2015 East Washington TID 36 Expansion Blight Study

Madison, WI

Prepared by MSA Professional Services, Inc.

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TABLE OF CONTENTS

1. Executive Summary

The City Council of the City of Madison is considering the expansion of Tax Incremental Financing (TIF) District 36, generally around East Washington Avenue near the Yahara River. 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 52 parcels and scored them using a tool developed to standardize the evaluation process. We visited all parcels in December 2015, 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 marginally 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 certain 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 exceptions. As a result of these findings, all parcel scores received a uniform one (1) point deduction for crime and a one (1) point deduction for street conditions.

We also reviewed 10 years of code violation data as provided by the City. Thirty-six of the 52 parcels evaluated (69%) have a recorded violation in that period, and the average for all parcels is 5.0 violations per parcel. The most common violations were graffiti, ice/snow removal, signage/banners and poor maintenance of building/sidewalk.

MSA has determined that 41.2% of the 52 identified parcels, by area, are blighted as of December 2015.

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 (up to 5 point deduction) and public street conditions (up to 5 point deduction) 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:		Sub-Categories	Factor	Condition	Points
Blight Study #:	0	Parcel # :	0	Date of Evaluation:		A. UTILIZATION	20	100%	20.0
Street Name:	0	Street Number:	0	Area (sq. ft.):	0	B. PRIMARY STRUCTURE EXT. CONDITION	40	100%	40.0
Preferred Land Use (Comp Plan):	0	Zoning:	0	2013 Value Ratio:	0.0%	C. SITE IMPROVEMENTS CONDITION	20	100%	20.0
Primary Occupancy:				Other Uses:		D: OTHER BLIGHTING INFLUENCES	20	100%	20.0
# Stories:	0	Basement (Y/N):	?	# Dwelling Units:	0	Parcel Rating without Deductions (i.e. code violations, crime, street conditions)			100.0
Code Violations last 10 years	0	Code Violations last 5 years	0	Picture ID:		PARCEL RATING:		SATISFACTORY	100.0

A. UTILIZATION

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								100%	25	
Occupancy (percent of building used)	75	100%							100%	75	
Total	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 (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)
		most	some	major	minor	many	few	major	minor			
Foundation	5									100%	5	
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 (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)
		most	some	most	some	most	some	most	some			
Accessory Structures	30									100%	30	
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	Sub-Categories	Factor	Condition	Points
Blight Study #:	0	Parcel # :	0	Date of Evaluation:		A. UTILIZATION	20	100%	20.0
Street Name:	0	Street Number:	0	Area (sq. ft.):	0	B. SITE IMPROVEMENTS CONDITION	40	100%	40.0
Preferred Land Use (Comp Plan):	0	Zoning:	0	2010 Value Ratio:	0.0%	C. OTHER BLIGHTING INFLUENCES	40	100%	40.0
Primary Occupancy:			0	Other Uses:		Parcel Rating without Deductions (i.e. code violations, crime, street conditions)			100.0
Code Violations last 10 years	0	Code Violations last 5 years	0	Picture ID:		PARCEL RATING		SATISFACTORY	100.0

A. UTILIZATION

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

B. SITE IMPROVEMENTS CONDITION

ITEM	Factor (0, if not visible)	Entirely Missing: most /	Entirely Missing: some	Structural Deficiencies: most / all	Structural Deficiencies: some	Cosmetic Deficiencies: most / all	Cosmetic Deficiencies: some	Condition	Points	Comments (Structural Deficiencies = Uneven Settling, Heaving, Crumbling, Leaning, Bulging, Sagging, Holes, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)
Storage & Screening	30							100%	30	
Signage & Lighting	30							100%	30	
Drives/Parking/Walks	25							100%	25	
Public Sidewalk	15							100%	15	
Total	100							100%	100	

