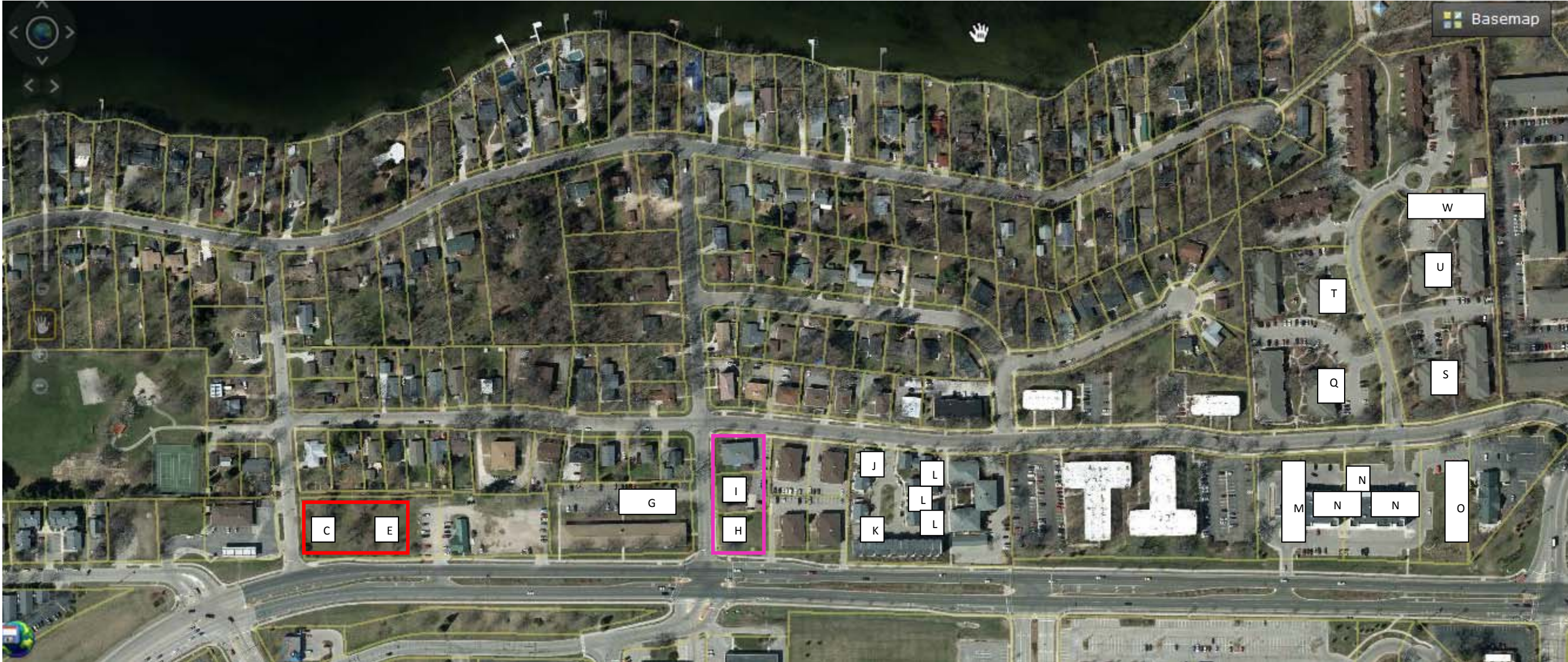


Summary of Community Development Authority's Housing Redevelopment Activities Related to Implementation of the TIF District #27 W. Broadway Area Project Plan¹



Red box denotes 2230 W. Broadway / Pink box denotes 1917 Lake Point & associated properties.

¹ Details compiled from *A Study of the Community Development Authority of the City of Madison's Activities in the Broadway-Lake Point Neighborhood* (Tyler Glodt, 2011), and personal communications with long-time resident Mike Rogers. Locations of demolition projects are approximate.

Phase I: Monona Shores Redevelopment: 1997 - 1999.

Monona Shores was a crime laden and blighted housing complex. Density was reduced from 295 rental units to 104 units total, including some owner-occupied condos.

Redevelopment on the north side of Lake Point Drive (Simpson Street) was accomplished through significant reduction of rental units (at least 52), and conversion of townhouses to owner-occupied condominiums. Demolition and/or redevelopment occurred where items Q,S,T,U, W are noted.

Redevelopment on the south side included additional reduction in density through removal of 3 Monona Shores apartments (Items N). Demolition of other apartments also occurred (Items M & O), but may not have been part of the TID expenditures.

Phase 2: West End of Lake Point Dr. –1994-2009

Lake Point Condominiums & Nuisance Properties:

- Acquisition and clearing of 1822 W. Broadway (Item K), Colonial Court Apartments (1802, 1804, 1806 W. Broadway), & a neighboring parcel w/ 20 townhouse units (Items L).
- Acquisition and clearing of a 16 unit building at 1817 Lake Point Drive (Item J)
- Development of a 50-unit condo complex including 26 new units and renovation of 24 existing units. This project broke ground in 2005. Parking issues hampered sales. The developer went bankrupt in 2008 and the CDA had to take over.

Other activities:

- Condemnation and removal of a partially burned 16-unit rental building at 5329 Hoboken Road in 1995 (Item G). This building was infamously known as “The Hole” and a site of high drug activity.
- Acquisition and removal of two drug-nuisance 8-unit buildings at 1918 W. Broadway & 5330 Hoboken Road in 1997 (Items H & I)
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Phase III: Commercial Land on the Former Monona Shores Properties, South of Lake Point Drive: 2005 - 2008

- Items N were acquired and cleared as part of the Monona Shores redevelopment.
- Item M was a 36-unit high-density property with drug activity, details not mentioned in the Glodt study but the property was removed.
- Item O was another 36 unit property that was cleared.
- The parcel on the corner of Lake Point Drive & Bridge Road was acquired. A Cranberry Creek restaurant was constructed here in 2005. The adjacent parcel remains vacant.
- Site of Items N was redeveloped to commercial office space in 2008. Units were very slow to fill but it is finally just about fully occupied (1-2 units remain vacant).

Other items:

Items C & E are sites where 2 run-down single family rental homes known for drug activity were removed (removal date and financing uncertain, but were part of neighborhood rehabilitation efforts).