterly half of Lot 6; northwesterly to a point 128.7 feet southeasterly of the southeasterly right of way of West Johnson Street; thence southwesterly, perpendicular to the northeasterly line of the southwesterly half of said Lot 6, 0.51 feet; thence northwesterly to a point on the southeasterly right of way of West Johnson Street 0.22 feet southwesterly of the northerly corner of the southwesterly half of said Lot 6; thence along said southeasterly right of way of West Johnson Street, southwesterly to the intersection of said southeasterly right of way, and the southwesterly right of way of North Broom Street; thence along said southwesterly right of way, northwesterly to the intersection of said southwesterly right of way and the northwesterly right of way of West Johnson Street; thence along said northwesterly right of way, and along the northerly right of way of said West Johnson Street, southwesterly and westerly to the intersection of said northerly right of way and the centerline of vacated portion of North Murray Street; thence along said centerline, northerly to the intersection of said centerline and the southerly right of way of University Avenue; thence along said southerly right of way, easterly to the southerly elongation of the easterly right of way of Fitch Court; thence along said southerly elongation, northerly to the northerly right of way of University Avenue; thence along said northerly right of way, easterly to the intersection of said northerly right of way and the westerly right of way of North Lake Street; thence along said westerly right of way, northerly to the intersection of said westerly right of way and the southerly right of way of State Street; thence along said southerly right of way, westerly to the intersection of said southerly right of way and the westerly right of way of North Park Street; thence along said westerly right of way, northerly to the intersection of said westerly right of way, and the northerly right of way of Langdon Street; thence along said northerly right of way, easterly to the intersection of said northerly right of way and the easterly right of way of North Lake Street; thence along said easterly right of way, southerly to the northwesterly corner of the southerly 110 feet of Lot 14, Block 7, City of Madison; thence along the northerly line of said southerly 110 feet of Lot 14, easterly to the easterly line of said Lot 14; thence in a perpendicular direction to said easterly line of Lot 14, easterly 8 feet; thence in a parallel direction to said easterly line of Lot 14, southerly 20 feet; thence in a perpendicular direction to said easterly line of Lot 14, westerly 8 feet to said easterly line of Lot 14; thence along said easterly line, southerly to the northerly right of way of State Street; thence along said northerly right of way, easterly to the southwesterly corner of the easterly 30.5 feet of Lot 10, Block 7, City of Madison; thence along the westerly line of said easterly 30.5 feet, northerly to the northerly line of said Lot 10; thence along said northerly line, and along the northerly line of Lot 9, said Block 7, easterly to the southwesterly corner of the easterly 25 feet of Lot 6, said Block 7; thence along the westerly line of said easterly 25 feet, northerly to the southerly right of way of Langdon Street; thence along said southerly right of way, easterly to the intersection of said southerly right of way, and the easterly right of way of North Frances Street; thence along said easterly right of way, southerly to the intersection of said easterly right of way, and the northerly right of way of State Street; thence along said northerly right of way, easterly to the southwesterly corner of the easterly 35.5 feet of Lot 6, Block 8, City of Madison; thence along the westerly line of said easterly 35.5 feet, northerly to the northerly line of said Lot 6; thence along said northerly line, easterly to the westerly line of Block 59, City of Madison; thence along said westerly line of Block 59, northerly to a point 132 feet southerly of the southerly right of way of Langdon Street, said point also being the westerly corner of that parcel of land, which currently bears the Tax Identification Parcel No. 070914420074; thence along the southwesterly line of said parcel, southeasterly to the southerly corner of said parcel; thence along the southeasterly line of said parcel, and along the southeasterly line of Lots 8 and 9, said Block 59, northeasterly to the northerly corner of Lot 20, said Block 59; thence along the northeasterly line of said Lot 20, southeasterly to the northwesterly right of way of West Gilman Street; thence along said northwesterly right of way, northeasterly to the intersection of said northwesterly right of way, and the northeasterly right of way of North Henry Street; thence along said northeasterly right of way, southeasterly to the westerly corner of the southeasterly 90 feet of Lot 18, Block 63, City of Madison; thence along the northwesterly line of said southeasterly 90 feet, northeasterly to the northerly corner of said southeasterly 90 feet; thence along the northeasterly line of said southeasterly 90 feet,

