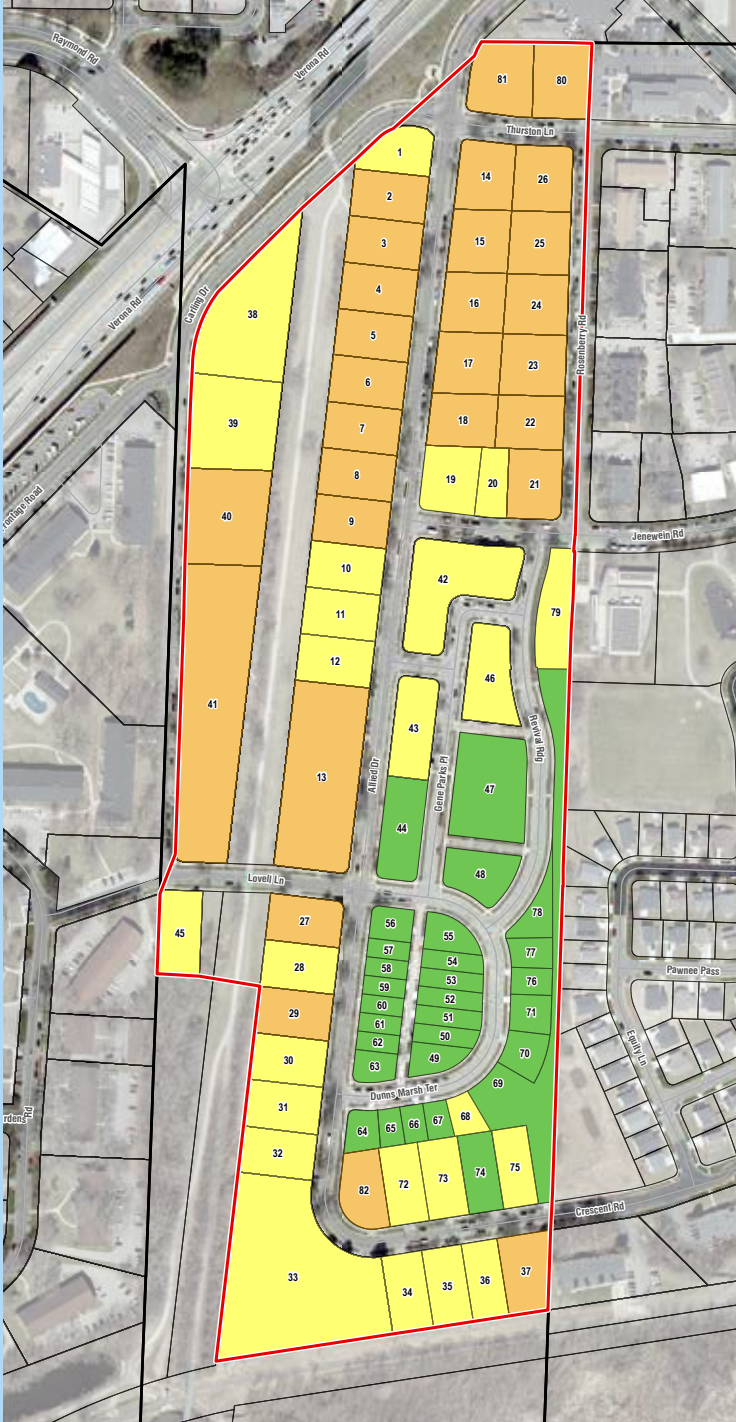


# 2023 Allied Drive - Carling Drive Blight Study

Madison, WI



Prepared by MSA Professional Services, Inc.  
May 2023

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# 1. Executive Summary

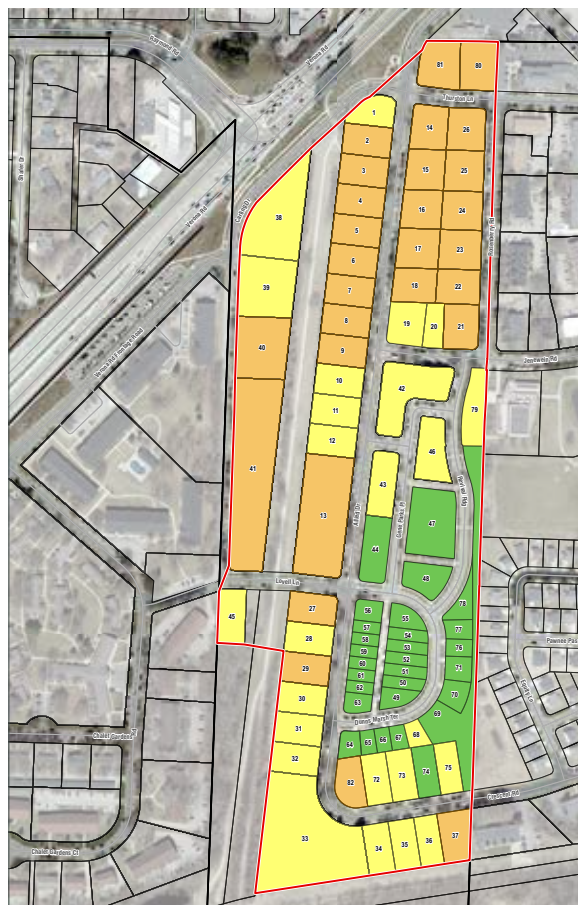
The City of Madison is reviewing property conditions in the Allied Drive Area to consider designation of a rental property inspection program district. Such designation is authorized under Wisconsin Statute §66.0104(2)(e)1m. if there is “evidence of blight.” This blight study identifies blight conditions as defined by Wisconsin Statute §66.1333(2m)(b). MSA evaluated 82 parcels and scored them using a tool developed to standardize the evaluation process. We visited all parcels in March 2023, 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 significantly *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 an average higher call volume than the City on a per-acre basis for all types of crime; however, the rate of Arson calls in the study area is alarming and the other crimes that threaten personal safety in the study area are robbery, stolen auto and theft as the percentage per acre is higher than the City as a whole. We also evaluated the condition of the public streets in the study area and found generally ranging from fair to poor, with a few exceptions. As a result of these findings, all parcel scores received a uniform zero (0) point deduction for crime and a one (5) point deduction for street conditions.

