

Capitol Gateway TID # 36

Report on Blight Determination

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**Prepared by:
Mid-America Planning Services, Inc.
621 N. Sherman Ave.
Madison, WI 53704
608-249-2514**

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Background Summary

This report finds that the proposed Tax Incremental District #36, Capitol Gateway, which is part of the city of Madison, constitutes a blighted area under the provisions of Wisconsin Statutes 66.1105 (4) (gm) 4a, which governs Tax Increment Finance Districts. The proposed district is shown on the Existing Land Use Map in Appendix C.

The district is generally located on either side of East Washington Avenue between Blair Street and the Yahara River.

The district is composed of numerous uses. It has commercial businesses, an electric power plant, a heating plant, parks, railroad right-of-way, day care facility, single-family residences, multifamily residences, vacant parcels and other uses.

The area is blighted due to underutilization of the land and structures, obsolete structures, age of buildings, dense urban uses, and neglect to structures. Masonry walls, foundations, doors and doorframes, windows and window frames, roofing material deteriorate with time. Structures become obsolete. Masonry walls and foundations are subject to cracking and deterioration. Changes in transportation patterns, development of new uses, changes to land use and changes in types of businesses have also become important factors leading to a blighted area. Many structures are now used for purposes for which the structure was not built. Further, high-energy costs have resulted in building modifications that have lead to blighted conditions.

Below are the blighting influences identified within the TID #36 Area:

- Obsolete Structure not Suited for Development
- Land Underutilization
- Lack of Parking
- Incompatible Land Use Relationship
- Identifiable Hazards to Health and Safety of the Community
- Out of Scale with Surrounding Buildings
- Poor Walks and Driveways
- Inadequate Outdoor Storage and Screening
- Lack of Handicap Accessibility
- Poor Site Conditions
- Graffiti
- Poor Condition of Fence
- Pedestrian Impediment
- Deteriorated Sign Post
- Overcrowding of the Building on the Land
- Deteriorated Screening of a Parking Lot
- Lack of Open Space
- Overcrowding of Buildings on the Land
- Equipment Stored Outdoors

Structural Survey

Methodology

Mid-America Planning Services, Inc., consultants to the city of Madison conducted the field surveys in May and June of 2005. One survey was completed for each building or structure. 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. There are 224 parcels and 191 structures. 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. The Land Use of each parcel is shown in Appendix C.

Exterior Structural Conditions of Buildings – The survey enumerator recorded the structural conditions of all buildings. The survey consisted of an exterior inspection of all buildings. In evaluating the building's condition the following criteria were used:

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 point 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

The enumerator documented 353 blighting influences as part of the field survey. The majority, but not all, of these blighting influences fit the following categories: Obsolete Structure not Suited for Development, Land Underutilization, Lack of Parking, Incompatible Land Use Relationship, Identifiable Hazards to Health and Safety of the Community, Out of Scale with Surrounding Buildings, Poor Walks and Driveways, Inadequate Outdoor Storage and Screening, Lack of Handicap Accessibility, Poor Site Conditions, Graffiti, Poor Condition of Fence, Pedestrian Impediment, Deteriorated Sign Post, Overcrowding of the Building on the Land, Deteriorated Screening of a Parking Lot Lack of Open Space, Overcrowding of Building on the Land and Equipment Stored Outdoors. Blighting influences summarized by block are shown in Appendix D. **The study found 353 Blighting Influences in the study area. With 253 parcels that is an average of 1.39 Blighting Influences per parcel.**

Rating System for Parcels with Structures

Parcels with no structures were rated as blighted or not blighted based upon the number or severity of the blighting influences on the parcel. Structures were rated by using a scoring system for the exterior condition of the structure. The structural scoring system utilized the following system.

Scores of 0 to 50 were rated Standard – Where all primary components are sound and in good repair or requiring only normal maintenance.

Scores of 51 to 490 were rated as Blighted But Can Be Corrected – Where primary structural components are in need of repair beyond normal maintenance.

Scores of 491 and up were rated as Blighted Site May Require Clearance – Where the primary structural components have a critical defect that may not be correctable.

