

**SURVEY OF CONDITIONS FOR PROPOSED
BADGER ROAD/ANN STREET/PARK STREET
REDEVELOPMENT PROJECT**

Report on Blight Determination

**Prepared by:
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July 12, 2005

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MEMORANDUM

Date: July 15, 2005

To: Daniel Rolfs, City of Madison

From: Gary Peterson, AICP

Regarding: City/Town Areas

	Number of Standard Parcels	Area of Standard Parcels	Number of Blighted Parcels	Area of Blighted Parcels	Total of the Area
Town of Madison	25	682,565	54	2,315,035	2,997,600
City of Madison	22	921,863	53	1,722,624	2,644,487
Total	47	1,604,428	107	4,037,657	5,642,087

The Town has 42.5% of the standard area. The City has 57.5% of the standard area.

The Town has 57.3% of the blighted area. The City has 42.7% of the blighted area.

The Town has 53.1% of the area. The City has 46.9% of the area.

If you have any questions, please call.

Background Summary

This report finds that the proposed Badger/Ann/ Park Street Redevelopment District, which is part of the city of Madison, town of Madison and city of Fitchburg annexation agreement, constitutes a blighted area under the provisions of Wisconsin Statutes 66.1333 (2m) (b), which govern Redevelopment Districts. This district consists of part of the city of Madison and part of the town of Madison. The proposed district is shown on the Existing Land Use Map in Appendix C.

The district is generally located north of the beltline highway, south of Wingra Creek, west of the Wisconsin and Southern Rail Line and east of Fish Hatchery Road. The district is oriented on Park Street and then extends to the west along Badger road and Ann Street.

The district is composed of many uses. It has retail outlets, offices, school, water utility building, single-family residents, multifamily residents, motel, car wash, warehouse, recycling facility and other uses.

The area is blighted due to inadequate construction, age of buildings, and impact of high traffic volumes, dense urban uses, inefficient site layout and neglect to structures. Porches, brick walls, stone foundations, doors and doorframes, windows and window frames, shingles and roofing material deteriorate with time. Structures become obsolete. Masonry walls and foundations are subject to cracking and deterioration. Buildings not energy efficient, changes in transportation patterns and changes in the types of businesses have also become very important factors in this district.

Below are the blighting influences identified within the proposed district:

- Deteriorated Structures
- Obsolete Structure not Suited for Development
- Land Underutilization
- Lack of Parking
- Faulty Lot Layout
- Lack of Open Space
- Overcrowding of Buildings on the Land
- Identifiable Hazards to Health & Safety of the Community
- Poor Site Condition
- Poor Walks and Driveways
- Inadequate Outdoor Storage and Screening
- Lack of Handicap Accessibility
- Other Conditions

Structural Survey

Methodology

Mid-America Planning Services, Inc., consultants to the City of Madison conducted the initial field surveys from May 2003 through February 2005. All the surveys were rechecked in July 2005. One survey was completed for each building or structure. If one structure occupied two parcels, only one survey was completed. If more than one

structure was on a parcel, a survey was completed for each structure. One survey was completed for each parcel without a building. In several cases, one use shared multiple parcels, and then only one survey was completed. There are two parcels with numbers, which appear to have no area. There are 154 parcels including two ghost parcels and it required 200 surveys forms to complete the survey including the two ghost parcels. An example of the survey form used is found in Appendix A.

The survey consisted of:

Land Use – The field survey enumerator recorded the existing land use of each parcel of land.

Exterior Structural Conditions of Buildings – The survey enumerator recorded the structural conditions of all buildings. The survey consisted of a 100 percent exterior inspection of all buildings.

Evaluating Building Conditions

Primary or Critical Structural Elements – These components are the critical elements of a structure. They have one or more defects, either limited or extensive, if evidence of any of the following conditions exists:

Foundation:

- seepage
- crumbling
- rotting
- leaning
- bulging
- sagging
- holes
- structural cracks
- loose, broken or missing structural material
- construction not providing adequate protection

Exterior Walls

- seepage
- crumbling
- rotting
- leaning
- bulging
- sagging
- holes
- loose, broken or missing structural material
- construction which does not provide adequate protection against the elements

Roof

- rotting
- sagging
- loose, broken or missing structural material
- missing cornices and flashings

- holes
- loose, broken, cracked or missing structural material
- construction not providing adequate protection against the elements

Secondary or Non-Critical Structural Elements – These components are the non-critical elements of a structure. They have one or more defects if evidence of any of the following conditions exists:

Chimneys and Flues

- crumbling
- rotting
- sagging
- leaning
- loose, broken, cracked or missing material
- smoke seepage

Exterior Porches

- crumbling
- rotting
- sagging
- leaning
- loose, broken or missing material

Exterior Stairs

- missing
- rotting
- leaning
- sagging
- tilting
- holes
- shaky or weak spots
- unsafe steps or railings
- loose, broken or missing material
- missing risers, treads or railings

