

**Prepared by**

**City of Madison, Wisconsin**

**Department of Planning and Development  
Community and Economic Development Unit**

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**Adopted by the City of Madison Common Council**

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**(Date)**

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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 200 Block of West Gorham Street and the 200 Block of West Gilman Street.

It is the City of Madison'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 of Madison's tax incremental financing (TIF).

On August 12, 2004, the City of Madison issued a Request for Proposals (RFP) to redevelop the 200 block of West Gorham Street citing the following objectives:

1. Provide a minimum of 200 stalls of critically needed short-term visitor parking in an underground public ramp;
2. Provide a platform for air rights development in the form of commercial retail and residential development in the center of Madison's signature commercial district;
3. Help define the dynamic urban environment that is State Street and the Mansion Hill neighborhood and catalyze reinvestment in the Mid-State Street area;
4. Support the reconstruction and upgrade of Lisa Link Peace Park.

One proposal was received based on this RFP, submitted by Statehouse West, LLC.

The purpose of the redevelopment plan 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.
- Provide convenient short-term parking facilities suited to the needs of shoppers and those with business in the Central Business District and University areas.
- Provide adequate and accessible park, recreation and open space facilities for the enjoyment and use of all segments of the City's population.

## B. Statutory Authority

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

## C. Consistency with Local Plans

As indicated above, the objectives of the 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
- *State Street Design Plan*, adopted November 2001.
- *Draft Mansion Hill Neighborhood Plan*, available through the City of Madison Planning Department.
- *Downtown 2000*, adopted April, 1989.
- *State Street Strategic Plan*, adopted December 1999.

## D. Project Boundary

A parcel of land being part of Block 58, Plat of Madison<sup>1</sup> located in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Fourteen (14), Township Seven North (T7N), Range Nine East (R9E) of the Fourth Principal Meridian (4PM), City of Madison, Dane County, Wisconsin, more fully described to wit:

Commencing at the westerly corner of said Block 58, (said point being common to the southeasterly right of way of West Gilman Street and the northerly right of way of State Street, F.K.A. King Street); thence along said southeasterly right of way of West Gilman Street, northeasterly, approximately 90 feet to a point on said southeasterly right of way of West Gilman Street (said point being the westerly most corner of a parcel of land whose tax parcel number is 0709-144-2106-4), said point being the **point of beginning**; thence continuing along said southeasterly right of way of West Gilman Street, northeasterly to the northerly corner of Lot 7 of said Block 58, Plat of Madison; thence along the northeasterly line of said Lot 7, southeasterly to a point on said northeasterly line of Lot 7, approximately 20 feet northwesterly of the easterly corner of said Lot 7 (said point being an easterly corner of a parcel land, whose tax parcel number is 0709-144-2101-4); thence in a parallel direction to the southeasterly line of said Lot 7, southwesterly, approximately 33 feet to a point being an interior corner of a parcel land, whose tax parcel number is 0709-144-2101-4; thence in a parallel direction to the northeasterly line of said Lot 7, southeasterly to the southeasterly line of said Lot 7 (said point being an easterly corner of a parcel land, whose tax parcel number is

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<sup>1</sup> Plat of Madison. The Capitol of Wisconsin, recorded October 10, 1839, in Volume A of Plats, on Page 3, A.K.A. Pritchette Plat of Madison.

0709-144-2101-4); thence along said southeasterly line of Lot 7, southwesterly to the northerly corner of Lot 11 of said Block 58, Plat of Madison; thence along the northeasterly line of said Lot 11, southeasterly to the northwesterly right of way of West Gorham Street; thence along said northwesterly right of way of West Gorham Street, southwesterly to the southerly corner of Lot 12 of said Block 58, Plat of Madison; thence along the southwesterly line of said Lot 12, northwesterly to the westerly corner of said Lot 12 (said point also being the northerly corner of Lot 13 of said Block 58, Plat of Madison); thence along the northwesterly line of said Lot 13, southwesterly to the westerly corner of said Lot 13 (said point being a northeasterly corner of Lot 1 of L.B. Vilas Replat<sup>2</sup>); thence along the northeasterly line of said Lot 1 of L.B. Vilas Replat, northwesterly to the northerly corner of said Lot 1 of L.B. Vilas Replat; thence along the northwesterly line of said Lot 1 of L.B. Vilas Replat, and along the northwesterly lines of Lots 2, 3, and 4 of said L.B. Vilas Replat, southwesterly to the northwesterly corner of said Lot 4 of L.B. Vilas Replat; thence in a parallel direction to the northerly right of way of State Street, westerly to the northeasterly line of Lot 2 of said Block 58, Plat of Madison; thence along said northeasterly line of Lot 2, northwesterly to a line parallel to, and 29.25 feet westerly of the westerly line of said Lot 4 of L.B. Vilas Replat; thence in a parallel direction to said westerly line of Lot 4 of L.B. Vilas Replat, southerly to the northerly right of way of State Street; thence along said northerly right of way of State Street, westerly to a point on said northerly right of way, being approximately 34.5 feet westerly the easterly corner of Lot 1 of said Block 58, Plat of Madison (said point being the southwesterly corner of a parcel of land whose tax parcel number is 0709-144-2106-4); thence northerly to a point being 23 feet southeasterly from, and in a perpendicular direction to the southeasterly right of way of West Gilman Street (said point being an interior corner of a parcel of land whose tax parcel number is 0709-144-2106-4); thence in a perpendicular direction to said southeasterly right of way of West Gilman Street, northwesterly to the point of beginning.