We also reviewed 10 years of code violation data as provided by the City. Sixty-five (65) of the eight-two (82) evaluated parcels (79%) have a recorded violation in that period, and the average for all parcels is 8.63 violations per parcel. The most common violations were bedbugs and cockroaches, inoperable outdoor lights, and trash items and bins at the curb on days without trash pickup.

**MSA has determined that 43.3% of the 82 evaluated parcels, by area, are blighted as of May 2023.**



## 2. Parcel and Structure Survey Methodology

To evaluate the condition of each parcel in the study area, we viewed and photographed each parcel from the public right-of-way, and we scored each one using a database tool. That tool features two different scoring systems – one for parcels with structures and one for parcels without structures (or 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 are detrimental to the public health, safety, morals or welfare 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 66.1333(2m)(b) defines a blighted area as such:

“Blighted area” means any of the following:

1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, 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 such 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.
2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.
3. An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

The parcel scoring system includes four categories of characteristics, and each factors for a portion of the total score:

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

Sample evaluation forms are provided on the following pages. The form and its use are briefly described here.

#### PARCEL INFORMATION

The upper box on each form features basic information about the parcel, including its 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.

SAMPLE EVALUATION FORM - PARCEL WITH STRUCTURES

NO. ###: [ADDRESS]

Study Area: D Blight Study #: 486 Evaluator/Date: Jeff Thelen  
 Parcel PIN: 070935200950 Zoning: IL Preferred Land Use: E  
 Area (sq. ft.): 37643.12 Value Ratio: 0 Stories 1  
 Basement (Y/N): Y Other Uses: LR  
 Code Violations: (Last 10 Years) 0 (Last 5 Years) 0 # Dwelling Units: 1

Sub-Category	Factor	Condition	Points
Utilization	20	100%	20
Primary Structure Exterior	40	100%	40
Site Improvements	20	100%	20
Other Blighting Influence	20	100%	20
Deductions (code violations, streets, crime)			-#
	<b>100</b>		<b>100</b>

A. Utilization											
ITEM	Factor	Value	Not Preferred Use		Not Preferred Size		Not Preferred Design		CND	Points	Comments
			Supports Preferred Use	Not Preferred Use	Building Height	Density	Building	Site			
Lot Utilization	25								0%	25	
Occupancy	75	100							0%	75	
	<b>100</b>								<b>100%</b>	<b>100</b>	

B-Primary Structure Exterior												
ITEM	Factor	Entirely Missing		Structural Deficiencies		Missing/Irreparable Components		Cosmetic Deficiencies		CND	Points	Comments
		Most	Some	Major	Minor	Many	Few	Major	Minor			
Foundation	5									0%	5	
Walls & Cladding	15									0%	15	
Roof	15									0%	15	
Windows & Awnings	15									0%	15	
Porches & Overhangs	15									0%	15	
Gutters & Downspouts	5									0%	5	
Chimneys & Vents	5									0%	5	
Exterior Stairs/Stoops/Ramps	15									0%	15	
Exterior Doors & Entranceways	10									0%	10	
	<b>100</b>									<b>100%</b>	<b>100</b>	

C-Site Improvements												
ITEM	Factor	Entirely Missing		Structural Deficiencies		Missing/Irreparable Components		Cosmetic Deficiencies		CND	Points	Comments
		Most	Some	Major	Minor	Most	Some	Most	Some			
Accessory Structures	30									0%	30	
Storage & Screening	20									0%	20	
Signage & Lighting	20									0%	20	
Drives/Parking/Walks	20									0%	20	
Public Sidewalk	10									0%	10	
	<b>100</b>									<b>100%</b>	<b>100</b>	

D-Other Blighting Influence										
ITEM	Factor	Yes		CND	Points	Comments				
		Most	Some							
Minor Maintenance	20			0%	20					
Major Maintenance	40			0%	40					
Use Incompatible	5			0%	5					
Building Bulk Incompatible	5			0%	5					
Safety Hazards	15			0%	15					
Erosion and Stormwater	10			0%	10					
Building not Handicap Accessible	5			0%	5					
	<b>100</b>			<b>100%</b>	<b>100</b>					

SAMPLE EVALUATION FORM - PARCEL WITHOUT STRUCTURES

NO.