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

Findings for the Proposed TIF District

There are 253 parcels in the district of which 177 are blighted. There are 216 structures (plus another 4 structures being rehabilitated or constructed) within the proposed district, of which, 157 structures were rated as blighted and 59 standard. Note: Some parcels have no structures, other parcels have multiple structures including one parcel with 5 structures.

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.

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

One hundred forty buildings had exterior wall deterioration including cracking, bulging or signs of attempted repair.

Fifty-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.

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

Forty-one instances of porches (or elevated entries) and ten stairs in poor condition were noted. Deficiencies included rotted, warped wood, slanted structures and inadequate railings. Seventy-seven structures had deficient doors. Deteriorated windows affected one hundred thirty structures. Nine structures had a deteriorated addition or deteriorated auxiliary addition.

Inadequate Provision of Ventilation, Light, Air or Sanitation

The concern under this category was the lack of screening for stored refuse on fifty-six parcels. Thirty-six parcels had trash and other objects scattered about.

Conditions which Endanger Life or Property by Fire and Other Causes

Sixteen parcels had safety and health conditions which represent dangers 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 problems included 123 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.

In Summary

The blight findings for a TIF district are primarily based on structural conditions in the proposed TID area. In tabulating for blight:

- ◆ 4 parcels with 2 structures are being rehabilitated. That area of 75,438 sq. ft. is considered neutral and is not used in the calculation of "blighted area".
- ◆ 72 parcels both vacant and with structures are in standard condition (2,738,942 sq. ft.);
- ◆ 176 parcels both vacant and with structures are "blighted, but correctable" (6,276,525 sq. ft.); while
- ◆ 1 parcel (31,405 sq. ft.) fits in the category, "blighted and may require clearance".

The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be approximately **69.4 percent of the area**. This meets the 50 percent blight required in Wisconsin Statute 66.1105 (4) (gm) 4a. The map in Appendix B delineates the blighted areas from areas that are not. Streets were not calculated in the total area.

The percent of the area of the proposed TIF district fitting the definition of property standing vacant for an entire 7-year period immediately preceding adoption is 4.7 percent. This is within the requirement of not more than 25% of the land being vacant for the preceding 7 years.

Structures – Blighted and Standard Quality

	Number of structures	Percentage of Total Structures
Substandard Blighted	1	0.39
Correctable Blighted	176	69.56
Standard	72	28.45
Bldg being Rehabilitated or Constructed	4	1.58 However, not part of the area calculation
Total	253	100

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	31,405	0.34
Correctable Blighted and Vacant Blighted	176	6,276,525	68.80
Standard	72	2,738,942	30.02
Bldg being Rehabilitated or Constructed	4	75,438	0.82
Total without roads	253	9,122,311	100

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

	Area in Sq. Ft.	Percent
Occupied	8,689,316	95.3
Vacant	432,995	4.7
Total without roads	9,122,311	100

Summary

In summary, it is the finding of this report that the proposed Tax Incremental Financing District constitutes a blighted area under the provision of Wisconsin Statutes 66.1105 (4) (gm) 4a, which governs Tax Increment Finance Districts.

APPENDIX A: SURVEY FORM

Survey of Conditions

Community _____ Job # _____ Date _____ Enumerator _____

Project CAPITOL GATEWAY/CENTRAL EAST ISTMUSTID

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	0	1	2		
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