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

0709-144-2101  
 0709-144-2102  
 0709-144-2103  
 0709-144-2104  
 0709-144-2105  
 0709-144-2106  
 0709-144-2119

#### **E. Existing Land Use and Zoning**

The current land uses consist primarily of commercial, multi-family residential, and surface parking. The existing zoning is C-2, R-6, and C-4.

#### **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 17.

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<sup>2</sup> L.B. Vilas Replat of a Part of Lots 2,3 & 14, in Block No. 58 in the Original Plat of Madison, recorded on July 22, 1861, in Volume A of Plats, on Page 24.

### Blighting Influences

The following categories of blighting influences were observed as part of the blight study: land underutilization, poor site condition, poor walks and driveways, and graffiti.

### Physical Deficiencies

There are five total structures in the proposed Buckeye Lot Redevelopment District. These structures include four used as multi-family residential housing and one structure that contains two commercial businesses.

Three buildings had deteriorated roofs, including sagging fascia, uneven rooflines, signs of water damage, and missing gutters.

Two structures also showed several examples of entryways in poor condition. The deficiencies noted included sagging doorways, and deteriorated, substandard porch roofs.

One structure also contained chimney that was cracked and deteriorating.

These three structures also showed signs of outer wall deterioration. These signs included uneven walls, cracked and bulging siding, spotty siding indicating ineffective attempts at repair, cracks in both brick structures, and water damage on one of the brick structures. Two structures also had deteriorating foundations, including cracks in the foundation and crumbling stone and missing mortar.

The City of Madison parking lot (Buckeye Lot) had broken, cracked, and leaning retaining wall. Other deficiencies included broken and cracked pavement, broken curbs, and faded parking lines.

The City of Madison park, Elizabeth Link Peace Park, located in this redevelopment district displayed several physical deficiencies noted in this study. They included worn grass and a ditch from storm water erosion, broken walkways, a deteriorated stage, cracked walls, and aging light posts.

## **G. Proposed Zoning and Land Uses**

Proposed land use in this area is intended to be consistent with the goals and objectives enumerated previously in this Plan. Subsequent to the ratification of the 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 the area. Uses may require conditional use approval as per Section 28.12(10), Madison General Ordinances.

The proposed land uses and proposed zoning are illustrated on the attached exhibits. Since the precise pattern for future development is uncertain, the City of Madison may promote enacting 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 City of Madison as a result of creation of this redevelopment district are a mix of commercial uses, including retail and commercial uses, residential uses, and sub-surface parking. 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.

## **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 of Madison 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 January 5, 2005, the equalized value of the property in the project area is approximately \$2,654,000. The potential 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 **\$14.8 million**. This estimate includes preliminary proposals/potentials from one developer including approximately 46,185 SF of residential condominium space, 8,125 SF of retail space, 229 public parking spaces, and 63 resident parking spaces. The estimated value for the residential condominiums, 63 residential parking stalls, retail space and 24 commercial parking stalls (of the total 229 public stalls) is approximately \$14,800,000. The estimated value for the remaining 205 public parking stalls (229 total stalls less 24 commercial parking stalls) is approximately \$3,000,000.

**Note: The inclusion of this estimate in the 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 the redevelopment area, some property within the redevelopment area 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.

The Buckeye Lot Redevelopment District is located in City of Madison Tax Incremental District (TID) #32. Funds generated by tax incremental finance (TIF) revenues may be utilized to the extent such funds are available, necessary and appropriate to cause the desired development and public improvements in the redevelopment district to occur

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.