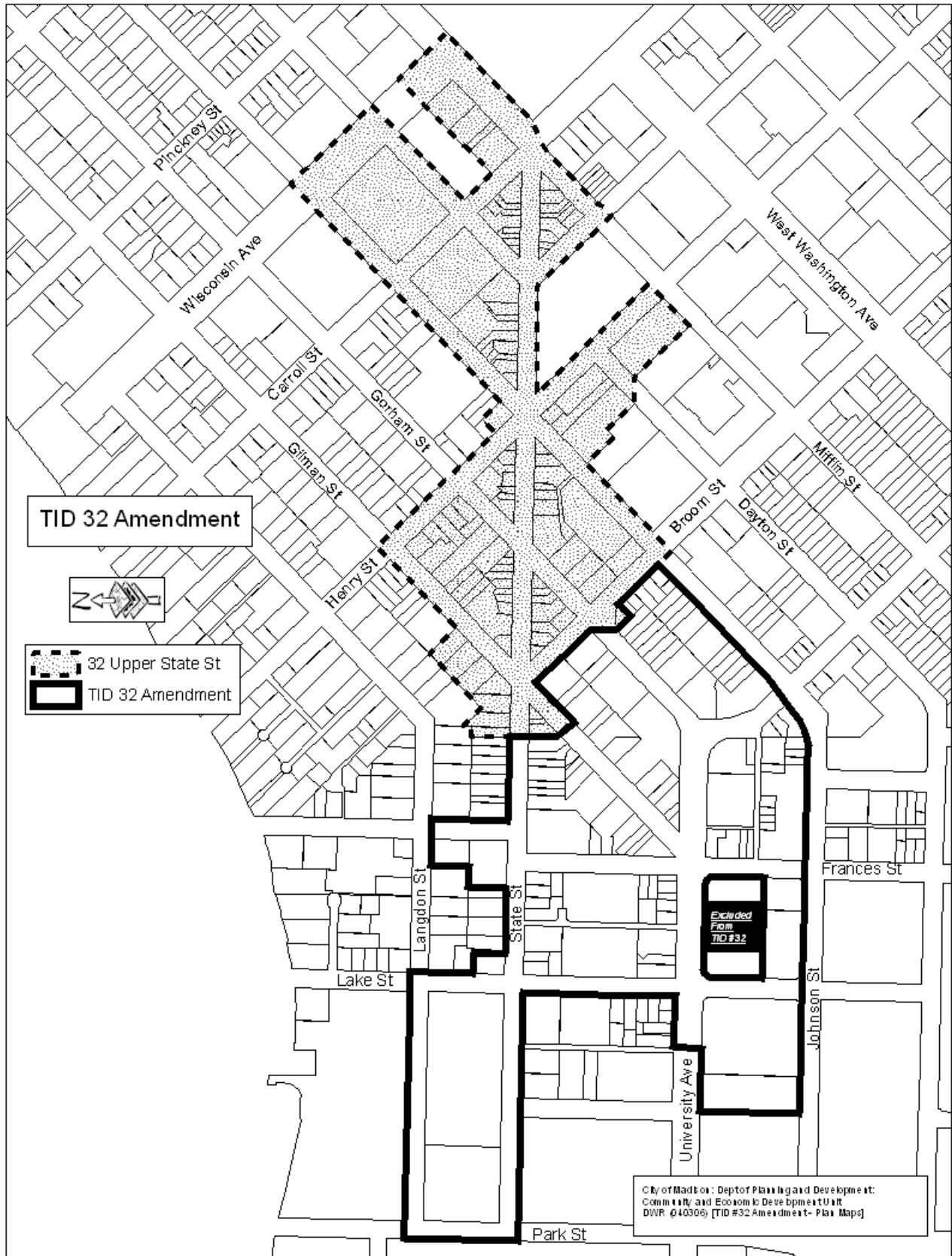
southeasterly to the northwesterly right of way of West Johnson Street; thence along said northwesterly right of way, northeasterly to the intersection of said northwesterly right of way, and the northeasterly right of way of Wisconsin Avenue; thence along said northeasterly right of way, southeasterly to the intersection of said northeasterly right of way and the southeasterly right of way of West Dayton Street; thence along said southeasterly right of way, southwesterly to the intersection of said southeasterly right of way and the northeasterly right of way of North Carroll Street; thence along said northeasterly right of way, southeasterly to the westerly corner of Lot 10, Block 83, City of Madison; thence along the northwesterly line of said Lot 10, and along the northwesterly line of Lot 8, said Block 83, northeasterly to the southerly corner of Lot 3, said Block 83; thence along the southwesterly line of said Lot 3, northwesterly to the westerly corner of the southeasterly 4 feet of said Lot 3; thence along the northwesterly line of said southeasterly 4 feet, and along the northwesterly line of the southeasterly 4 feet of Lot 5, said Block 83, northeasterly to the southwesterly right of way of Wisconsin Avenue; thence in a perpendicular direction to the northeasterly right of way of said Wisconsin Avenue, northeasterly to said northeasterly right of way; thence along said northeasterly right of way, southeasterly to the intersection of said northeasterly right of way and the southeasterly right of way of West Mifflin Street; thence along said southeasterly right of way, southwesterly to the **point of beginning**.