Exterior Doors

- missing
- rotting
- seepage
- leaning
- loose, broken or missing material
- holes
- inoperative
- construction not providing for adequate protection against elements

Windows

- missing
- rotting
- seepage
- sagging
- loose, broken or missing material

- inoperative
- construction not providing for adequate protection against elements

Rating Criteria for the Structure

Based on inspection and evaluation, the condition of each component of the structure was placed in one of five categories:

Satisfactory
Maintenance
Minor Deficiency
Moderate Deficiency
Major Deficiency

Components consist of at least one element, but can consist of many elements. As an example, a poured concrete foundation would consist of only one element, the poured concrete. A chimney can consist of a number of elements including flue, crown or cap, building material, usually brick, and mortar. A roof can consist of a number of elements including the cover material, usually shingles, fascia, soffit, gutters and downspouts.

Satisfactory – This condition exists when there is an absence of any defect and/or requirement for maintenance.

Maintenance – This condition exists when routine steps are required to improve, protect and/or correct normal wear and tear, which may arise in components because of weathering, aging and/or use.

Minor Deficiency – This condition exists when there are defects in an element that are beyond the scope of “Maintenance” which require repair or replacement not exceeding 20 percent of the element.

Moderate Deficiency – This condition exists when there are defects in a particular element or group of elements that are more serious than in the “Minor Deficiencies” category. The defects relating to a “Moderate Deficiency” require the reconstruction or replacement of approximately 20-50 percent of the element.

Major Deficiency – This condition exists when there are defects in a particular element or group of elements of a component that seriously impair the ability of the component to function in its intended capacity. Deficiencies in an element of a component, which require replacement, reconstruction and/or extensive repair to over 50 percent of the element, constitute a “Major Deficiency”.

The primary and secondary components of each structure were rated on a points system using the categories above. Each primary and secondary component was given a value depending on the importance of the component. The value of the component was then multiplied by values shown below.

0	Satisfactory
0	Maintenance
1	Minor Deficiency
2	Moderate Deficiency
3	Major Deficiency

A total score was then calculated. The score for each structure is shown in Appendix E.

Blighting Influences

Blighting influences were also documented by the enumerator including but not limited to; Poor Walks and Driveways, Inadequate Outdoor Storage and Screening, Incompatible Use or Land Use Relationship, Obsolete Buildings Not Suited for Development, Land Underutilization, Non-Accessory Parking, Lack of Parking, Faulty Lot Layout, Lack of Open Space, Overcrowding of Buildings on the Land, High Density of Population or Over Crowding, Identifiable Hazards to Health and Safety of the Community, Poor Site Condition, Out of Scale with Surrounding Buildings, and Lack of Handicap Accessibility. Other blighting influences that were not listed above were also documented on each survey sheet. As part of the field survey conducted, 289 blighting influences were identified. Blighting influences summarized by block are shown in Appendix D. **The study utilized 200 surveys or an average of 1.44 blighting influences per survey on 154 parcels or 1.87 blighting influences per parcel.**

Rating System for Parcels with Structures

The total score for each structure along with blighting influences was used to assign each structure into a category. The structural soundness of all buildings was rated using the following system.

(0 to 50) Standard – Where all primary components are sound and in good repair or requiring only normal maintenance.

(51 to 490) Blighted But Can Be Corrected – Where primary structural components are in need of repair beyond normal maintenance.

(491 and up) Blighted Site May Require Clearance – Where the primary structural components have a critical defect that may not be correctable.

The number of “standard”, “blighted, but can be corrected” and “blighted may require clearance”; structures are shown by block in Appendix D.

Rating System for Parcels without Structures

Parcels that were vacant or parking lots were not considered blighted just for being vacant. They could be blighted if the land was underutilized, had blighting influences associated with them or were largely unusable due to their shape, lack of access or size. The blighting influences that were recorded are listed in the blighting influences section of this report.

Statutory Definitions of Blight

“Blighted area” means:

An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision of 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.

Existence of Dilapidation, Deterioration, Age or Obsolescence

Parcels within the study area displayed various structural wear due to age, lack of maintenance, and lack of replacement or poor site maintenance.

Thirty-four structures in the study area showed foundation deterioration demonstrated by instances of cracking, chipping or crumbling.

Eighty-five structures had exterior wall deterioration including cracking, bulging or signs of attempted repair.

Eighty-one structures have some degree of observable roof deterioration including missing or rotted shingles and uneven roofs indicating ineffective repair or water damage to the roof itself or missing and deteriorating fascia and soffit.

Eight structures displayed different degrees of deficiencies regarding chimneys. Common deficiencies included bricks or mortar deteriorating or missing.

There were eighty-eight porches (or elevated entries) and six stairs that were found to be in poor condition. Deficiencies included rotted, warped wood, slanted structures and inadequate railings. Fifty-one structures had deficient doors. Deteriorated windows affected eighty-nine structures. There were no structures that had any deteriorated additions or deteriorated auxiliary additions.