Redevelopment project costs are the total of all reasonable and necessary costs incurred or estimated to be incurred and any such costs incidental to the redevelopment plan and redevelopment project(s), including, without limitation, the following:

1. Property assembly costs, including but not limited to the acquisition of land and other property, real or personal, or rights or interest therein, the demolition of buildings and the clearing and grading of land.
2. Relocation costs to the extent that the CDA or a developer is required to make payment or relocation costs by State Law.
3. Costs of moving structures, rehabilitation, construction, repair or remodeling of existing buildings and fixtures.
4. Cost of the construction of public works or improvements.
5. Costs of surveys and studies, plans and specifications, professional service costs, such as architectural, engineering, legal, marketing, financial, planning and special services.
6. Financing costs, including but not limited to all necessary and incidental expenses relating to the issuance of obligations and payment of interest on any obligation or bond issued.

**L. Performance Standards**

Throughout the implementation of this project and all stages and phases thereof, the participating developer(s) will be required to comply with the requirements of all sections of the 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 district have been referenced in the 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**

The 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 lessee or purchaser 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 Madison Common Council.

**O. Relocation**

There are individuals or businesses that may be relocated by public/private redevelopment. 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 the support for new land uses in the area, the City may undertake public improvements, as required, and to the extent feasible. Said improvements and public utilities may include but are not limited to the curb and sidewalk improvement, the improvement of storm and sanitary sewers, street lighting, public walkways and traffic signaling.

A subsurface parking facility is also proposed for this site. This parking facility is currently proposed to be located under the Buckeye Parking Lot, 219, 223, and 225 West Gilman Street, and under Lisa Link Peace Park. While funding of the parking facility has not been determined, the Parking Utility has budgeted \$11,000,000 for a public parking ramp in the mid-State Street area as a part of their adopted 2005 Capital Improvement Program. The \$11,000,000 is projected to come from Parking Utility cash reserves (\$3,000,000), Parking Utility revenue bonds (\$3,000,000) and the sale of air rights on the property (\$5,000,000).

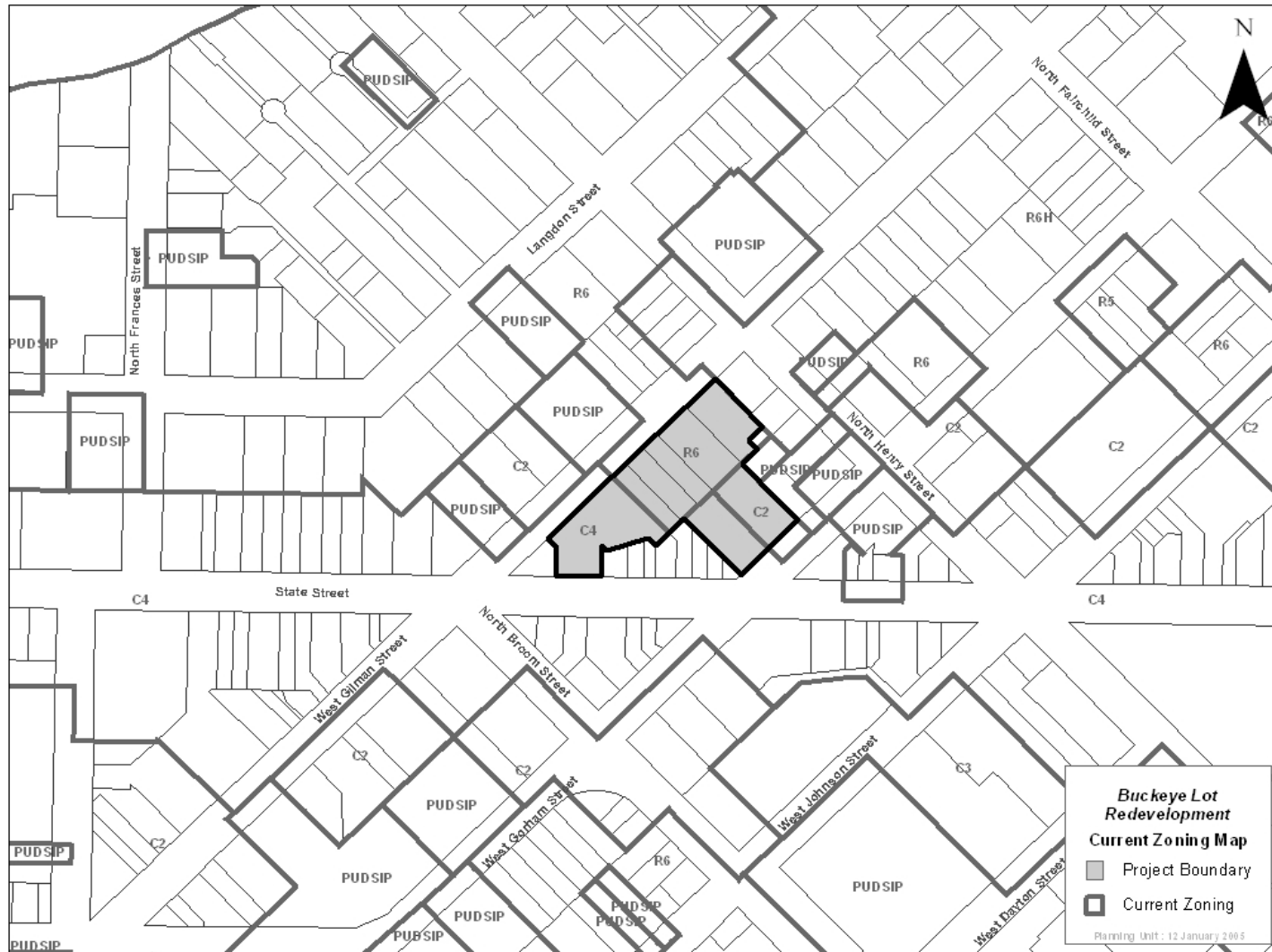
**R. Termination of the District and Redevelopment Plan**