Study Area: Blight Study #: Evaluator/Date:  
 Parcel PIN: Zoning: Preferred Land Use:  
 Area (sq. ft.): Value Ratio: Stories  
 Basement (Y/N): Other Uses:  
 Code Violations: (Last 10 Years) (Last 5 Years) # Dwelling Units:

Sub-Category	Factor	Condition	Points
Utilization	20	100%	20
Site Improvements	40	100%	40
Other Blighting Influence	40	100%	40
Deductions (code violations, streets, crime)			-X
	<b>100</b>		<b>100</b>

A. Utilization											
ITEM	Factor	Value	Not Preferred Use		Not Preferred Size		Not Preferred Design		CND	Points	Comments
			Supports Preferred Use	Not Preferred Use	Building Height	Density	Building	Site			
Lot Utilization (compared to land use plan)	50								0%	50	
Lot Size/Layout (suitability for preferred)	50	100							0%	50	
	<b>100</b>								<b>100%</b>	<b>100</b>	

B-Site Improvements												
ITEM	Factor	Entirely Missing		Structural Deficiencies		Missing/Irreparable Components		Cosmetic Deficiencies		CND	Points	Comments
		Most	Some	Major	Minor	Most	Some	Most	Some			
Storage & Screening	30									0%	30	
Signage & Lighting	30									0%	30	
Drives/Parking/Walks	25									0%	25	
Public Sidewalk	15									0%	15	
	<b>100</b>									<b>100%</b>	<b>100</b>	

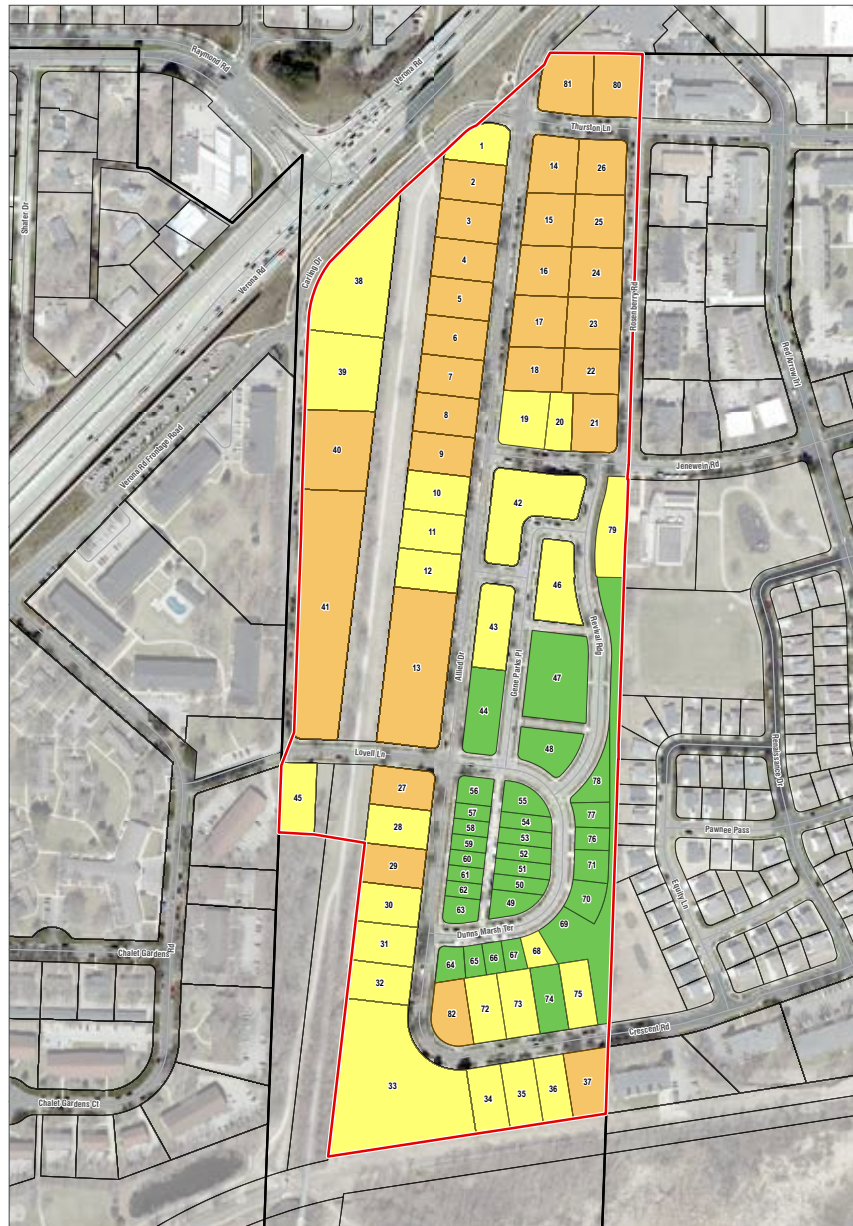
C-Other Blighting Influence										
ITEM	Factor	Yes		CND	Points	Comments				
		Most	Some							
Minor Maintenance	20			0%	20					
Major Maintenance	30			0%	30					
Safety Hazards	20			0%	20					
Erosion and Stormwater	15			0%	15					
Environmental Hazards	15			0%	15					
	<b>100</b>			<b>100%</b>	<b>100</b>					

### 3. Parcel and Structure Survey Findings

This blight study includes 82 evaluated parcels, totaling 32.2 acres. Blight findings are presented here with notes and photos describing parcels found to be in POOR or VERY POOR condition.

All parcels were evaluated based on documentation collected in March 2023.

Individual parcel evaluation sheets have been provided to the City, and photos of every parcel are compiled in Appendix A.





**PARCEL NO. 2 (2110 & 2114 Allied Drive)**

**Score: 42.0**

Building not Handicap Accessible; Chimneys & Vents: faded and peeling paint; Drives/Parking/Walks: major cracking on drive and parking; Erosion and Stormwater: evidence of water pooling; Exterior Doors & Entranceways: door: opening on frame, entranceway: cracked, chipping concrete; Porches & Overhangs: porch: major rust on first floor; Roof: discolored, minor uneven surface; Walls & Cladding: faded, missing mortar, unsightly opening cover on wall, stain at the bottom; Windows & Awnings: window: missing element and peeling paint on frame.