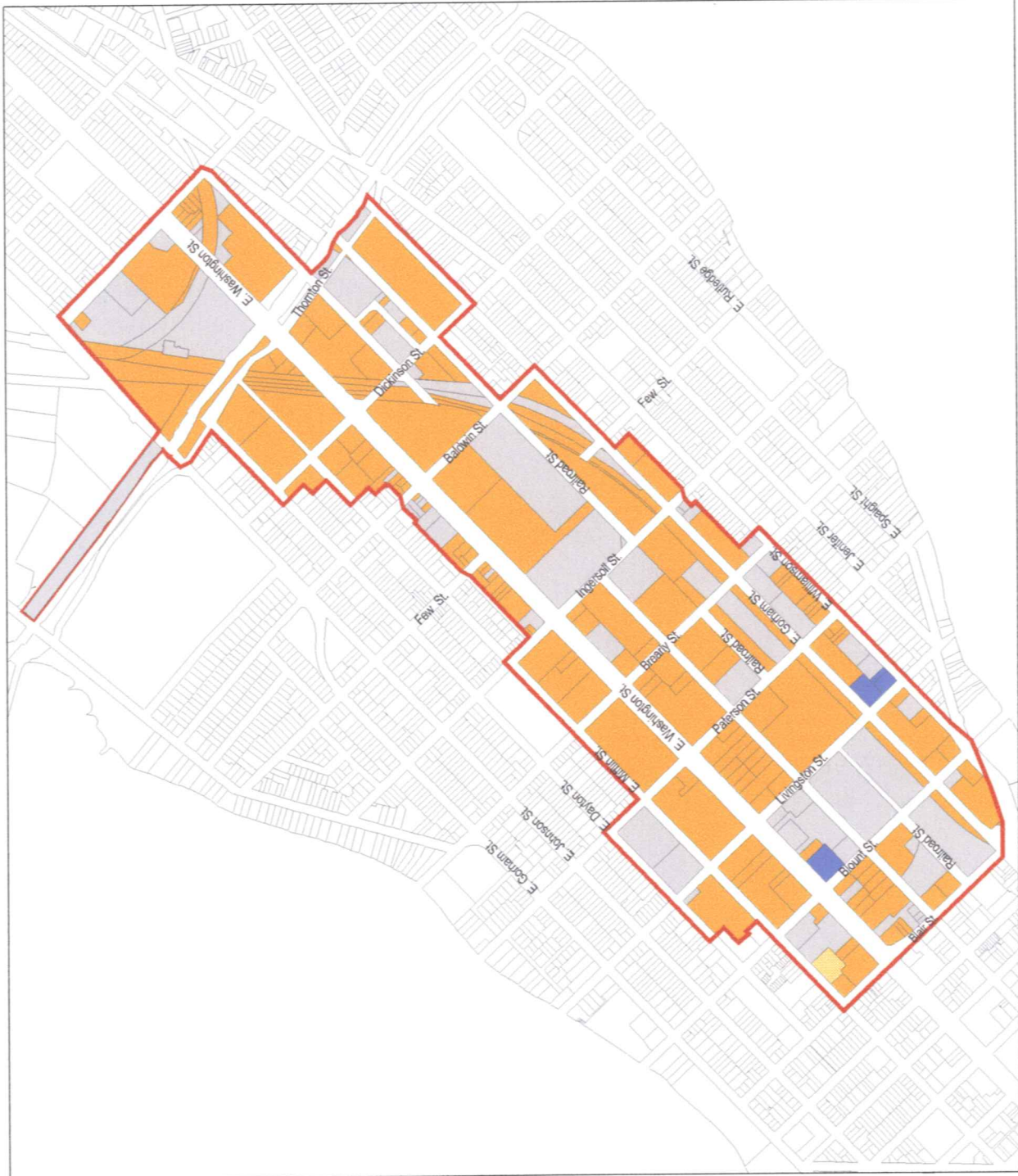
**City of Madison
Capitol Gateway
TID #36**

July 7, 2005

**Blighted Parcels
Appendix B**

Property Conditions

-  Standard
-  Blighted
-  Blighted & substandard to a degree requiring clearance
-  No decision - either being constructed or rehabilitated