This redevelopment district and project plan shall terminate on December 31, 2015.

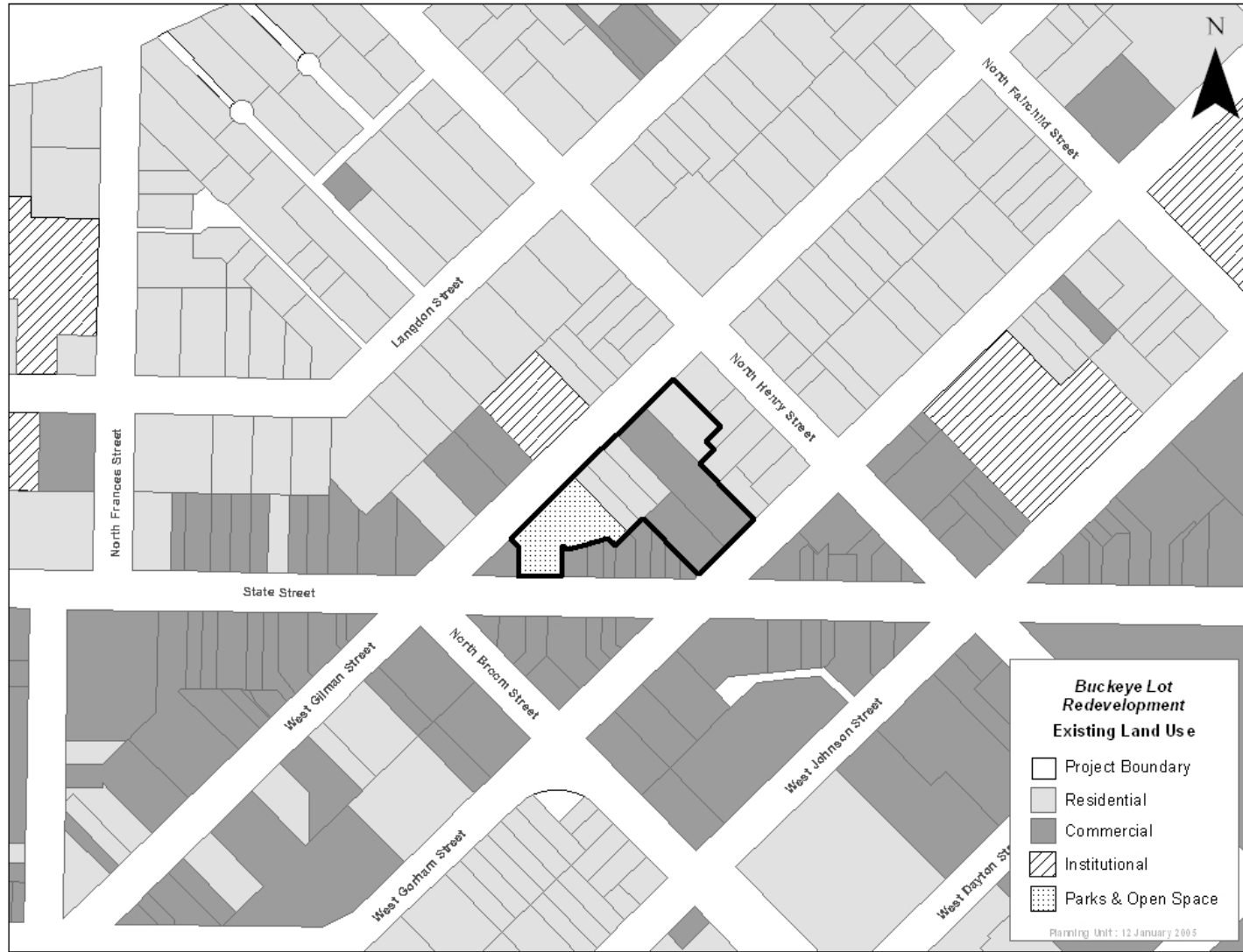