C. OTHER BLIGHTING INFLUENCES

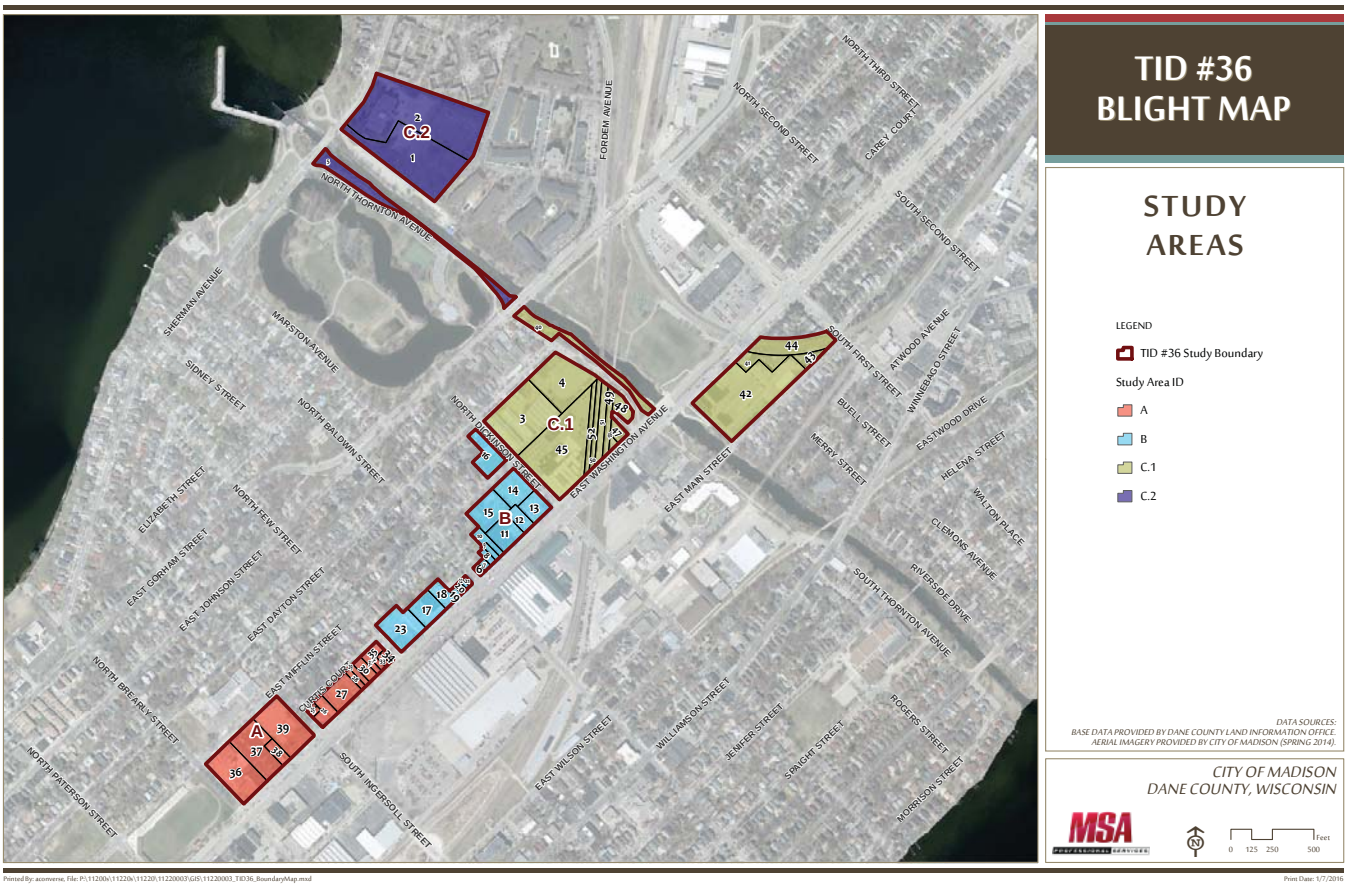
BLIGHTING INFLUENCES	Factor	Yes: most / all	Yes: some	Condition	Points	Comments
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20			100%	20	
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30			100%	30	
Safety Hazards	20			100%	20	
Potential Environmental Hazards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

3. Parcel and Structure Survey Findings

This blight study includes 52 parcels, totaling 38.7 acres, considered for possible inclusion in a TIF district. The parcels have been grouped into three sections (A, B and C) 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 parcels were evaluated December 2015.

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 16 parcels ranging from 0.05 to 1.5 acres. Parcels 36, 37, 38 and 39 are planned as Employment in the City's Comprehensive Plan; all remaining parcels are planned for Medium Density Residential. Per the City Zoning Ordinance, parcels 28 and 29 are zoned Planned Development District; parcels 36, 37, 38 and 39 are zoned Traditional Employment; the remaining parcels are all zoned Commercial Corridor - Transitional District.

Findings

Ten of the 16 Area A parcels were found to be blighted (Poor Conditions), comprising 77.5% of the section by area.