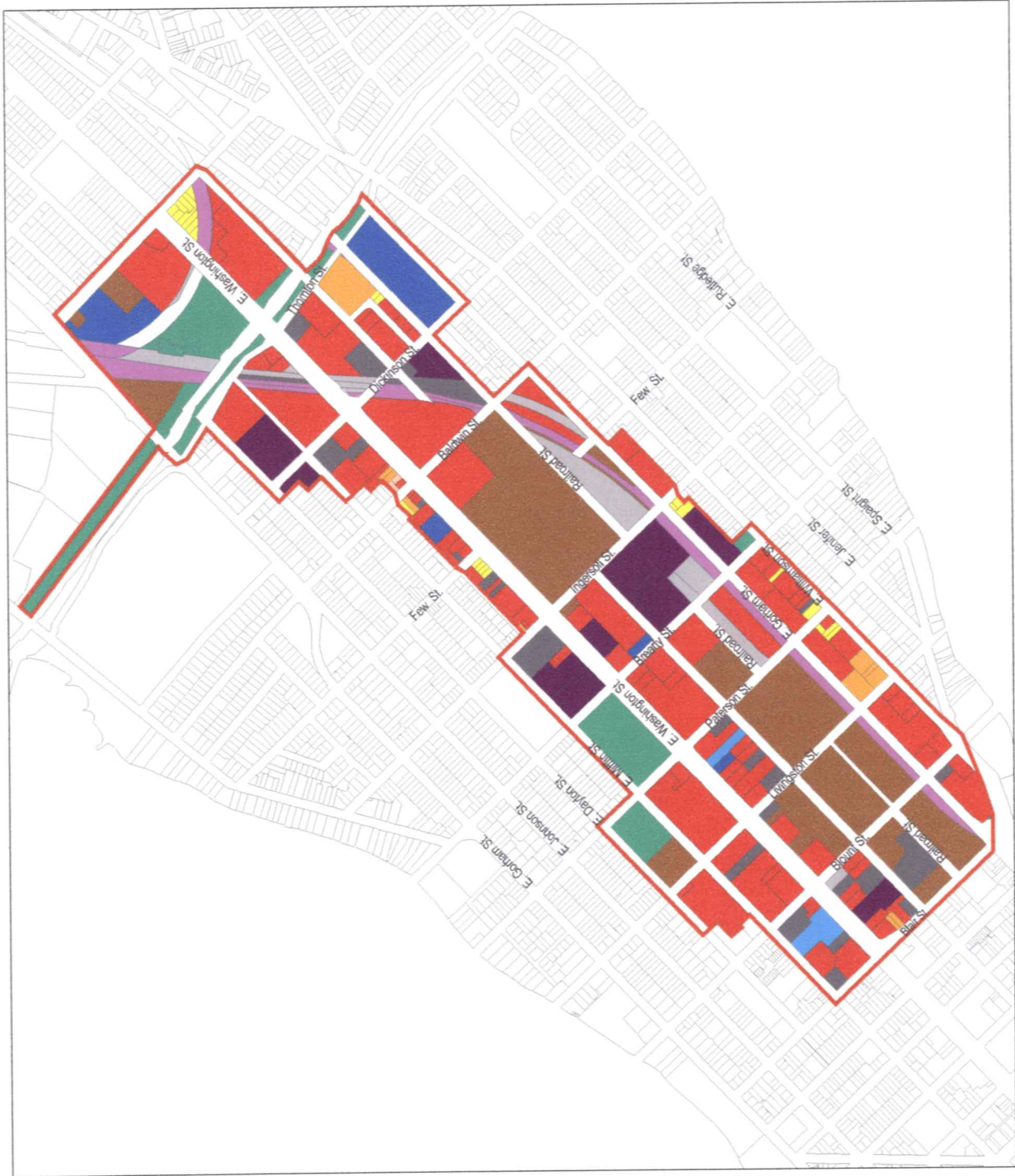
APPENDIX C: MAP OF EXISTING LAND USES

**City of Madison
 Capitol Gateway
 TID #36**

July 7, 2005

**Existing Land Use
 Appendix C**

- Existing Land Use
- Single-family residential
 - Two-family residential
 - Multi-family residential
 - Commercial
 - Industrial
 - Parking
 - Utility
 - Public
 - Semi-public
 - Park & open space
 - Railroad ROW
 - Vacant