Inadequate Provision of Ventilation, Light, Air or Sanitation

The concern under this category was the lack of screening for stored refuse on that was found on thirty-two parcels. There were twenty-six parcels that had trash and other objects scattered about.

Conditions which Endanger Life or Property by Fire and Other Causes

One parcel had safety and health conditions which represent danger to the person or were potential fire hazards. These included: age, structural safety of existing chimneys or masonry walls and open storage of refuse. Another set of conditions

included the one hundred and one properties having poor walks and driveways and in many cases a lack of hand rails on steps and stairs. These conditions pose dangers to pedestrians.

Conditions Detrimental to the Public Health, Safety, Morals and Welfare

The deficiencies discussed above illustrate conditions detrimental to public health, safety, morals and welfare that were noted upon evaluation of the study area. Intermediate and critical structural deficiencies, open storage of refuse and other hazardous items and unsafe porches all illustrate detrimental conditions.

Findings for the Proposed Redevelopment District

The blight findings for a Redevelopment District are primarily based on structural conditions in the proposed redevelopment area. In tabulating for blight:

- ◆ Forty-seven parcels are in standard condition (1,604,428 square feet);
- ◆ One hundred six parcels are "blighted, but correctable" (3,919,416 square feet); while
- ◆ One parcel was identified as "blighted and may require clearance" (118,243 square feet).

There are 154 parcels with 189 structures within the proposed district, of which, 137 structures were rated as blighted, including one that was blighted and may require clearance.

Twelve of the fourteen parcels without a structure were blighted. Eight were vacant commercial and other properties while six were surface parking lots. There were two nonexistent, ghost parcels. Streets were not calculated in the total area.

The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be **71.56 percent of the area**. This meets the blight area requirement found in Section 66.1333(2m)(b), Wisconsin Statutes. The map in Appendix B delineates the blighted areas from areas that are not.

Structures – Blighted and Standard Quality

	Number of structures	Percentage of Total Structures
Substandard Blighted	1	0.52
Correctable Blighted	136	71.95
Standard	52	27.51
Bldg being Rehabilitated	0	0
Total	189	100.0

Area of all Parcels that can be corrected– Blighted and Standard

	Number of parcels	Square Feet Occupied	Percent of Total Area (Rounded)
Substandard Blighted	1	118,243	2.09
Correctable Blighted and Vacant Blighted	106	3,919,416	69.46
Standard	47	1,604,428	28.43
Bldg being Rehabilitated	0	0	0
Total without roads	154	5,642,087	100.0

Area of all Parcels in acres – Vacant and Occupied
(To be vacant a parcel must have been vacant for the past 7 years)

	Area in acres	Percent
Occupied	127.59	99.9994
Vacant	0.07	0.0006
Total without roads	127.66	100

Summary

In summary, it is the finding of this report that the proposed Badger/Ann/Park Street Redevelopment District constitutes a blighted area under the provision of Wisconsin Statutes 66.1333, which governs Blighted Areas and Redevelopment Districts.

APPENDIX A: SURVEY FORM

Community _____ Job # _____ Date _____ Enumerator _____

Project Madison TIF District #34 / PARK STREET

Address _____

Uses _____ Basement _____

1st Floor _____ 2nd Floor _____

3rd Floor _____ 4th Floor _____

Block # _____ # Housing Units _____ # Nonresidential Units _____

Parcel # _____ Land Use _____ Bldg. Under Construction _____

Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____

Masonry/Frame _____ Age of Structure _____

Existing and Prior Violations _____

Building Improvements Permit _____

Other Information _____

Structural Conditions

Components	Exterior Elements					Point Factor	Points
	Rating						
Primary	S	0	1	2	3		
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	
Ext. Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40	
Primary Subtotal							
Secondary	S	0	1	2	3		
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	
Porches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	
Addition (s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40	
Aux Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	
Grand Total							

S= Satisfactory
 0= Maintenance
 1= Minor Deficiency
 2= Moderate Deficiency
 3= Major Deficiency