EXCEPT Lots 1 and 2, Certified Survey Map No. 5626, and the northerly 74.78 feet of Lot 2, Certified Survey Map No. 5625.

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

070914302016	070914427054	070923105071	070923202182
070914302074	070914427062	070923105089	070923202190
070914302131	070914427070	070923105154	070923202207
070914304012	070914427088	070923105162	070923202215
070914304046	070914427096	070923105188	070923203015
070914420206	070914427103	070923105203	070923203023
070914420214	070914427111	070923105211	070923203031
070914420222	070914427137	070923105229	070923203049
070914420230	070914428010	070923105237	070923203057
070914420269	070914428028	070923105245	070923203065
070914420272	070914428036	070923105253	070923203073
070914420389	070914428044	070923105261	070923203081
070914421014	070914428052	070923105279	070923203099
070914421022	070914428060	070923105287	070923203106
070914421030	070914428078	070923105295	070923203114
070914421048	070914428086	070923106011	070923203130
070914421056	070923101011	070923106029	070923203205
070914421064	070923101029	070923106037	070923203213
070914421105	070923101037	070923106045	070923203221
070914421113	070923101045	070923107019	070923203239
070914421121	070923101053	070923201019	070923203247
070914421139	070923101061	070923201043	070923203255
070914421147	070923101079	070923201051	070923203263
070914421155	070923101087	070923201069	070923203271
070914421163	070923101095	070923201077	070923203346
070914421171	070923101102	070923201085	070923203354
070914421189	070923103017	070923201118	070923209013
070914421197	070923103025	070923201126	070923209146
070914421204	070923103033	070923201134	070923210151

070914421212	070923103041	070923201142	070923210169
070914421220	070923103059	070923201150	070923211018
070914421238	070923103067	070923201168	070923211042
070914421246	070923103075	070923201259	070923211050
070914421254	070923103083	070923201283	070923211092
070914422111	070923103091	070923201291	070923211109
070914423028	070923103108	070923202017	070923211117
070914425040	070923103124	070923202025	070923211125
070914425066	070923103140	070923202033	070923211175
070914425074	070923104015	070923202041	070923211183
070914425090	070923104023	070923202059	070923211191
070914426014	070923104031	070923202067	070923211208
070914426022	070923104049	070923202075	070923211216
070914426030	070923104057	070923202083	070923211224
070914426048	070923104081	070923202091	070923211258
070914426056	070923104099	070923202108	070923211266
070914426064	070923104106	070923202116	070923211274
070914426072	070923105013	070923202124	070923211282
070914426080	070923105021	070923202132	070923211315
070914427012	070923105039	070923202140	070923211323
070914427022	070923105047	070923202158	070923211331
070914427038	070923105055	070923202166	
070914427046	070923105063	070923202174	



City of Madison
TID 32 Amendment
Blighted Parcels
Appendix B
March 22, 2006

- Area boundaries
- Study area
- Parcel Status
 - Structure is blighted, but can be corrected or parcel is blighted.
 - Structure is under construction
 - Neutral site, neighbor is blighted or standard
 - Structure is standard