**PARCEL NO. 3 (2118 & 2122 Allied Drive)**

**Score: 52.5**

Building not Handicap Accessible; Chimneys & Vents: rust on vent; Drives/Parking/Walks: major cracking, deterioration of driveway; Erosion and Stormwater: evidence of water pooling; Porches & Overhangs: rust on balconies, Overhang: okay, Roof: discolored, rough and missing element on the edge at the side; Walls & Cladding: discolored, stain at the base.



**PARCEL NO. 4 (2202 & 2206 Alleid Drive)**

**Score: 42.7**

Building not Handicap Accessible; Chimneys & Vents: discolored and rust on vent; Drives/Parking/Walks: major cracking and potholes; Erosion and Stormwater: evidence of water pooling; Exterior Doors & Entranceways: door: faded, deteriorating frame, peeling paint; Exterior Stairs/Stoops/Ramps: stairs: cracked and concrete chipping; Porches & Overhangs: discolored wooden porch; Roof: peeling paint on fascia; Storage & Screening: dumpster unscreened; Walls & Cladding: wood cladding: discolored, peeling paint, missing component; Windows & Awnings: window: chipping concrete sill and deteriorating wooden frame.



**PARCEL NO. 5 (2210 & 2214 Allied Drive)**

**Score: 45.8**

Building not Handicap Accessible; Chimneys & Vents: unmatched painting, discolored, rust on vent cap; Drives/Parking/Walks: cracking and potholes; Erosion and Stormwater: water pooling, Exterior Doors & Entranceways: deteriorating frame at the door bottom; Exterior Stairs/Stoops/Ramps: stairs: cracked, discolored, faded paint; Porches & Overhangs: discolored wooden porch; Roof: faded; Walls & Cladding: discolored mortar; Windows & Awnings: window: unsightly cover at the front, chipping concrete sill, peeling paint.



**PARCEL NO. 6 (2218 & 2222 Allied Drive)**

**Score: 52.2**

Building not Handicap Accessible; Chimneys & Vents: chipping brick, faded, rust on vent; Drives/Parking/Walks: cracking and potholes; Exterior Stairs/Stoops/Ramps: cracked, faded paint, chipping concrete; Porches & Overhangs: discolored wooden porch; Roof: faded; Storage & Screening: dumpster unscreened; Walls & Cladding: minor discoloration.



**PARCEL NO. 7 (2226 & 2230 Allied Drive)**

**Score: 45.9**

Building not Handicap Accessible; Chimneys & Vents: missing mortar and chipping brick; Drives/Parking/Walks: cracking, potholes; Erosion and Stormwater: water pooling; Exterior Doors & Entranceways: door: deteriorating frame at the bottom, faded, entranceway: faded paint, cracking, chipping concrete; Exterior Stairs/Stoops/Ramps: stair: discolored paint, chipping concrete, cracking; Minor Maintenance: interior chairs in yard; Porches & Overhangs: porch: discolored wooden; Roof: discolored; Walls & Cladding: faded and discolored; Windows & Awnings: chipping concrete sill.



**PARCEL NO. 8 (2234 & 2238 Allied Drive)**

**Score: 57.4**

Building not Handicap Accessible; Drives/  
Parking/Walks: cracking; Exterior Doors &  
Entranceways: door: deteriorating frame  
at the base; Exterior Stairs/Stoops/Ramps:  
faded paint; discolored, concrete chipping;  
Porches & Overhangs: rust on balconies;  
Roof: discolored; Walls & Cladding: faded.



**PARCEL NO. 9 (2242 & 2302 Allied Drive)**

**Score: 49.5**

Building not Handicap Accessible; Drives/  
Parking/Walks: cracking, potholes; Erosion  
and Stormwater: water pooling; Exterior  
Doors & Entranceways: door: stain,  
deteriorating at the bottom frame; Exterior  
Stairs/Stoops/Ramps: discolored, chipping  
concrete; Porches & Overhangs: rust on  
balconies; Roof: discolored; Storage &  
Screening: dumpster unscreened; Walls  
& Cladding: faded; Windows & Awnings:  
peeling paint on sill.



**PARCEL NO. 13 (2330-2358 Allied Drive)**

**Score: 41.6**

Building not Handicap Accessible; Chimneys  
& Vents: discolored, rust on vent; Drives/  
Parking/Walks: driveway: cracks, potholes;  
walks: cracked and sunken pavement;  
Erosion and Stormwater: evidence of water  
pooling; Exterior Doors & Entranceways:  
door: missing frame, dampness on frame  
bottom, paint peeling; Exterior Stairs/  
Stoops/Ramps: stairs: cracked; pitting on  
riser, uneven settling, chipping concrete,  
missing element on handrails; Porches  
& Overhangs: rust on balcony; Roof:  
discolored, missing element on fascia and  
soffit; Storage & Screening: dumpster  
unscreened; Walls & Cladding: stained and  
discolored; Windows & Awnings: paint  
peeling.



**PARCEL NO. 14 (2105 Allied Drive & 4713 Thurston Lane)**

**Score: 31.5**

Chimneys & Vents: discolored, chipping bricks; Drives/Parking/Walks: major cracking, potholes; Erosion and Stormwater: evidence of water pooling; Exterior Doors & Entranceways: door: discolored at the bottom; Porches & Overhangs: rust on balconies; Roof: discolored and missing shingles, deteriorating and paint peeling on fascia board, missing element on soffit; Storage & Screening: rust on pole and wired fence, dumpsters not screened; Walls & Cladding: faded, discolored and missing mortar, dirt/water staining in many places; Windows & Awnings: deteriorating and paint peeling on window frame.