MAPS ID# _____

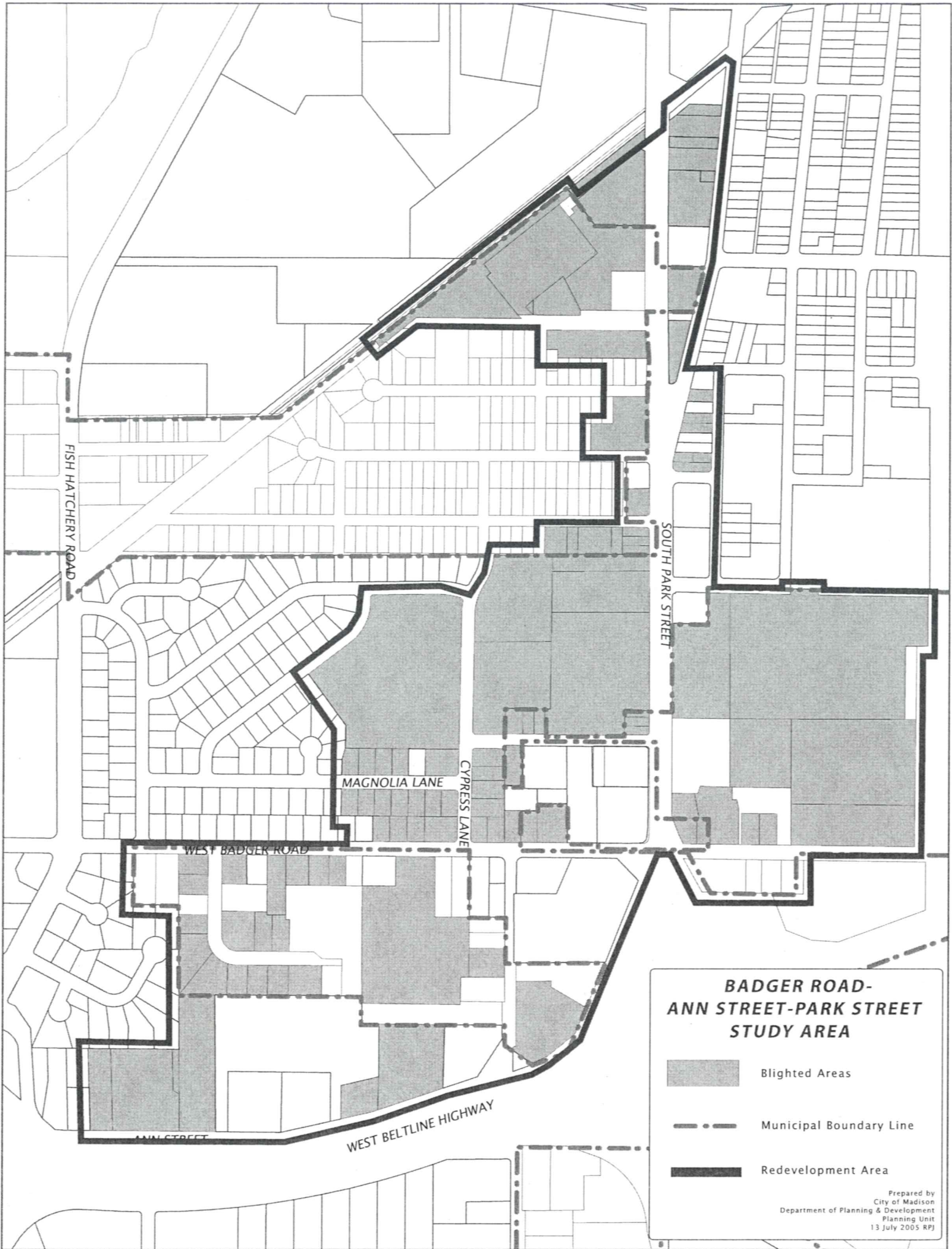
Blighting Influences

- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of Handicap Accessibility _____
- Other _____



Building and Site Evaluation

- Structure Standard
- Structure is Blighted, but can be Corrected
- Structure is Blighted and Substandard to a Degree
- Blighted Site Requiring Clearance