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

Area A Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	6	64,257	22.54%
Poor	**10**	**220,784**	**77.46%**
Very Poor	**0**	**0**	**0.00%**
Total	**16**	**285,041**	**100.00%**

Blighted Parcels Area A

The following parcels were determined to be blighted:

Parcel 24

Score: 55.6

Excessive code violations; sections of crumbling foundation, paint peeling and discoloration; paint cracked on window, discolored in some places; signs of rot at bottom of window frames; pieces of soffit missing, cracking, discolored; fascia cracking, holes, discolored; lattice dirty and missing pieces; stairs discolored, warping, stain faded; railing discolored and partially broken.

Parcel 25

Score: 58.1

Excessive code violations; not preferred land use, but supports preferred use; excess spray foam insulation on NW wall, missing mortar, paint chipped and mismatched, missing brick; paint peeling on window frames; ~~couple~~ small areas of graffiti.

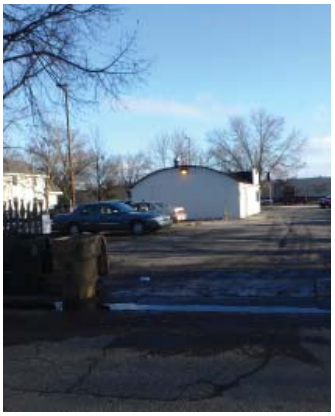
Parcel 28

Score: 49.6

Not preferred land use, but supports preferred use; minimal redevelopment opportunity with current lot size; fence along Curtis Court in poor shape; rusted posts with no signage; Curtis Court missing sidewalk; lack of maintenance - weeds and leaves.

Parcel 29
Score: 58.2

Not preferred land use, but supports preferred use; drip edge bent, discoloration, paint wearing off, roof lifting from wall, seams missing parts; fence along Curtis Court in poor shape; rusted fence poles; discoloration, tarred cracks, uneven sections of parking lot, missing section behind building; Curtis Court missing sidewalk; litter, leaves and tree debris.



Parcel 30
Score: 54.7

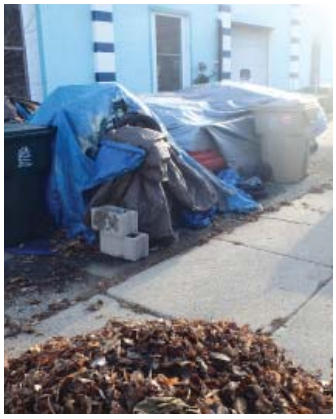
Not preferred land use, but supports preferred use; light poles faded, one missing light fixture; parking cracking, ~~discoloration,~~ weathered, aggregate showing; no sidewalk on Curtis Court, sidewalk aggregate showing in older section; leaves and tree debris, litter, rusted parking post (no sign).

Parcel 33
Score: 56.5

Cladding paint peeling and exposing wood, dirty; paint on window trim cracking and peeling, frame cracked, boarded up window; end cap missing on gutter and downspout disconnected, dirty; rust on step concrete, discoloration, crumbling, spalling, rail rusted; missing piece of door frame; weeds, litter, garbage containers in front lawn and terrace; ladders, bricks, debris on side of home and under enclosed porch.

Parcel 35
Score: 47.5

Not preferred land use, but supports preferred use; rust staining on brick, mortar moldy, paint cracking, paint drips; fascia cracked and missing piece, discolored; soffit rusted, paint peeling, garage door dirty; wood fence paint wearing thin; garbage containers not screened; drive/parking cracked, discoloration, potholes, aggregate showing; public sidewalk cracked, discolored, missing near corner of Curtis/Few; dead leaves, dead plants in window boxes; pile of unknown materials covered in tarps; pooling in lot.

Parcel 36
Score: 45.7

Foundation discoloration and paint peeling on majority; cladding ~~discoloration~~, paint worn off, rust-stained and mismatched, separating and cracking, insulation hanging under soffit; paint worn off, rusted doors; dock doors mismatch colored materials, dirty; missing and broken fence posts, rusted fence, concrete slabs stained, crumbling; drive/parking cracking, fading, crumbling, aggregate showing; missing concrete sill around electrical box, overgrown landscaping and weeds; graffiti.


Parcel 37
Score: 41.9

~~Appears~~ vacant - no activity; stucco cracking, graffiti cover-up mismatch, paint splatter on brick, paint wearing on concrete block, paint wearing, mortar cracks; dock doorway overhangs have rust staining, discoloration, paint wearing off; rusted fence, leaning fence between buildings; drive/parking loose gravel, cracks, discoloration; rusted bollard, litter, dead leaves and tree debris, weeds in cracks.