Map 1 – District Boundary



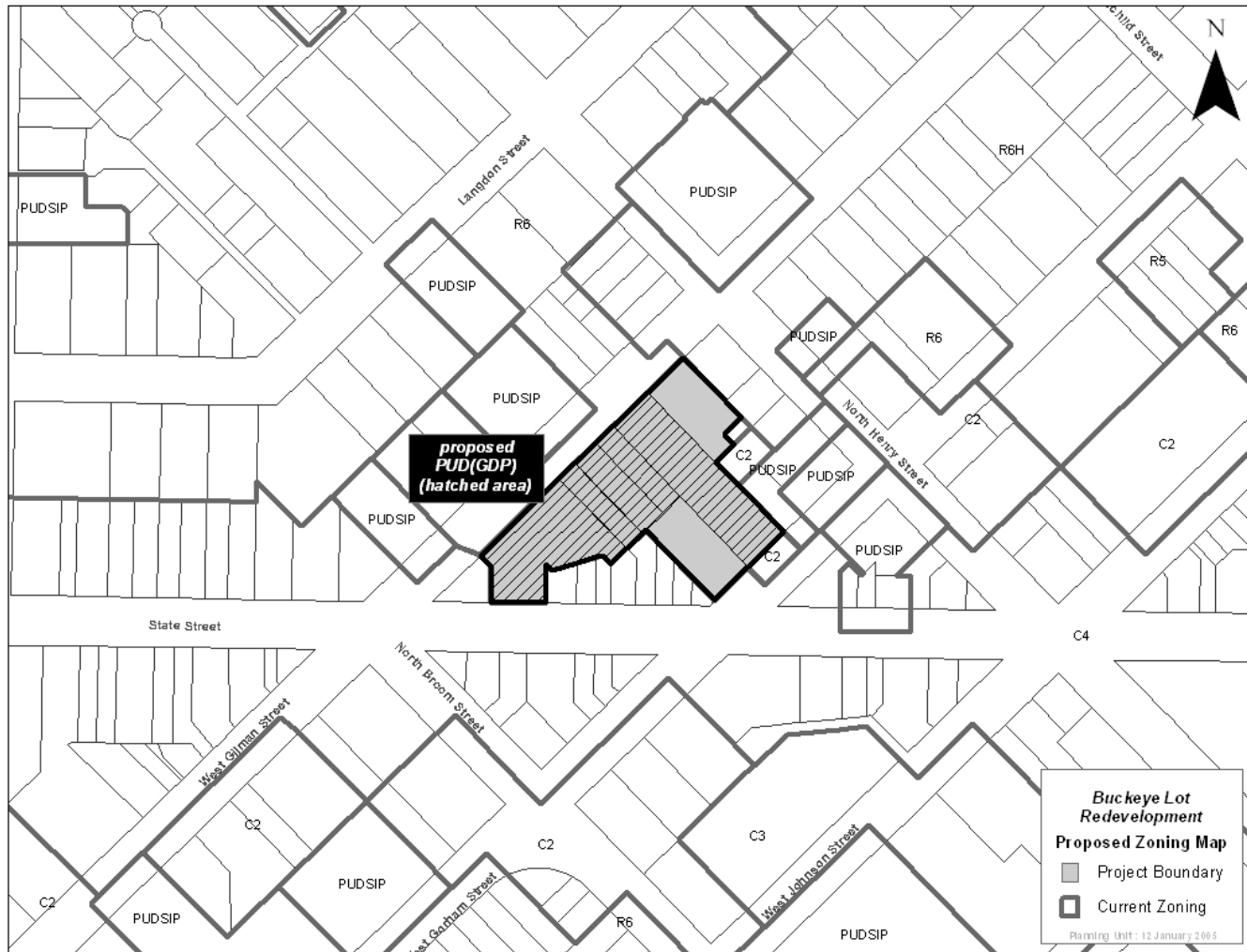
Map 2 – Existing Zoning



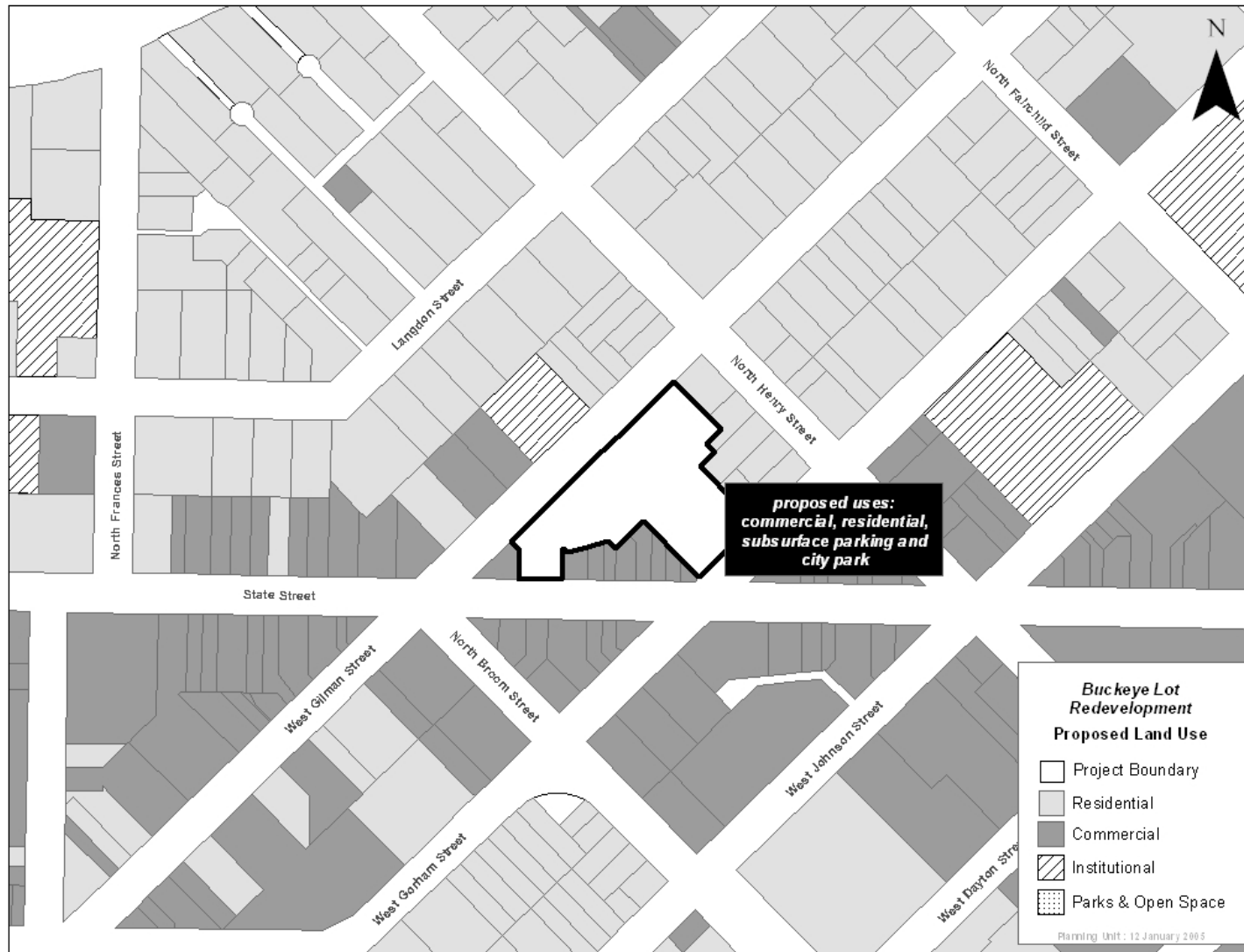
Map 3 – Existing Land Use



Map 4 – Proposed Zoning



Map 5 – Proposed Land Use



Map 6 – Structure Survey Results (Blight)