APPENDIX B: MAP OF BLIGHTED AREAS



**BADGER ROAD-
ANN STREET-PARK STREET
STUDY AREA**

-  Blighted Areas
-  Municipal Boundary Line
-  Redevelopment Area

APPENDIX C: MAP OF EXISTING LAND USES

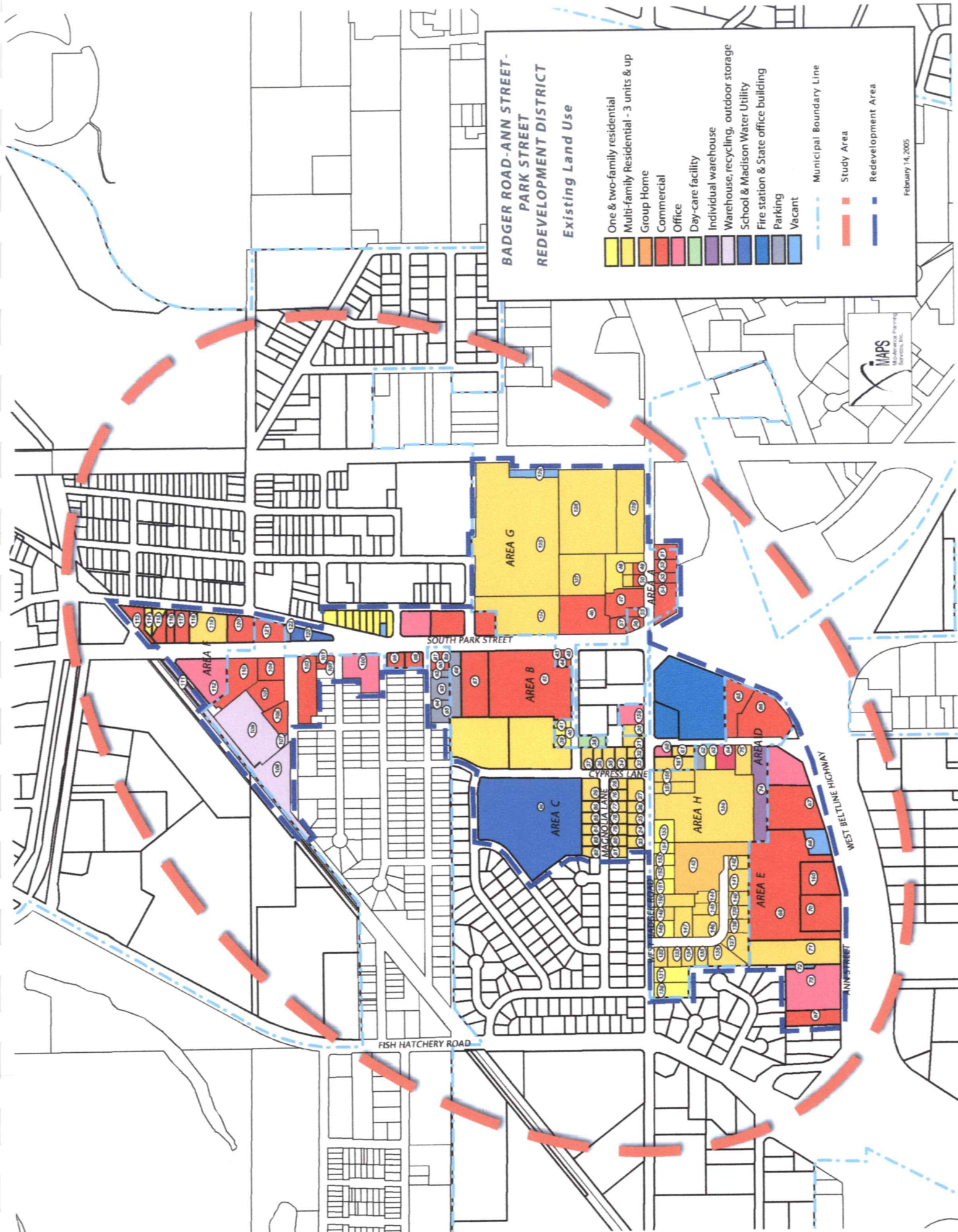
**BADGER ROAD-ANN STREET-
PARK STREET
REDEVELOPMENT DISTRICT**

Existing Land Use

- One & two-family residential
- Multi-family Residential - 3 units & up
- Group Home
- Commercial
- Office
- Day-care facility
- Individual warehouse
- Warehouse, recycling, outdoor storage
- School & Madison Water Utility
- Fire station & State office building
- Parking
- Vacant

- Municipal Boundary Line
- Study Area
- Redevelopment Area

February 14, 2005



APPENDIX D: LISTING OF PARCELS BY BLOCK

Area	Parcel #	Address	Exterior Structural Rating	Blighting Influences	Standard	Blighted Correctable	Blighted May Require Clearance	Blighted Structures Requiring Clearance	Building Being Rehabilitated	Use
A	48	700-704 Badger Rd	35	3	X					Multi-family
A	49	706 Badger Rd	130	2		X				Commercial/Residential
A	50	714 Badger Rd	85	2		X				Commercial/Residential
A	47	2431 Badger Rd	265	3		X				Commercial
A	55	2501 Park St	0	1						Vacant Lot- Blighted
A	56	2421 Park St	190	3		X				Commercial
A	57	2413 Park St	205	1		X				Bus Transfer Firestone
A	46	2401 Park St	0	2	X					Commercial
A	54	2501 Park St	0	1	X					Commercial
A	51,52,53	Badger Rd	0	2	X					Commercial
B	89,90,91	2200 Park St	140	3		X				Commercial
B	88,92,93,94,95	2204 Park St	0	2						Parking Lots- Blighted
B	42	2306-2222 Park St	225	3		X				Commercial
B	87	2202 Park St	180	0		X				Commercial
B	41	836 Hughes	110	0		X				Residential
B	40	Hughes	165	0		X				Residential
B	39	844 Hughes	130	0		X				Residential
B	43,44,45	2342 Park St	185	3		X				Commercial
C	29	902 Magnolia	70	1		X				Multi-Family
C	86	910 Magnolia	10	0	X					Multi-Family
C	85	914 Magnolia	80	0		X				Multi-Family
C	84	918 Magnolia	80	0		X				Multi-Family
C	83	922 Magnolia	210	0		X				Multi-Family
C	82	926 Magnolia	115	0		X				Residential
C	23	922 Badger Rd	45	0	X					Multi-Family
C	24	918 Badger Rd	150	3		X				Multi-Family
C	25	914 Badger Rd	85	1		X				Multi-Family
C	26	910 Badger Rd	130	0		X				Multi-Family
C	27	902 Badger Rd	160	1		X				Multi-Family
C	28	2414 Cypress	85	0		X				Multi-Family