**PARCEL NO. 15 (2115 & 2121 Allied Drive)**

**Score: 38.0**

Building not Handicap Accessible; Chimneys & Vents: discolored, missing mortar, and rust on vent cap; Drives/Parking/Walks: major cracking, water pooling, and uneven surface; Erosion and Stormwater: water pooling on walkway; Exterior Doors & Entranceways: faded; deteriorating wooden frame, and rust on door nob; Minor Maintenance: vines on building, including wooden elements; Porches & Overhangs: faded and peeling paint on overhang; Roof: discolored, highly deteriorating soffit and fascia board, peeling paint; Signage & Lighting: discolored and faded house signage; Walls & Cladding: discolored, water staining.



**PARCEL NO. 16 (2201 & 2207 Allied Drive)**

**Score: 40.5**

Chimneys & Vents: Chimney: discolored, missing mortar, vent: rust on cap; Drives/Parking/Walks: major cracking, potholes, uneven surface; Erosion and Stormwater: water pooling on driveway; Exterior Doors & Entranceways: faded door, deteriorating wooden frame; Porches & Overhangs: paint peeling and deteriorating fascia board on entrance porch, rust on balconies; Roof: discolored, peeling paint and deteriorating fascia board; Signage & Lighting: faded signage; Walls & Cladding: highly discolored brick at the base and over the entrance porch; Windows & Awnings: deterioration wooden frame, missing element on window frame, discolored and chipping concrete window sill.



**PARCEL NO. 17 (2211 & 2217 Allied Drive)**

**Score: 36.9**

Chimneys & Vents: chimney: discolored, missing mortar; vent: rust; Drives/Parking/Walks: potholes, cracking; Erosion and Stormwater: water pooling; Exterior Doors & Entranceways: deteriorating door frame, faded; Gutters & Downspouts: missing element; Porches & Overhangs: rust on balconies; Roof: discolored, missing roof element, peeling paint on fascia, water staining on wall indicating roof leak; Storage & Screening: rust on pole and fence, dumpster unscreened; Walls & Cladding: discolored and faded; Windows & Awning: paint peeling on frame, discolored sill.



**PARCEL NO. 18 (2221 & 2225 Allied Drive)**

**Score: 38.0**

Building not Handicap Accessible; Chimneys & Vents: discolored and rust; Drives/Parking/Walks: crack, potholes and uneven surface; Erosion and Stormwater: evidence of water pooling; Exterior Doors & Entranceways: deteriorating door frame; Exterior Stairs/Stoops/Ramps: discolored stairs, chipping concrete on edges; Porches & Overhangs: rust on balconies; Roof: discolored, uneven surface; Signage & Lighting: faded signage; Walls & Cladding: discolored; Windows & Awning: deteriorating and missing elements on window frame.



**PARCEL NO. 21 (2230 & 2234 Allied Drive)**

**Score: 54.7**

Building not Handicap Accessible; chimney: discolored; missing mortar; vent: rust on cap; wall vent: dented; Drives/Parking/Walks: minor cracking; Exterior Doors & Entranceways: storm door missing and door frame deteriorating; Exterior Stairs/Stoops/Ramps: peeling paint, concrete chipping, cracked, and rust on handrail; Porches & Overhangs: peeling paint, and rust on entrance porch roof; Roof: discolored and missing roofing element; Storage & Screening: unscreened dumpster; Walls & Cladding: water staining near ground; Windows & Awning: discolored sill.



**PARCEL NO. 22 (2218 & 2222 Rosenberry Road)**

**Score: 46.3**

Building not Handicap Accessible; Chimneys & Vents: discolored, missing mortar, and rust on vent; Drives/Parking/Walks: cracked; Exterior Doors & Entranceways: door: deteriorating wooden frame; Exterior Stairs/Stoops/Ramps: cracked, sinking, uneven settling; Minor Maintenance: lawn rutted near driveway; Porches & Overhangs: deteriorating fascia on entrance porch; Roof: discolored; Walls & Cladding: water staining near ground; Windows & Awnings: faded, paint peeling.



**PARCEL NO. 23 (2210 Rosenberry Rd)**

**Score: 53.8**

Building not Handicap Accessible; Chimneys & Vents: chimney faded, stain, and missing mortar; Drives/Parking/Walks: minor cracking; Exterior Doors & Entranceways: door: deteriorating wooden frame, discolored; Porches & Overhangs: discolored entrance porch roof; Roof: discolored; Walls & Cladding: severe water staining along base of walls; Windows & Awnings: stained concrete sill.



**PARCEL NO. 24 (2202 & 2206 Rosenberry Road)**

**Score: 49.0**

Chimney: faded, discolored mortar; vent: rust on cap; Drives/Parking/Walks: minor cracking; Exterior Doors & Entranceways: door: deteriorating frame at the base; Porches & Overhangs: deteriorating entrance porch cover; Roof: stained; rust on fascia cover, unmatched eaves ceiling; Walls & Cladding: water staining near ground on all visible walls; Windows & Awnings: staining on window sill.



**PARCEL NO. 25 (2110 & 2114 Rosenberry Road)**

**Score: 53.5**

Building not Handicap Accessible; Chimneys & Vents: stained and rust on vent; Drives/Parking/Walks: cracking; Exterior Doors & Entranceways: door: faded, deteriorating frame; Porches & Overhangs: rust on balconies; Roof: stained, missing element, deteriorating fascia and soffit; Walls & Cladding: water staining along bottom of walls; Windows & Awnings: stained and chipping concrete sill; missing element on frame.