Parcel 39

Score: 51.7

Not preferred land use; chain link fence rusted, bent, discolored in sections; drive/parking cracked, aggregate showing; litter, dead leaves, stained concrete blocks, overgrown bushes/ trees, weeds growing in cracks.

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Area B

Description

This sections includes 18 parcels ranging in size from 0.04 to 1.02 acres. Parcels 11, 12 and 13 are designated as Employment in the City Comprehensive Plan; all other parcels are designated Medium Density Residential. Per the City Zoning Ordinance, parcel 10 is zoned Traditional Residential - Varied District 1; parcel 13 is zoned Traditional Employment and is a Designated Landmark; parcels 11, 12, 14, 15 and 16 are zoned Traditional Employment; all other parcels are zoned Commercial Corridor-Transitional District. One of the parcels (23) was under construction at the time of evaluation and was omitted from the study for this reason.

Findings

Eight of the 17 Area B parcels were found to be blighted (Poor or Very Poor Conditions), comprising 35.9% of this section by area.

Summary notes and photos of the eight blighted parcels follow. In general, the blighted parcels lost points for structural and cosmetic deficiencies. Three of these parcels also received significant point deductions due to vacant buildings on site.

Area B Parcels*

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	1,650	0.70%
Deteriorating	8	149,653	63.41%
Poor	**7**	**55,680**	**23.59%**
Very Poor	**1**	**29,040**	**12.30%**
Total	**17**	**236,023**	**100.00%**

** Parcel #23 not evaluation (under construction)*

Blighted Parcels Area B

The following parcels were determined to be blighted:

Parcel 6

Score: 49.4

Not preferred land use, but supports preferred use; paint peeling on walls, rust-stained, dirty; cornice cracked and discolored; window frames dirty, weathered, paint peeling from frame; side sign paint wearing off, ~~bent metal~~; front sign dirty, sign support rusted; entry walk cracked, discolored; front entry cracked, crumbling, aggregate showing; pot holes in parking lot.

Parcel 7

Score: 45.8

Excessive code violations; discoloration on walls, staining, paint wearing, holes in cladding, paint splatters; paint wearing off and peeling on porch; side wall wood warping/separating; railing rusted; stairs discolored, warping, missing riser section; front walk cracked, discolored; gravel driveway needs maintenance; weeds growing from base of building; interior blinds broken; trash/recycling containers in front yard.

Parcel 8

Score: 54.7

Front stairs chipped, cracked, aggregate showing, rusted railing; side stair stain wearing off; front door paint wearing from frame and off door; lack of paint over past door handle area; driveway cracked, discolored, aggregate showing; walkway cracked, uneven settling, discolored, building not handicap accessible.

Parcel 9
Score: 58.2

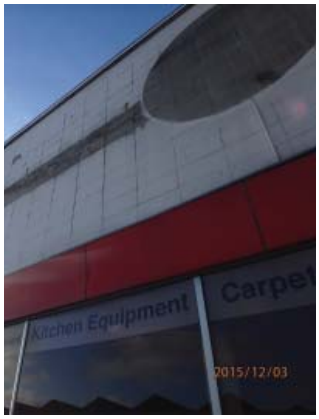
Entry canopy discolored (apparent water damage); original front porch missing, replaced by concrete stoop; railing rusted; concrete steps crumbling, rust stained, aggregate showing; driveway pot holes, cracks, spalling, crumbling; walkway cracks; tree debris in back yard; litter; dead leaves; overgrown landscape; garbage containers left in terrace; building not handicap accessible.

Parcel 10
Score: 44.6

Building vacant; brickwork discolored mortar; wood cladding paint peeling and warped; metal lintel bent; front window metal frame rusted, corroded; window pane stained, cracked; fascia rusted, discolored; brick quite discolored; mortar discolored in areas; rusted pipe vents; crumbling at concrete stoop; front door paint wearing significantly; support pole rust stained; concrete pavement cracking, discolored; asphalt drive and parking cracking, crumbling, potholes; building not handicap accessible.

Parcel 11
Score: 43.9

Building vacant; metal cladding rusted, bent; block paint cracked, chipping, missing under previous sign; back wall in poor shape; awning missing piece, bent support; windows lintel rusted, sill paint wearing; weeds growing from base of structure; major pooling in lot; pooling on SW side of building under downspout.