G	128G	625 Badger Rd	260	2					X			Multi-family
G	128F	615 Badger Rd	220	3					X			Multi-family
G	129E	620 Badger Rd	210	3					X			Multi-family
G	129D	630 Badger Rd	140	2					X			Residential
G	128M	2331 Park St.	145	3					X			Multi-family
G	128N	2341 Park St.	330	1					X			Multi-family
G	127A	2306 Park St.	45	3				X				Multi-family
G	127B	2316 Park St.	290	3					X			Multi-family
G	127C	2326 Park St.	255	4					X			Multi-family
G	125N	2203 Park St.	140	3					X			Multi-family
G	125M	2207 Park St.	110	2					X			Multi-family
G	125L	2211 Park St.	100	1					X			Multi-family
G	125K	2215 Park St.	270	2					X			Multi-family
G	125J	2219 Park St.	270	2					X			Multi-family
G	125I	2223 Park St.	150	1					X			Multi-family
G	125H	2227 Park St.	140	2					X			Multi-family
G	125G	2231 Park St.	130	0					X			Multi-family
G	126	2305 Park St	0	0								Vacant-
												Blighted
G	125F	2235 Park St.	200	0					X			Multi-family
G	125E	2239 Park.	200	0					X			Multi-family
G	124D	2243 Park.	180	0					X			Multi-family
G	124C	2309 Park	230	0					X			Multi-family
G	124B	2301 Park	260	0					X			Multi-family
G	124A	2305 Park	210	0					X			Multi-family
H	130	1119 Badger Rd	0	1				X				Residential
H	131	1115 Badger Rd	10	1				X				Residential
H	132	1105 Badger Rd	155	1					X			Multi-Family
H	148	1033 Badger Rd	60	0					X			Residential
H	149	1029 Badger Rd	10	2				X				Multi-Family
H	150	1925 Badger Rd	80	4					X			Multi-Family
H	151	1019 Badger Rd	220	3					X			Residential
H	152	1013 Badger Rd	140	1					X			Residential
H	153	1007 Badger Rd	140	1					X			Residential
H	154	1001 Badger Rd	0	1				X				Residential

H	155	Rd	937 Badger Rd	0	1	X						Residential
H	156-M		Badger Rd	160	2		X					Multi-Family
H	156-L		Badger Rd	100	2		X					Multi-Family
H	156-K		Badger Rd	100	1		X					Multi-Family
H	156-J		Badger Rd	120	2		X					Multi-Family
H	156-I		Badger Rd	100	1		X					Multi-Family
H	156-H		Badger Rd	200	2		X					Multi-Family
H	156-G		Badger Rd	200	2		X					Multi-Family
H	156-F		Badger Rd	100	2		X					Multi-Family
H	156-E		Badger Rd	200	2		X					Multi-Family
H	156-D		Badger Rd	100	1		X					Multi-Family
H	156-C		Badger Rd	100	1		X					Multi-Family
H	156-B		Badger Rd	135	2		X					Multi-Family
H	156-A		Badger Rd	105	2		X					Multi-Family
H	157		903 Badger Rd	5	1	X						Multi-Family
H	158		901 Badger Rd	15	1	X						Multi-Family
H	159		818 Badger Rd	190	2		X					Commercial
H	161		837 Badger Rd	30	2	X						Multi-Family
H	147(1)		2451 Fiedler Ln	0	1	X						Multi-Family
H	147(2)		2451 FiedlerLn	0	1	X						Multi-Family
H	146(2)		2487, 2481 Fiedler Ln	270	1		X					Multi-Family
H	146(1)		1034 Fiedler Ln	160	1		X					Multi-Family
H	145		1026 FiedlerLn	100	2		X					Multi-Family
H	144		1024 FiedlerLn	60	2		X					Multi-Family
H	143-H		1001 FiedlerLn	0	0	X						Multi-Family
H	143-G		1002 FiedlerLn	0	1	X						Multi-Family
H	143-F		1004 FiedlerLn	0	1	X						Multi-Family
H	143-E		1006 FiedlerLn	0	0	X						Multi-Family
H	143-D		1008 Fiedler Ln	0	1	X						Multi-Family
H	143-C		1010 FiedlerLn	0	1	X						Multi-Family
H	143-B		1012 FiedlerLn	10	0	X						Multi-Family
H	143-A		1014 FiedlerLn	40	1	X						Multi-Family
H	142		1015 FiedlerLn	10	1	X						Multi-Family
H	141		1019-1023 Fiedler Ln	65	1		X					Multi-Family
H	140		1025 FiedlerLn	120	1		X					Multi-Family
H	139		1029 FiedlerLn	60	1		X					Multi-Family
H	138		1033 FiedlerLn	150	1		X					Multi-Family
H	137		1035 FiedlerLn	190	0		X					Multi-Family
H	136		2500 FiedlerLn	90	1		X					Multi-Family
H	135		2470 FiedlerLn	120	2		X					Multi-Family
H	134		2442 FiedlerLn	40	1	X						Multi-Family

APPENDIX E: SURVEY FORMS

Delivered separately.