**PARCEL NO. 26 (2102 & 2106 Rosenberry Road)**

**Score: 43.3**

Building not Handicap Accessible; Chimneys & Vents: chimney: discolored mortar, chipping bricks; vent: rust on cap; Drives/Parking/Walks: cracking, potholes; Exterior Doors & Entranceways: door: faded; deteriorated door and frame; Foundation: faded; Porches & Overhangs: deteriorating entrance porch cover, rust on balconies, Roof: highly discolored, missing element, deteriorated fascia and soffit; Storage & Screening: deteriorated and missing element on wooden fence; Walls & Cladding: highly discolored, faded, missing mortar; Windows & Awnings: peeling paint; stained sill; missing element on frame.



**PARCEL NO. 27 (2402 & 2406 Allied Drive)**

**Score: 57.9**

Building not Handicap Accessible; Drives/Parking/Walks: cracking; Exterior Doors & Entranceways: door: faded, peeling paint and deteriorating frame; Major Maintenance: minor graffiti on wall; Minor Maintenance: bed frame on balcony, vines on wall; Roof: discolored; Walls & Cladding: faded, stained cladding, minor graffiti on wall; Windows & Awnings: stained sills.



**PARCEL NO. 29 (2418 & 2422 Allied Drive)**

**Score: 59.7**

Drives/Parking/Walks: minor cracking;  
Exterior Doors & Entranceways: door: faded,  
deteriorating wooden frame; Exterior  
Stairs/Stoops/Ramps: chipping concrete;  
Porches & Overhangs: faded and deteriorating  
wooden porch; Roof: discolored; Walls  
& Cladding: faded, stained; Windows &  
Awnings: chipping and stained concrete sill,  
unsightly damaged blind behind glass.



**PARCEL NO. 37 (4701 & 4705 Crescent Road)**

**Score: 38.3**

Building not Handicap Accessible; Drives/  
Parking/Walks: driveway: cracked, uneven  
surface, sinking pavement; walk: not  
available; Exterior Doors & Entranceways:  
faded, stained, deteriorated wooden  
frame; Exterior Stairs/Stoops/Ramps: stair:  
dilapidated, cracked, discolored, concrete  
chipping; Major Maintenance: stacked  
materials and equipment on driveway; Roof:  
discolored; Storage & Screening: stacked  
materials and equipment on driveway; Walls  
& Cladding: faded, stained.



**PARCEL NO. 40 (2221, 2305, 2301, 2225  
Carling Drive)**

**Score: 51.0**

Building not Handicap Accessible; Chimneys &  
Vents: discolored, rust; Drives/Parking/Walks:  
cracking; Exterior Doors & Entranceways:  
faded, deteriorated frames, storm doors  
missing; Exterior Stairs/Stoops/Ramps: stairs:  
stained, concrete chipping, cracked; Major  
Maintenance: trash and indoor furniture in  
yard; Porches & Overhangs: faded and rust  
on porch cover; Roof: discolored; Walls &  
Cladding: brick water stained along ground;  
Windows & Awnings: stained sills.





**PARCEL NO. 41 (2309-2345 Carling Drive)**

**Score: 53.5**

Building not Handicap Accessible; Chimneys & Vents: chimney: discolored, chipping brick, missing mortar; vent: rust; Drives/Parking/Walks: cracking; Exterior Doors & Entranceways: door: faded, peeling paint, dent on frame and door; Exterior Stairs/Stoops/Ramps: cracked; chipping concrete, pitting on stairs and stoop; Foundation: chipping concrete, discolored; Porches & Overhangs: rust on overhang porch, peeling paint and faded entrance porch cover; Roof: discolored; Walls & Cladding: discolored; faded, chipping brick, missing mortar; Windows & Awnings: stained sill, sagging frame element.



**PARCEL NO. 80 (4702, 4706 Thurston Lane)**

**Score: 50.2**

Building not Handicap Accessible; Chimneys & Vents: stained; rust; Drives/Parking/Walks: cracking; potholes; Exterior Doors & Entranceways: door: peeling paint, deteriorating wooden door and frame; Exterior Stairs/Stoops/Ramps: chipping concrete, stained; Foundation: cracked, concrete chipping; Porches & Overhangs: paint peeling on the entrance porch cover; Roof: discolored, paint peeling on fascia; Storage & Screening: discolored wooden fence, dumpster unscreened; Walls & Cladding: discolored; Windows & Awnings: stained sill.



**PARCEL NO. 81 (2013 Allied Drive & 4710 Thurston Lane)**

**Score: 47.5**

Building not Handicap Accessible; Drives/Parking/Walks: cracking, potholes; Exterior Doors & Entranceways: door: deteriorating frame, missing element, paint peeling; Exterior Stairs/Stoops/Ramps: rust on handrail, discolored; Porches & Overhangs: peeling paint and rust on entrance porch covers; Signage & Lighting: deteriorating wooden signage frame; Storage & Screening: discolored and deteriorating wooden fence; Walls & Cladding: faded, discolored, Windows & Awnings: deteriorating wooden framed; stained sills.



**PARCEL NO. 82 (4730 & 4734 Crescent Road)**

**Score: 59.4**

Building not Handicap Accessible;  
Chimneys & Vents: rust on vent; Drives/  
Parking/Walks: cracking, stains; Major  
Maintenance: piled up trash, cars parked on  
lawn; Roof: discolored; Storage & Screening:  
discolored; deteriorating wooden fence; Walls  
& Cladding: faded; Windows & Awnings:  
stained; paint peeling.



## 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 elevated police call data in this area when compared to the entire City and few deficiencies with the public streets. A uniform zero (5) points were 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 708 code violations in the Allied drive study area from February 2013 through February 2023. This is an average of 8.63 violations per parcel. Sixty-five (65) of the eighty-two (82) parcels (79%) have a recorded violation in that period. Approximately 77% of parcels with violations were repeat offenders. The most common violations were for bedbugs and cockroaches, inoperable outdoor lights, and trash items and bins at the curb on days without trash pickup.