Parcel 16
Score: 13.4

Excessive code violations; building appears vacant; not preferred land use; foundation collapsed, piece missing, cracked; window frame rusted; window stained; metal sheet in window; window cracked on NW side; piece of window missing; dock door dented; door frame warped; NE door severely dented; cracked concrete in front of shed; cracked walkway; loading dock apron crumbling; dead leaves, leaves in gutter; tarp with stuff under it; trees have grown to damage building; bricks piled and falling near base.

Parcel 21
Score: 53.9

Brick fading paint, staining, discoloration, missing mortar, mismatched bricks, some of first floor brick covered in mortar; metal trim band above first floor in bad shape; rust on window frame, sealant cracked, bars on NE window rusted, boarded up small windows with paint peeling and fading; building not handicap accessible.

Area C

Description

This ~~sections~~ includes 18 parcels ranging from 0.07 to 4.77 acres. Parcels 5 and 40 are designated as Park and Open Space in the City Comprehensive Plan; parcels 3, 4, 41, 42, 43 and 44 are designated as Medium Density Residential; the remaining parcels are designated as Employment. Parcel 5 is zoned Parks & Recreation District per the City Zoning Code; parcel 40 is zoned Conservancy District; parcel 44 is zoned Traditional Residential - Varied District 1; parcels 1 and 2 are zoned Suburban Employment District; parcels 41, 42 and 43 are zoned Industrial-Limited District; the remaining parcels are all zoned Traditional Employment.

Findings

Six of the eighteen Area C parcels were found to be blighted (Poor Conditions), comprising 33.4% of the section by area.

Summary notes and photos of the six blighted parcels follow. These parcels lost points for missing/irreparable components, cosmetic deficiencies and inconsistencies with preferred land use. One parcel also received deductions due to apparent vacancy.

Area C Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	4	272,157	23.40%
Deteriorating	8	502,869	43.24%
Poor	**6**	**388,047**	**33.36%**
Very Poor	**0**	**0**	**0.00%**
Total	**18**	**1,163,073**	**100.00%**

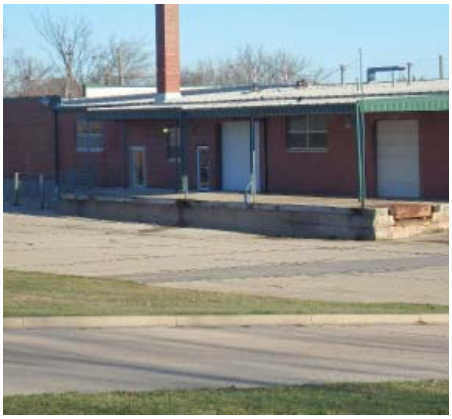
Blighted Parcel Area C

The following parcels were determined to be blighted:

Parcel 4

Score: 57.2

Not preferred land use; appears vacant, ~~though a few vehicles indicating activity of some sort;~~ block wall major discoloration, paint peeling; window sills discolored, boarded up; rusted vent; door issue.



Parcel 3

Score: 44.7

Not preferred land use; wall paint mismatched, chipped and missing, rusted in areas; some rust on roof, bent and uneven roof sheathing; gutter dirty, rusted, bent and disconnected at one location; SW bldg dock door rusted, paint peeling; 1423 bldg rusted roof, boarded up window, poorly covered graffiti; hole in a downspout; pavement covered in dirt on NW building setback yard; gravel area needs maintenance; graffiti; piles of junk on NW side.

Parcel 42

Score: 34.8

Not preferred land use; foundation discolored, coating wearing off; walls dirty, paint peeling; cladding stained, rotting; paint wearing off chimney; storage bldgs paint peeling off siding and fascia, rusted vents, sagging roof; foundation cracked; fence rusted, bowing out; barbed wire rusted and bent; rusted sign supports; drive/parking stained, cracked, pot holes, crumbling, missing, aggregate showing; weeds; litter; mud and tire tracks in terrace; building significantly larger than adjacent buildings.

Parcel 46
Score: 52.2
Not preferred land use; SW side paint peeling, missing, mismatched; pole sign paint peeling from poles; bent, boarded up sign face; light on SW side discolored; pavement cracked, aggregate showing, crumbling section.