APPENDIX F: BLIGHT PHOTOS



1818 South Park St
Cracked Wall
October 25, 2003



2216 South Park St
Cracked Wall
May 25, 2003



1818 South Park St
Cracked Wall
October 25, 2003



1818 South Park Street
Cracked Wall
October 25, 2003



2216 South Park Street
Cracked Wall
May 25, 2003



1202 Ann Street
Blighted Parking Lot
October 25, 2003



2200 South Park Street
Obsolete sign base and cracked
driveway
May 25, 2003



2116 South Park Street
Blighted sign and blighted parking lot
May 25, 2003



2431 South Park Street
Cracked wall, blighted parking lot
May 25, 2003



2421 South Park Street
Vacant building, sagging eave trough
May 25, 2003



2431 South Park Street
Cracked and water damaged wall,
May 25, 2003



2421 South Park Street
Exposed wiring, bent and dented
posts
May 25, 2003



2421 South Park Street
Blighted driveway and parking lot,
water damaged wall
May 25, 2003



700 West Badger Road
Deteriorated roof and window frame
May 25, 2003



2421 South Park Street
Blighted driveway and parking lot
May 25, 2003



2465 South Perry Street
Sagging Roof
May 25, 2003



2505 South Perry St
Bent Posts
May 25, 2003



1850 Beld Street
Cracked wall with water damage
October 25, 2003



1010 Ann Street
Blighted Parking Area
October 25, 2003



1010 Ann Street
Abandoned sign posts, blighted
parking areas
October 25, 2003

Park Street



836 Hughes Place
Deteriorated porches and roof at
May 25, 2003



918 Magnolia Lane
Deteriorated porch, steps and unsafe
steps
May 25, 2003



833 Hughes Place
Lack of trash container screening
May 25, 2003



1114 Ann Street
Unscreened trash container
October 25, 2003

Park Street



1114 Ann Street
Deteriorated porch posts
October 25, 2003



1114 Ann Street
Cracked Wall
October 25, 2003



1114 Ann Street
Water damaged wall
October 25, 2003



1114 Ann Street
Cracked foundation
October 25, 2003

Park Street



1114 Ann Street
Cracked foundation
October 25, 2003



1824 South Park Street
Deteriorated sign base
October 25, 2003



1500 South Park Street
Deteriorated drive
October 25, 2003



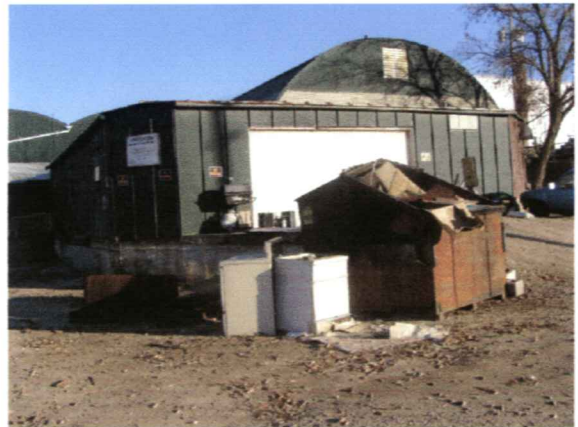
1800 South Park Street
Signs in disrepair
October 25, 2003



1800 South Park Street
Non-functional trash containers
October 25, 2003



1817 South Park Street
Deteriorated roof
October 25, 2003



1818 South Park Street
Trash/unscreened trash containers
October 25, 2003



1818 South Park Street
Cracked wall and foundation
October 25, 2003



1818 South Park Street
Cracked wall and foundation
October 25, 2003



1818 South Park Street
Cracked wall and foundation
October 25, 2003



1800 South Park Street
Deteriorated Containers
October 25, 2003



1818 South Park Street
Trash and cracked wall, deteriorated
door and window
October 25, 2003



1818 South Park Street
Deteriorated fence/trash
October 25, 2003



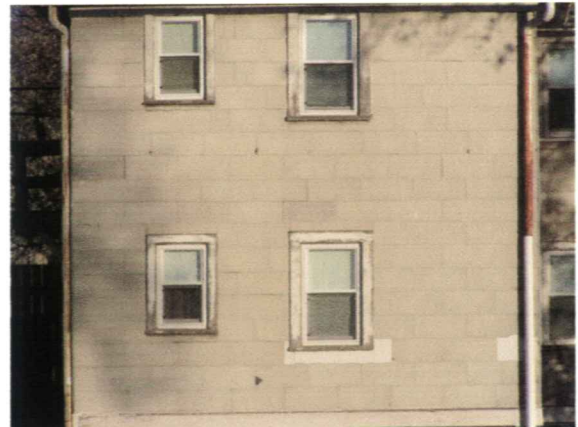
1818 South Park Street
Deteriorated door
October 25, 2003