### *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, 44 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)(a)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 Allied drive study area, we examined the number of police calls in this area and city-wide from 2018 to 2022 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.

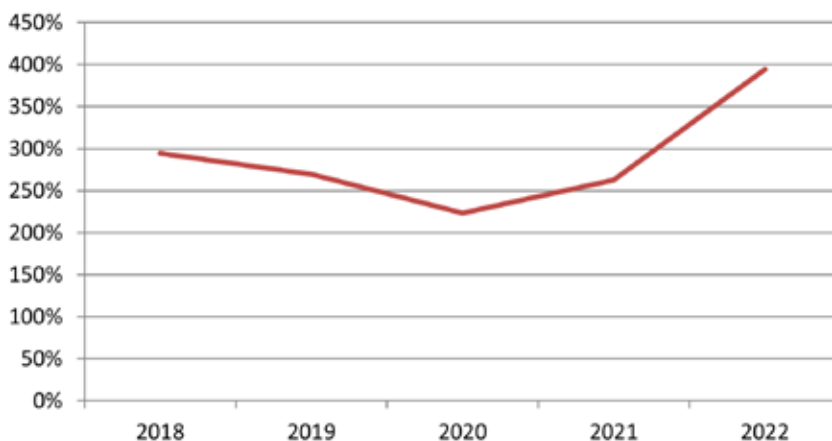
### Total Police Calls

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, 274 calls per year in the Allied drive study area, or about 5.93 per acre. City-wide, over the same period, the average is 137,302 calls per year, or about 2.08 per acre.

Figure 4.1 shows “police calls per acre” in the Allied Drive study area as a percentage of the same number city-wide, and it reveals that police calls in the Allied Drive study area are substantially higher than for the city as a whole.

**Figure 4.1-** Police Calls per Acre, Allied Drive 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 Allied Drive study area and within Madison. For ease of comparison, the numbers are reported on a per-acre basis. Each of these crimes was reported more often in the Allied Drive study area as in the city as a whole. Similarly, calls per-acre for Arson are significantly higher in the study area.

Based on the high rate of police calls per acre, including those for crimes threatening personal safety, there is a five (5) point deduction from the blight scores for crime conditions.

Table 4.2-Reported Crimes in Sony Northside area &amp; City of Madison

<b>Reported Crimes Threatening Personal Safety in Study Area (per acre)</b>						
	2018	2019	2020	2021	2022	Average
Homicide	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Madison</b>	<b>0.0001</b>	<b>0.0001</b>	<b>0.0002</b>	<b>0.0001</b>	<b>0.0000</b>	<b>0.0001</b>
	<i>Compared to Madison</i>					0.0%
Sexual Assault 1-2-3-4/Rape	0.0000	0.0000	0.0217	0.0000	0.0217	0.0087
<b>Madison</b>	<b>0.0033</b>	<b>0.0032</b>	<b>0.0030</b>	<b>0.0033</b>	<b>0.0034</b>	<b>0.0033</b>
	<i>Compared to Madison</i>					271.5%
Robbery (armed & strong armed)	0.0000	0.0000	0.0651	0.0000	0.0434	0.0217
<b>Madison</b>	<b>0.0042</b>	<b>0.0037</b>	<b>0.0035</b>	<b>0.0021</b>	<b>0.0018</b>	<b>0.0031</b>
	<i>Compared to Madison</i>					860.6%
Aggravated Assault	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Madison</b>	<b>0.0000</b>	<b>0.0001</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>
	<i>Compared to Madison</i>					0.0%
Burglary (res & non-res)	0.0434	0.0434	0.0651	0.0434	0.2168	0.0824
<b>Madison</b>	<b>0.0195</b>	<b>0.0233</b>	<b>0.0166</b>	<b>0.0174</b>	<b>0.0161</b>	<b>0.0186</b>
	<i>Compared to Madison</i>					479.6%
Stolen Autos	0.1084	0.0867	0.0867	0.0434	0.0867	0.0824
<b>Madison</b>	<b>0.0135</b>	<b>0.0092</b>	<b>0.0114</b>	<b>0.0101</b>	<b>0.0087</b>	<b>0.0106</b>
	<i>Compared to Madison</i>					787.1%
Theft	0.1084	0.1518	0.0651	0.0867	0.2385	0.1301
<b>Madison</b>	<b>0.0979</b>	<b>0.0800</b>	<b>0.0757</b>	<b>0.0904</b>	<b>0.0872</b>	<b>0.0862</b>
	<i>Compared to Madison</i>					151.2%
Arson	0.0000	0.0000	0.0000	0.0000	0.0217	0.0043
<b>Madison</b>	<b>0.0002</b>	<b>0.0001</b>	<b>0.0001</b>	<b>0.0002</b>	<b>0.0002</b>	<b>0.0002</b>
	<i>Compared to Madison</i>					2044.8%

### **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 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



Allied Dr (cracking, some minor potholes toward the end)



Allied Dr (cracking, some minor potholes toward the end)



Carling Drive (relatively good)



Carling Drive (good)



Crescent Road (cracking and uneven surface)



Crescent Road (cracking, and generally fair)



Dunns Marsh Terrace (minor cracking, fading road marking, fair condition )



Dunns Marsh Terrace (minor cracking, fading marking)



Gene Parks Place (cracking, uneven surface and settling)



Gene Parks Place (cracking, uneven surface)