Parcel 47
Score: 53.2
Foundation chipping; loading dock foundation spalling, discolored, rust stained, paint wearing off; entryway ceiling water stained and cracked; dumpster not screened; lattice screening discolored, missing/ broken; back paving cracked, uneven settling, stained; loading dock paving cracked, aggregate showing; litter; bricks laying at base; dead leaves, tree debris; stack of pallets on dock; rusted air conditioner in window.


Parcel 49
Score: 56.3
Not preferred land use, though supports preferred use; not developable as a standalone lot; aggregate showing, many tarred cracks; dead grass.


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 only slightly higher police call data in this area when compared to the entire City and very few deficiencies with the public streets. A uniform one (1) point was taken off in each area for crime based on the police call data, and all areas were assigned a uniform one (1) 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 260 code violations in the East Washington TID 36 Expansion study area from January 2006 through December 2015. This is an average of 5.0 violations per parcel. Thirty-six of the 52 parcels evaluated (69%) have a recorded violation in that period. Approximately 89% of parcels with violations were repeat offenders. The violations included graffiti, ice/snow removal, signage/banners and poor maintenance of building/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, 30 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)(ae)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 East Washington TID 36 Expansion study area, we examined the number of police calls in this area and city-wide from 2010 to 2014 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.

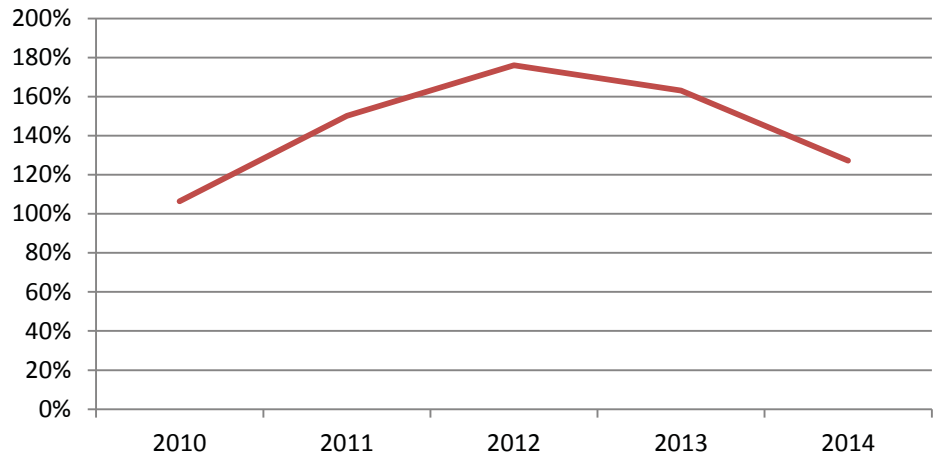
Total Police Calls

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, misdialed, etc.

Over the past five years there have been, on average, 139 calls per year in the proposed East Washington TID 36 Expansion study area, or about 3.53 per acre. City-wide, over the same period, the average is 120,128 calls per year, or about 2.45 per acre.

Figure 4.1 shows "police calls per acre" in the East Washington TID 36 Expansion study area as a percentage of the same number city-wide, and it reveals that police calls in the East Washington TID 36 Expansion study area are slightly higher than that of the city as a whole.

Figure 4.1- *Police Calls per Acre, East Washington TID 36 Expansion 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 East Washington TID 36 Expansion study area and within Madison. For ease of comparison, the numbers are reported on a per acre basis. Five of the eight selected crimes were reported much more often in the East Washington TID 36 study area than the city as a whole. Homicide, robbery (armed & strong armed) and arson occurred less often.

Based on the moderately elevated police calls per acre, including higher-than-average incidence of aggravated assault, sexual assault, and theft, there is a one (1) point deduction from the blight scores for crime conditions.

Table 4.2-*Reported Crimes in East Washington TID 36 Expansion area & City of Madison*