APPENDIX D: MAP OF BLIGHTING INFLUENCES AND CONDITIONS BY BLOCK

APPENDIX E: LISTING OF PARCELS BY BLOCK

Block #	Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard Structure	Blighted Correctable Structure	Blighted or Substandard Structure to a Degree May Require Clearance	Parcel With No Structure Standard	Parcel With No Structure Blighted	Current Use
1	248	600 Williamson	105	1		X				Commercial
1	247	651 E Wilson	0	1				X		Parking Lot
1	249	654 Williamson	130	2		X				Commercial
1	250	603 E Wilson	0	0					X	Park-Blighted
2	244	602 E Wilson	0	0					X	RR ROW
2	238(1)	133 S Blair	0	1	X					Utility
2	238(2)	133 S Blair	0	0	X					Utility
3	228	643 E Main St	250	0		X				Utility
3	236	640 Railroad St	0	2				X		Parking Lot
3	235	623 E Main St	0	2				X		Parking Lot
3	242	601 E. Main St	110	0		X				Utility
3	245	115 S Blount St	260	0		X				Utility
4	209	665 E Washington	0	1					X	Vacant Lot
4	212	655 E Washington	0	2				X		Parking Lot
4	215	637 E Washington	130	1		X				Commercial
4	217(1)	Washington	130	1		X				Commercial Office
4	217(2)	650 E Main St	245	1		X				Commercial
4	218	633 E Washington	100	1		X				Commercial Storage
4	227	615 E Washington	0	2	X					Commercial Office
4	230	607 E Washington	160	1		X				Comm/Residential
4	232	Washington	135	3		X				Multi-Family
4	234	15 S Blair St	215	5		X				Multi-family
4	237	19 S Blair St	0	2				X		Parking Lot
4	240	610 E Main St	0	2				X		Parking Lot
4	241	606 E Main St	0	2				X		Parking Lot
4	241	27 S Blair St	0	2				X		Parking Lot
4	221	619 E Washington	360	3		X				Industrial
4	222	Washington	0	3						Parking Lot
4	224	640 E Main St	0	3					X	Parking Lot
4	220	636 E Main St	0	3					X	Parking Lot
4	220	644 E Main St	395	1		X				Commercial
5	207	607 E Mifflin	0	2					X	Parking Lot5

5	202	627 E Mifflin	540	3		Not correctable				Commercial
5	193	630 E Washington	20	2	X					Semi Public – Shelter
5	190	12 N Blount St	0	0			X			Parking Lot
5	201	648 E Washington	165	3		X				Commercial
5	210	622 E Washington	0	1					X	Parking Lot
5	213	608 E Washington	100	2		X				Commercial
6	152	124 N Livingston	185	0		X				Commercial
6	153	710 E Mifflin	185	3		X				Commercial
7	166	741 E Mifflin	0	4					X	Parking
7	169(1)	701 E Mifflin	210	0		X				Commercial
7	169(2)	701 E Mifflin	280	3		X				Commercial
7	169(3)	701 E Mifflin	0	0	X					Commercial
7	185	702 E Washington	170	1		X				Commercial
7	181	734 E Washington	130	0		X				Commercial
7	162	754 E Washington	210	2		X				Commercial
8	197	701 E Washington	0	0	No decision					Commercial
8	194	721 E Washington	0	2					X	Utility
8	184(1)	722 E Main St	0	0	X					Utility
8	184(2)	722 E Main St	0	0	X					Utility
8	187	735 E Washington	0	1	X					Commercial
8	179	755 E Washington	0	2				X		Parking Lot
8	189	756 E Main	0	0				X		Utility
8	206	702 E Main	0	0	X					Utility
9	198(1)	717 E Main	30	0	X					Utility
9	198(2)	717 E Main	130	0		X				Utility
9	198(3)	717 E Main	0	0	X					Utility
9	198(4)	717 E Main St.	0	0	X					Utility
10	214	201 S Blount	0	0	X					Utility
10	223	223 S Blount	0	1					X	RR ROW
11	233	744 Williamson St	30	0	X					Commercial

11	231	754 Williamson St	220	0		X				Soc Svc Agency
11	239	734 Williamson St	100	0		X				Commercial
11	229	714 Williamson St	180	1		X				Commercial
11	246	702 Williamson St	290	0		X				Commercial-Offices
11	243	301 S Blount	165	2		X				Commercial
12	216	301 S Livingston	0	0	No decision					New Construction & Rehab - MFR
12	225	812 Williamson	0	0	No decision					New Construction & Rehab - MFR
12	226	808 Williamson	0	0	No decision					New Construction & Rehab - MFR
12	199	302 S Patterson St	85	3		X				Commercial
12	203	308 S Patterson St	150	6		X				Single-family
12	204	852 Williamson	255	2		X				Commercial & Residential
12	205	848 Williamson St	130			X				Single-family
12	208	844 Williamson St	210	0		X				Single-family
12	211	826 Williamson St	5	1	X					Commercial
12	219(1)	824 Williamson St	0	0	X					Multi-family
12	219(2)	824 Williamson St	0	0	X					Multi-family
13	192	224 S Patterson St	0	0					X	RR ROW
13	172	855 E Main St	220	2		X				Public Utility
13	178	211 S Livingston St	0	2		X				Utility Storage Yard
14	161	14 S Patterson	0	1					X	Parking Lot
14	158	831 E Washington	100	1		X				Semi Public
14	168	832 E Main St	350	1		X				Commercial
14	174	824 E Main St	400	2		X				Commercial
14	176	820 E Main St	0	2					X	Commercial Parking
14	180	806 E Main St	0	2					X	Commercial Parking
14	175	801 E Washington	280	1		X				Commercial