1818 South Park Street
Rotten fascia and roof joists
October 25, 2003



1800 South Park Street
Junked, abandoned truck
October 25, 2003



1810 Beld Street
Deteriorated wall and window frames
October 25, 2003



1817 South Park Street
Cracked wall
October 25, 2003



1810 Beld Street
Rotted porch
October 25, 2003



1810 Beld Street
Deteriorated windows
October 25, 2003



1817 South Park Street
Trash, bent posts
October 25, 2003



1823 South Park Street
Deteriorated shingles and boarded
windows
October 25, 2003



1850 Beld Street
Cracked drive, unscreened trash
containers
October 25, 2003



1850 Beld Street
Cracked wall
October 25, 2003



2331 Badger Parkway
Unscreened trash containers
October 25, 2003



2306 Badger Parkway
Uneven porch
October 25, 2003



2306 Badger Parkway
Deteriorated window frame
October 25, 2003

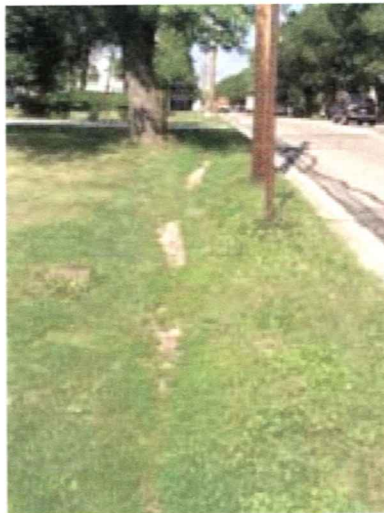
Park Street



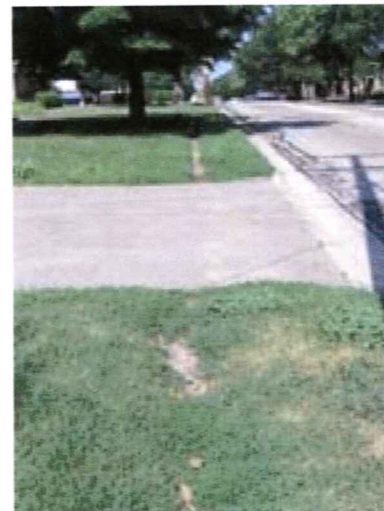
Badger road
Missing Sidewalk
July 7, 2005



Badger Road
Missing Sidewalk
July 7, 2005

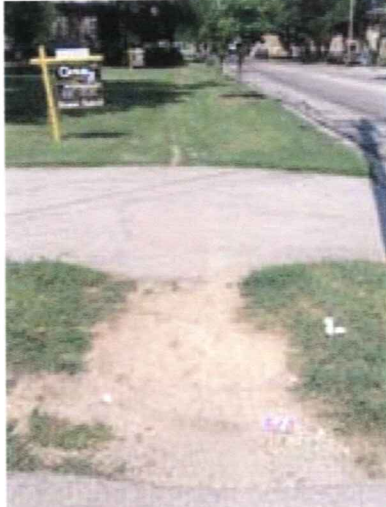


Badger Road
Missing Sidewalk
July 7, 2005



Badger Road
Missing Sidewalk
July 7, 2005

Park Street



Badger Road
Missing Sidewalk
July 7, 2005



Badger Road
Missing Sidewalk
July 7, 2005



Missing Sidewalk
Badger Road
July 7, 2005



Missing Sidewalk
Perry Street
July 7, 2005

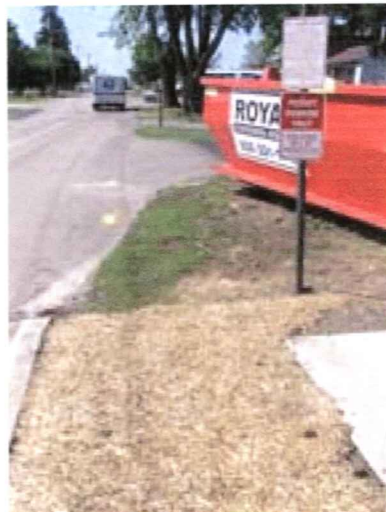
Park Street



Perry Street
Missing Sidewalk
July 7, 2005



Perry Street
Missing Sidewalk
July 7, 2005



Perry Street
Missing Sidewalk
July 7, 2005



Perry Street
Missing Sidewalk
July 7, 2005

Park Street