Reported Crimes Threatening Personal Safety in East Washington TID 36 Expansion Area & Madison *(per acre)*						
	2010	2011	2012	2013	2014	Average
Homicide	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	**0.0000**	**0.0001**	**0.0000**	**0.0000**	**0.0001**	**0.0001**
					Compared to Madison	*0.0%*
Sexual Assault 1-2-3-4/Rape	0.0254	0.0000	0.0000	0.0000	0.0000	0.0051
Madison	**0.0033**	**0.0030**	**0.0042**	**0.0055**	**0.0041**	**0.0040**
					Compared to Madison	*152.0%*
Robbery *(armed & strong armed)*	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	**0.0068**	**0.0055**	**0.0059**	**0.0064**	**0.0054**	**0.0060**
					Compared to Madison	*0.0%*
Aggravated Assault	0.0000	0.0000	0.0254	0.0000	0.0254	0.0102
Madison	**0.0087**	**0.0079**	**0.0067**	**0.0013**	**0.0006**	**0.0050**
					Compared to Madison	*935.1%*
Burglary *(res & non-res)*	0.0508	0.0254	0.0508	0.0254	0.0254	0.0355
Madison	**0.0423**	**0.0370**	**0.0397**	**0.0363**	**0.0318**	**0.0374**
					Compared to Madison	*93.2%*
Stolen Autos	0.0000	0.0254	0.0000	0.0000	0.0000	0.0051
Madison	**0.0124**	**0.0122**	**0.0098**	**0.0133**	**0.0118**	**0.0119**
					Compared to Madison	*41.5%*
Theft	0.2284	0.3046	0.2030	0.1777	0.2284	0.2284
Madison	**0.1070**	**0.1077**	**0.1089**	**0.1147**	**0.1108**	**0.1098**
					Compared to Madison	*208.7%*
Arson	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	**0.0015**	**0.0017**	**0.0006**	**0.0000**	**0.0002**	**0.0008**
					Compared to Madison	*0.0%*

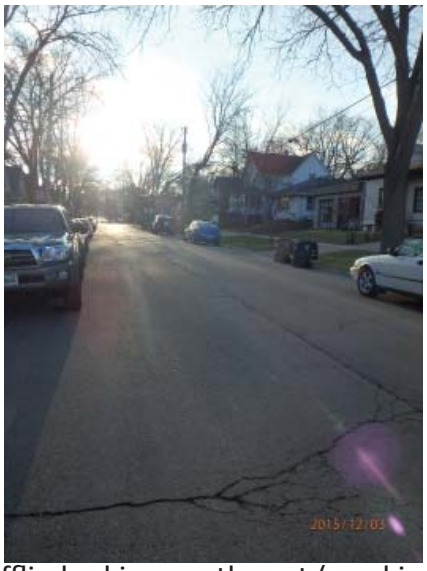
Public Street Conditions

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 a point deduction from the blight scores. All parcels received a one (1) point deduction for these infrastructure deficiencies.

All parcels: one (1) point deduction

Bus Stop at East Washington and North Ingersoll (paint chipping, graffiti)



East Mifflin looking southwest (cracking, patching)

Curtis Court (water pooling in gutter, cracking)

East Washington at South Ingersoll looking northeast (paint faded/worn away at crosswalk, chipping)

East Dayton looking southwest (cracking, paint chipped, discoloration)

North Baldwin looking northwest (cracks, patching)

North Brearly at East Washington (paint chipping, pavement chipped)

North Few at East Washington looking northwest (cracking, gravel pile on street)

North Dickinson (graffiti, litter)

North Ingersoll at East Mifflin (cracking, patching)

North Dickinson at East Mifflin looking southeast (cracking, patching, paint chipping)

South First at East Main looking southwest (cracking, paint chipping)

5. Summary and Conclusions

Of the total area evaluated for blight (approximately 38.7 acres), 41.2% of this area (approximately 15.9 acres) has been determined by this study to be blighted. One (1) parcel under construction during the evaluation period was not scored and its 1.0 acres was 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 33.4% (Area C) to 77.5% (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
	#	Area	#	Area	#	Area	#	Area	#	Area	% of Area
A	0	0	6	64,257	10	220,784	0	0	16	285,041	**77.5%**
B	1	1,650	8	149,653	7	55,680	1	29,040	17	236,023	**35.9%**
C	4	272,157	8	502,869	6	388,047	0	0	18	1,163,073	**33.4%**
TOTAL	**5**	**273,807**	**22**	**716,779**	**23**	**664,511**	**1**	**29,040**	**51**	**1,684,136**	**41.2%**
	9.8%	**16.3%**	**43.1%**	**42.6%**	**45.1%**	**39.5%**	**2.0%**	**1.7%**	**100.0%**	**100.0%**	

*One parcel was under construction at the time of evaluation, and was omitted from further evaluation - this parcels is not included in this calculation of blighted area.

TID #36 BLIGHT MAP

TID #36 BLIGHT RATINGS

LEGEND

- TID #36 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

MSA PROFESSIONAL SERVICES

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