14	171(1)	815 E Washington	165	2		X				Commercial
14	171(2)	815 E Washington	130	1		X				Commercial
14	167	819 E Washington	145	1		X				Commercial
14	164	825 E Washington	150	2		X				Commercial
14	163	827 E Washington	130	0		X				Public-Teen Ctr
14	156	841 E Washington	360	2		X				Commercial Offices
15	141(1)	826 E Washington	210	2		X				Commercial Office
15	141(2)	826 E Washington	5	2	X					Commercial
15	141(3)	826 E Washington	180	2		X				Commercial
15	141(4)	826 E Washington	135	5		X				Commercial
15	141(5)	826 E Washington	150	2		X				Commercial
15	141(6)	826 E Washington	350	2		X				Commercial
15	141(7)	826 E Washington	315	3		X				Commercial
15	148	854 E Washington	260	3		X				Commercial
20	165	223 S Patterson St	0	0					X	RR ROW
20	157	210 S Brearly	0	2					X	Vacant Land
20	160(1)	206 S Brearly	0	1	X					Commercial
20	160(2)	206 S Brearly	120	2		X				Commercial
21	173	306 S Brearly	0	2	X					Commercial
21	177	944 Williamson St	0	0	X					Commercial
21	183	940 Williamson St	235	2		X				Commercial
21	186	936 Williamson St	185	0		X				Single-family
21	188	926 Williamson St	235	3		X				Commercial
21	191	916 Williamson	150	1		X				Commercial
21	195	912 Williamson St	220	3		X				Commercial & Residential

21	196	910 Williamson St	0	2						X	Parking Lot
21	200	906 Williamson St	335	0			X				Single-family
21	182(1)	303 S Paterson St	20	1		X					Commercial Offices
21	182(2)	303 S Paterson St	0	1		X					Commercial Offices
16	131	809 E Dayton	0	1					X		Public Park
16	142	101 N Livingston St	0	1		X					Utility Reservoir
17	122	917 E Mifflin St	250	5			X				Public Athletic Field
18	140	946 E Main St	120	1			X				Commercial
18	144	924 E Main St	165				X				Commercial
18	139(1)	925 E Washington	100	1			X				Commercial
18	139(2)	925 E Washington	250	1			X				Commercial
18	139(3)	925 E Washington	80	0			X				Commercial
18	139(4)	925 E Washington	5	3		X					Commercial
18	139(5)	925 E Washington	365	1			X				Commercial
18	138	945 E Washington	240	1			X				Commercial
18	133	949 E Washington	210	0			X				Commercial
19	145	927 E Main St	315	2			X				Commercial
19	155	919 E Main St	150	1			X				Utility Storage Yard
19	159	115 S Paterson St	0	1		X					Utility – Madison Water
22	147	302 S Ingersoll	0	1							Single-family
22	149(1)	304 S Ingersoll	175	1			X				Comm Garage
22	149(2)	304 S Ingersoll	5	1		X					Single-family
22	170	1002 Williamson St	0	0					X		Willy Street Park
22	154	1043 E Wilson	315	1			X				Industrial/Com
22	151(1)	1045 E Wilson	0	0		X					Single-family
22	151(2)	1045 E Wilson	40	0		X					Single-family
23	137(1)	204 S Ingersoll	160	1			X				Industrial
23	137(2)	204 S Ingersoll	195	0			X				Industrial
23	143	205 S Brearly	0	0						X	RR ROW
23	150	215 S Brearly	0	2					X		Vacant