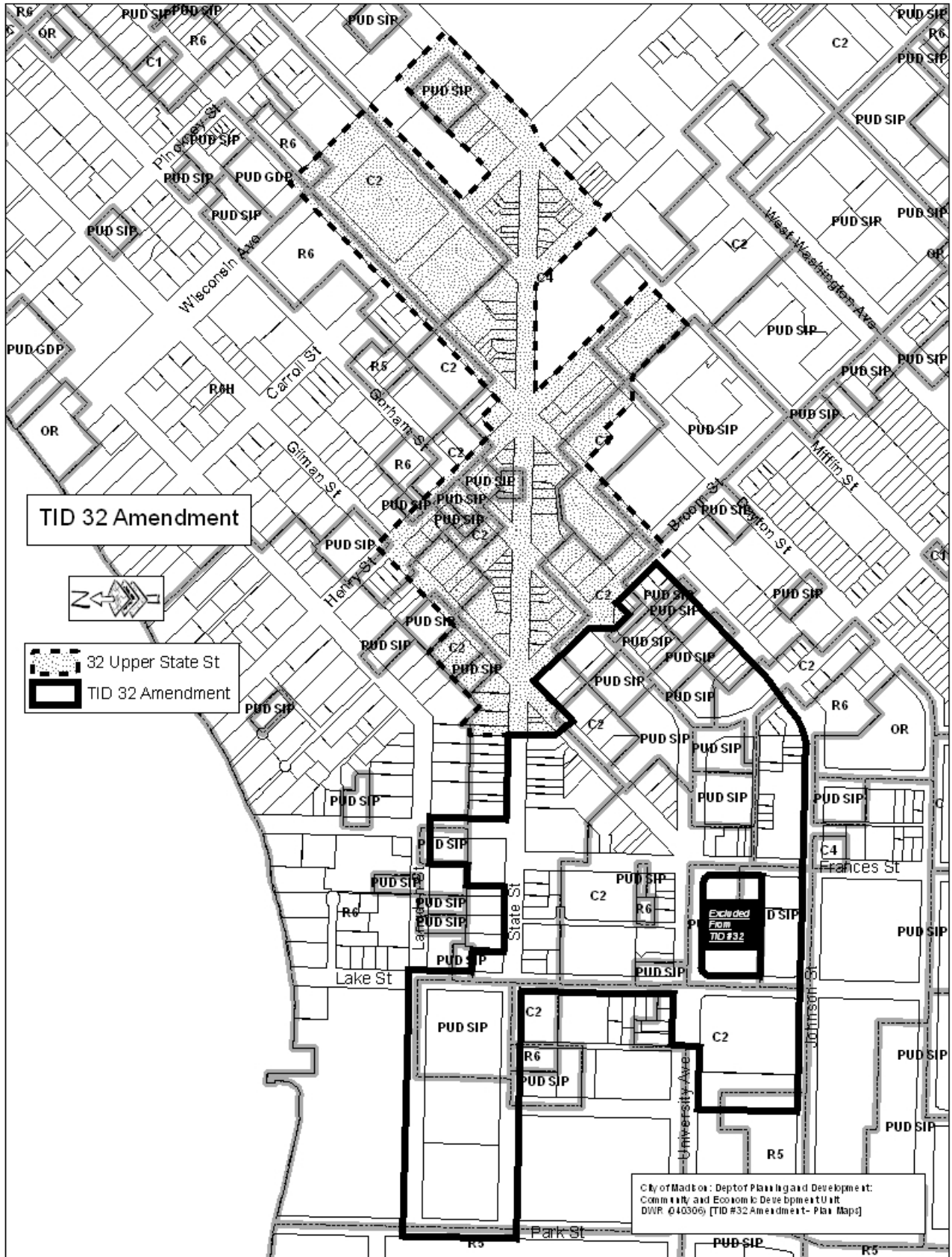


Exhibit D – Proposed Zoning

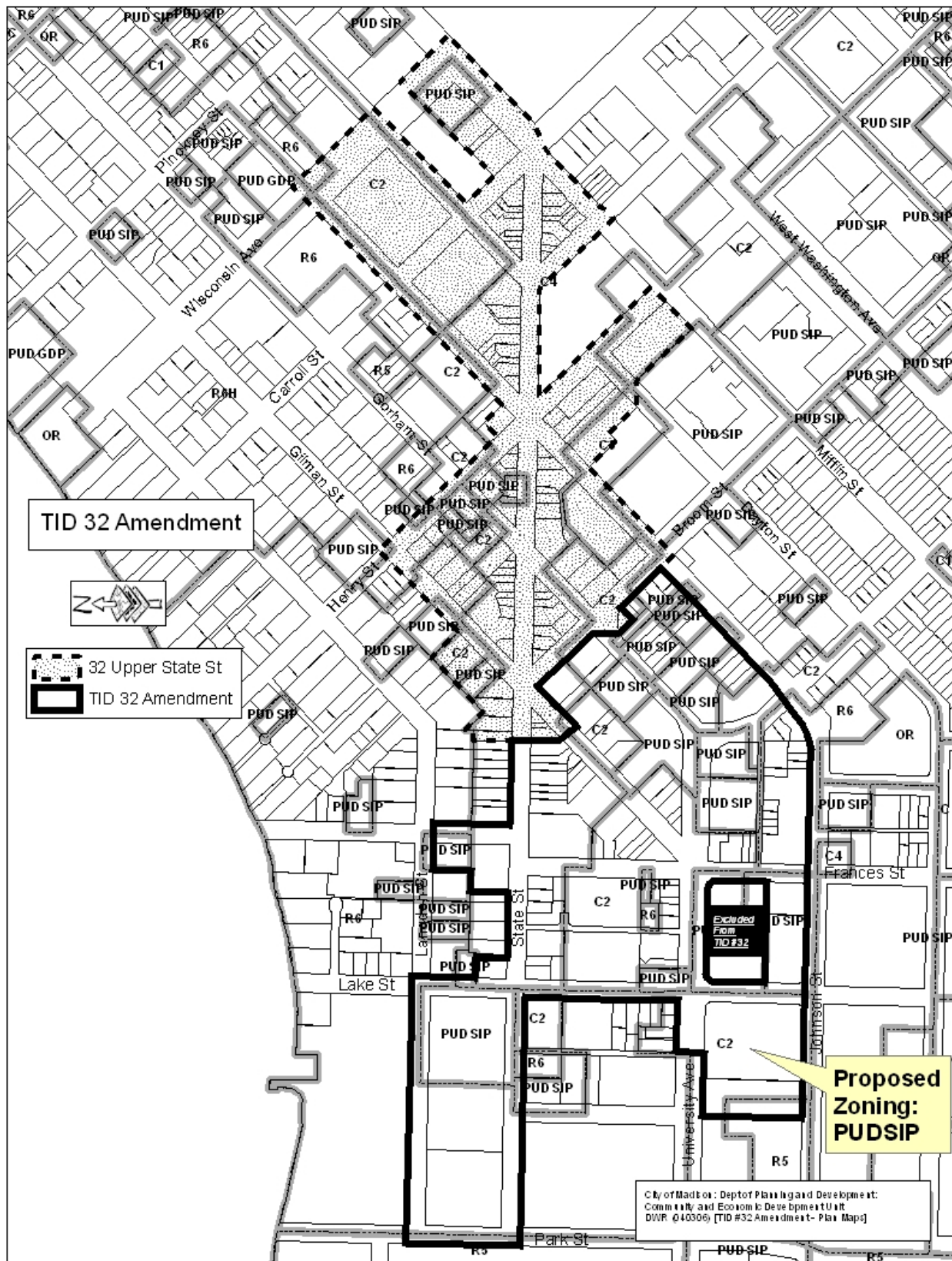
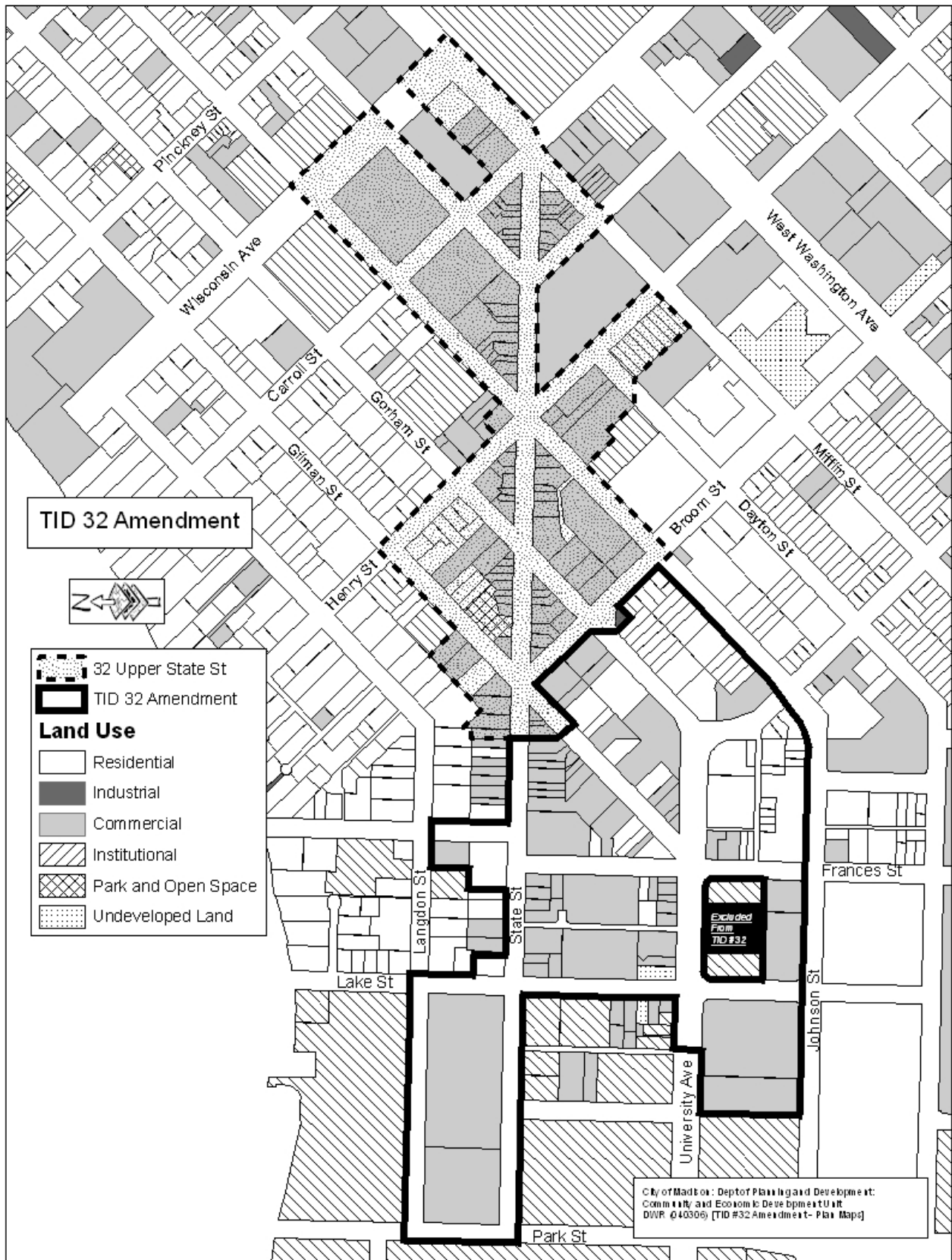
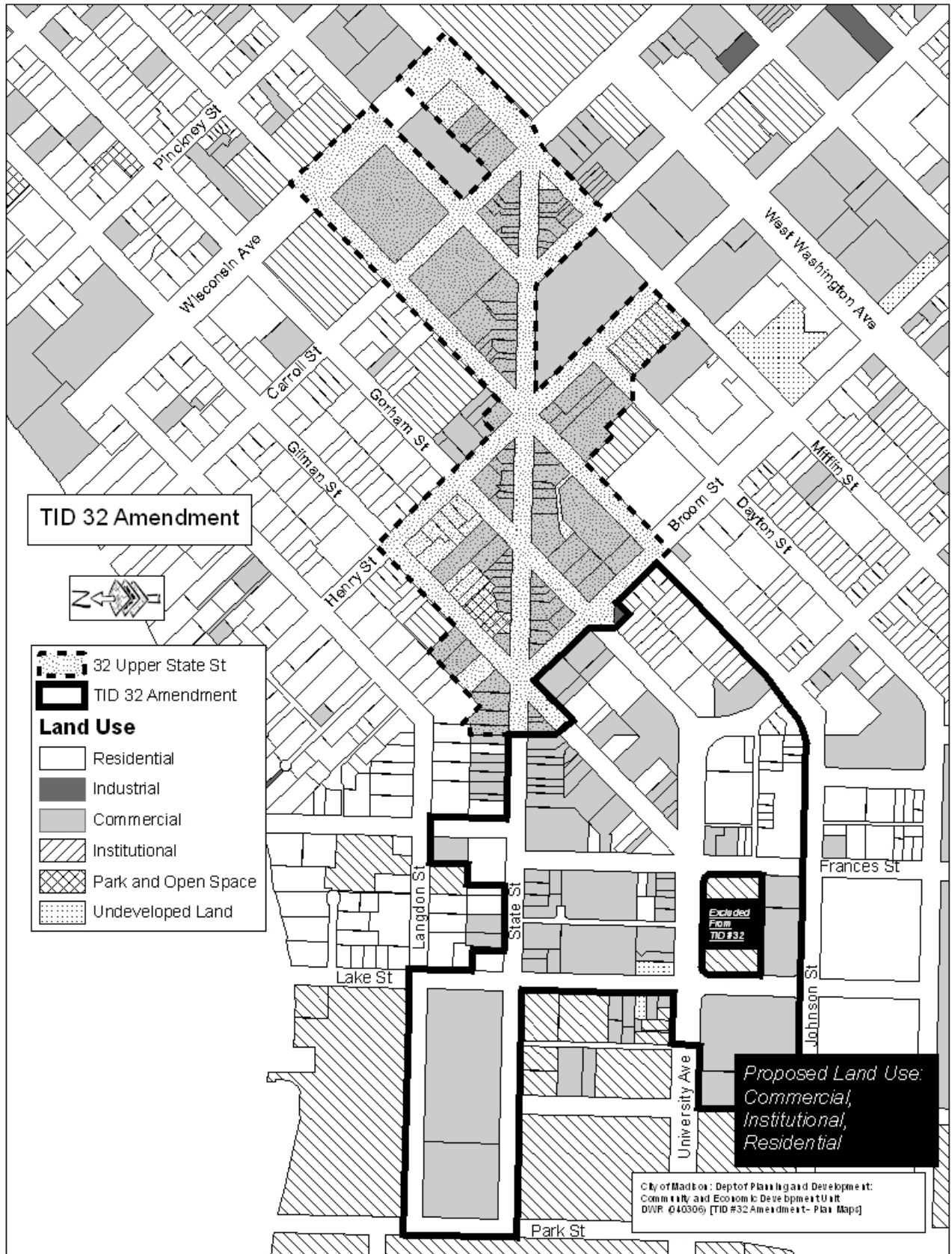


Exhibit E – Existing Land Use





**CITY OF MADISON
CITY ATTORNEY'S OFFICE
Room 401, CCB
266-4511**

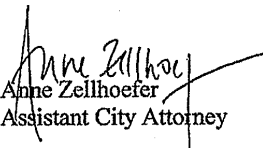
May 10, 2006

MEMORANDUM

TO: Mark A. Olinger, Director of Planning & Development
FROM: Anne Zellhoefer, Assistant City Attorney
SUBJECT: **TIF DISTRICT NO. 32 AMENDMENT -- CITY OF MADISON
(UPPER STATE STREET)**

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Amended Project Plan for the Tax Incremental District No. 32, City of Madison, Wisconsin. Based on this examination, I am of the opinion that the Amended Project Plan is complete and complies with the provisions of Sec. 66.1105(4)(f), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in said Amended Project Plan, but refer you to the appropriate reports of City staff in support of the Amended Plan.


Anne Zellhoefer
Assistant City Attorney

AZ:sob

cc: Joe Gromacki

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