Jenewein Road (tarred cracks, crumbling along gutters, fading line paint)



Jenewein Road (cracking, potholes, aggregate showing)





Lovell Lane (relatively good)



Lovell Lane (relatively good)



Mike McKinney Ct (tarred cracking, fading cross line paint)



Mike McKinney Ct (tarred cracking, fading cross line paint)



Percy Julian Way (cracking, poor tarred finishes in a section, fading cross line paint)



Percy Julian Way (minor cracking, relatively fair)



Revival Ridge (cracking, crumbling along center, fading marking paint)



Revival Ridge (cracking, crumbling along center, fading marking paint)



Rosenberry Road (good)



Rosenberry Road (good)



Thurston Lane (tarred cracks, fading marking paint, fair condition)



Thurston Lane (tarred cracks, fading marking paint, fair condition)



Bike Path (good)

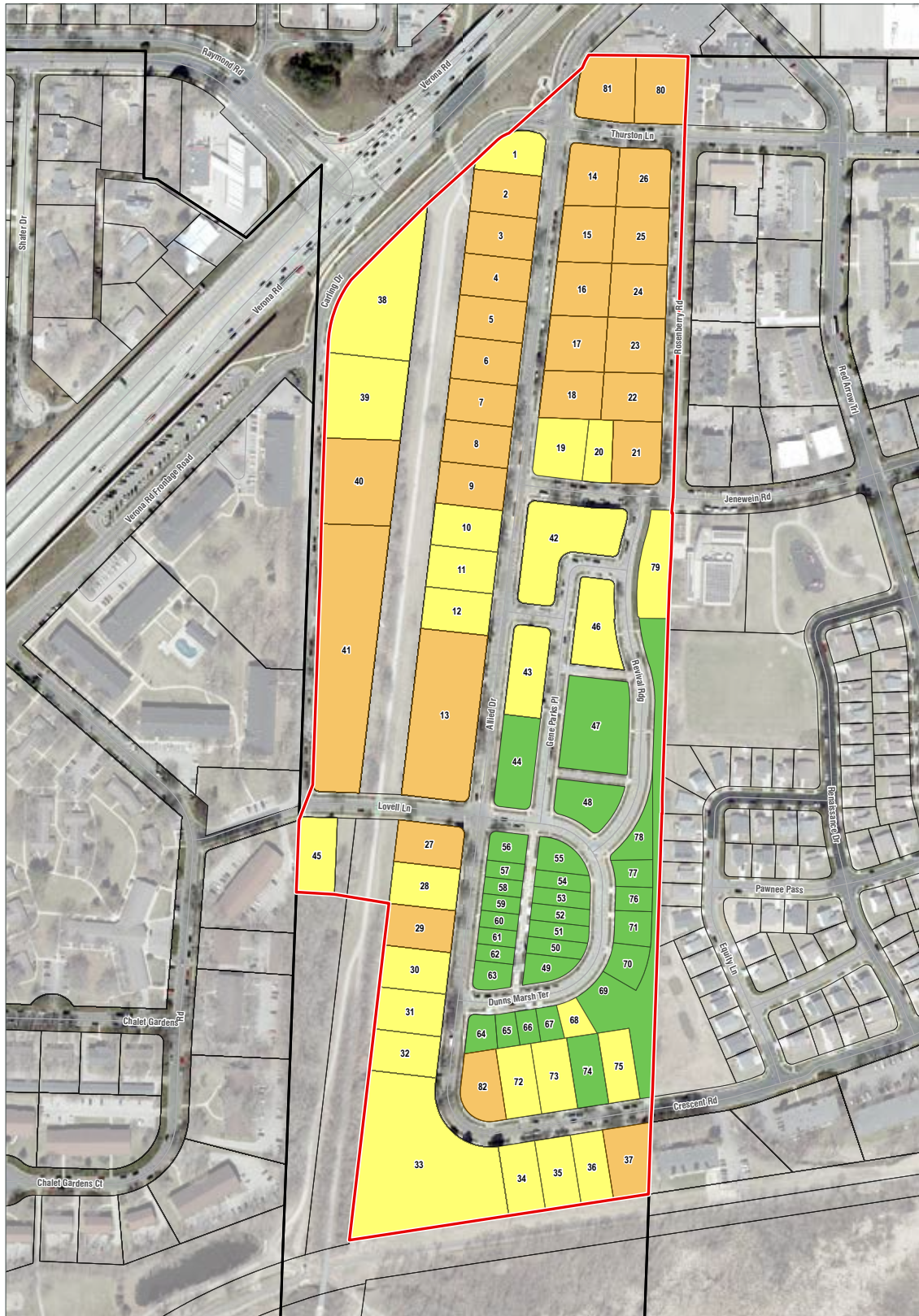


Bike Path (good)

## 5. Summary and Conclusions

Of the total area evaluated for blight (approximately 32.24 acres), 43.3% of this area (approximately 13.96 acres) has been determined by this study to be blighted. Based on our evaluations, there are blighted parcels scattered throughout the study area though most of the blighted parcels are those with older, 8-unit apartment buildings in the northern half of the study area.

Status	Parcels	Area (sq. ft.)	% by Area
Satisfactory	29	257,455.73	18.33%
Deteriorating	25	538,281.12	38.33%
Poor	28	608,644.41	43.34%
Very Poor	0	0.00	0.00%
<b>TOTAL</b>	<b>82</b>	<b>1,404,381.26</b>	<b>100%</b>



Data Sources:



- Municipal Boundary
- Poor
- Deteriorating
- Satisfactory
- Very Poor
- Not Evaluated
- Parcels

## Study Area

City of Madison  
Dane County, WI