23	146	255 S Brearly	0	2					X	Vacant
24	135(1)	1011 E Main	310	1			X			Industrial
24	135(2)	1011 E Main	305	1			X			Industrial
24	128	1023 E Main	0	1		X				Industrial
25	121	1002 E Main	165	1			X			Commercial
25	119	1049 E Washington	215	1			X			Utility
25	123	1015 E Washington	30	0		X				Industrial Offices
25	120	1039 E Washington	100	0			X			Commercial
25	129	1001 E Washington	245	3			X			Commercial
25	136	15 S Brearly	115	0			X			Public
26	118(1)	1002 E Washington	130	0			X			Industrial
26	118(2)	1002 E Washington	80	0			X			Industrial
26	116	1028 E Washington	135	1			X			Industrial
26	110	1031 E Mifflin	0	3					X	Parking Lot
26	117	1032 E Washington	1-5	1			X			Commercial
30	105	202 S Baldwin	100	2			X			Commercial
30	109(1)	212 S Baldwin	135	1			X			Commercial Storage
30	109(2)	212 S Baldwin	170	0			X			Commercial
30	109(3)	212 S Baldwin	210	0			X			Commercial
30	106	219 S Few St	0	0					X	RR ROW
30	114	209 S Few St	80	0			X			Utility Corridor
30	115	201 S Ingersoll	0	2					X	Vacant
30	124	210 S Few St	0	1					X	Utility/Trans Corr
30	125	1110 E Wilson	0	0					X	RR ROW
30	127	1150 E Wilson	0	1					X	Vacant
30	126	1130 E Wilson	0	1		X				Utility-Cell Tower
30	107	1210 E Wilson	0	1					X	Vacant
31	130	1133 E Wilson	160	1			X			Commercial
31	134	301 S Ingersoll	105	4			X			Commercial
29	94(1)	1175 E Washington	265	0			X			Utility-City Bus
29	94(2)	1175 E Washington	70	0			X			Bus Garage
29	112	1175 E Washington	0	1		X				Bus Garage & Offices

29	89(1)	1245 E Washington	170	3				X				Commercial
29	89(2)	1245 E Washington	140	1				X				Commercial
29	95(1)	100 S Baldwin	0	0		X						Utility
29	95(2)	100 S Baldwin	265	0				X				Commercial
29	132	199 S Ingersoll	0	0		X						Utility
33	47	1321 E Main	165	2				X				Commercial
33	44	1355 E Main	0	2							X	Parking Lot
33	48	1356 E Washington	250	1				X				Commercial
33	52	1334 E Washington	0	1							X	Parking Lot
33	56	1326 E Washington	180	1				X				Commercial
33	60	1318 E Washington	155	2				X				Commercial
33	65	1314 E Washington	10	0			X					Multi-family
33	67	1310 E Washington	115	0				X				Multi-family
33	70	1308 E Washington	310	1				X				2 Family Residential
33	69	9 N Baldwin St	180	1				X				2 Family Residential
33	72	1304 E Washington	135	3				X				Commercial
28	80	1252 E Washington	0	0			X					Commercial-Patio Area
28	75	18 N Baldwin	0	0			X					Multi-family
28	73	20 N Baldwin	0	0			X					Single-family
28	82	1250 E Washington	0	0			X					Commercial
28	83	1244 E Washington	0	1							X	Parking Lot
28	81	1240 E Washington	0	2			X					Commercial
28	85	1234 E Washington	0	3			X					Public-MFD Maintenance Fac
28	91	1208 E Washington	140	2				X				Commercial
28	93	1200 E Washington	110	5				X				Commercial
28	92	9 N Few St	0	3							X	Parking Lot
28	90	1214 E Washington	170	5				X				Commercial

28	77	1254 E Washington	160	0		X				Commercial
27	96	12 N Few St	160	4		X				Commercial
27	97	1158 E Washington	145	0		X				Single-family
27	98	1154 E Washington	320	0		X				Single-family
27	100	1150 E Washington	10	0	X					Single-family
27	101	1146 E Washington	85	0		X				Single-family
27	99	1138 E Washington	0	2					X	Parking Lot
27	102	1136 E Washington	160	2		X				Commercial
27	103	1134 E Washington	0	2					X	Parking Lot
27	104	1128 E Washington	130	2		X				Commercial
27	108	1102 E Washington	0	1	X					Commercial
27	113	9 N Ingersoll	105	3		X				Commercial
27	111	13 N Ingersoll	125	4		X				2-Family Residential
32	68	94 S Dickinson	0	0			X			Parking
32	63	90 S Dickinson	0	0				X		RR ROW
32	59	1301 E Washington	355	3		X				Commercial
32	88	103 S Baldwin	0	0					X	RR ROW
32	87	105 S Baldwin	0	0					X	RR ROW
32	84	109 S Baldwin	0	1			X			Parking
32	79	189 S Baldwin	0	1			X			Parking
32	86	124 S Dickinson	250	0		X				Industrial
32	78	110 S Dickinson	210	1		X				Industrial
32	74	102 S Dickinson	0	0				X		Parking
38	61(1)	1421 Main St	135	1		X				Commercial
38	61(2)	1421 Main St	0	1	X					Commercial
38	58	1433 Main St	150	3		X				Commercial
38	61(3)	1421 Main St	40	1	X					Commercial
38	57	1435 Main St	165	1		X				Commercial
38	76	1401 Northern Court	100	2		X				Commercial
38	71	1413 Northern Court	205	1		X				Commercial
38	66	1431 Northern	10	2	X					Commercial

35	26(2)	110 N Thornton	180	0					X				Commercial
35	26(1)	110 N Thornton	170	1					X				Commercial
35	28(1)	1415 E Dayton	195	4					X				Industrial Vacant
35	28(2)	1415 E Dayton	275	5					X				Industrial
35	28(3)	1415 E Dayton	395	4					X				Commercial
35	28(4)	1415 E Dayton	215	6					X				Commercial
34	38	1354 E Mifflin	395	7					X				Industrial Vacant
40	37	Main & E Washington	0	1						X			Park-Maintained
40	27(1)	1801 E Washington	0	1			X						Commercial
40	27(2)	1801 E Washington	180	1					X				Commercial
40	27(3)	1801 E Washington	255	0					X				Commercial
40	27(4)	1801 E Washington	85	0					X				Commercial
40	27(5)	1801 E Washington	155	0					X				Commercial
40	25	1831 E Washington	35	1			X						Commercial
40	24	East Main Street	100	0			X						Commercial
40	21	18 S First St	50	0					X				Single family
40	23	E Washington	0	0							X		RR ROW Blighted
40	22	1875 E Washington	0	0			X						Single family
40	20	1879 E Washington	10	0			X						Single family
40	19	16 S First St	70	0					X				Single family
40	18	1881 E Washington	160	0					X				Single family
40	16	1885 E Washington	130	0					X				Single family
40	17	14 S First St	120	0					X				Single family
40	15	10 S First St	80	0					X				Single family
40	13	1889 E Washington	135	0					X				Single family
40	12	1893 E Washington	70	0					X				Single family
41	11	1830 E Washington	0	1							X		Vacant Blighted
41	10	1820 E Washington	0	0						X			Park-Maintained

41	9	1890 E Washington	5	6	X					Commercial
41	8	1818 E Washington	0	1				X		Park
41	7	1860 E Washington	220	2			X			Commercial
41	6	1701 E Johnson	0	1					X	Utility
41	5(1)	104 First St	30	0	X					Utility
41	5(2)	104 First St	0	0	X					Utility
41	4	1811 E Johnson	0	0					X	RR Blighted
41	3	1800 E Washington	0	1					X	RR ROW Blighted
41	2	212 N First St	225	0			X			Utility
41	1	120 N First St	0	1	X					Utility
41	0(1)	1501 Sherman	145	0			X			Park
41	0(2)	1501 Sherman	0	0				X		Park

FINAL UPDATES: JULY 11, 2005

APPENDIX F: SURVEY FORMS

Delivered separately.

APPENDIX G: BLIGHT PHOTOS

CAPITOL GATEWAY



600 Williamson Street
Cracked Wall
May 9, 2005



600 Williamson Street
Cracked Wall
May 9, 2005



600 Williamson Street
Cracked Wall
May 9, 2005



115 South Blount Street
Deteriorated Brick
May 9, 2005

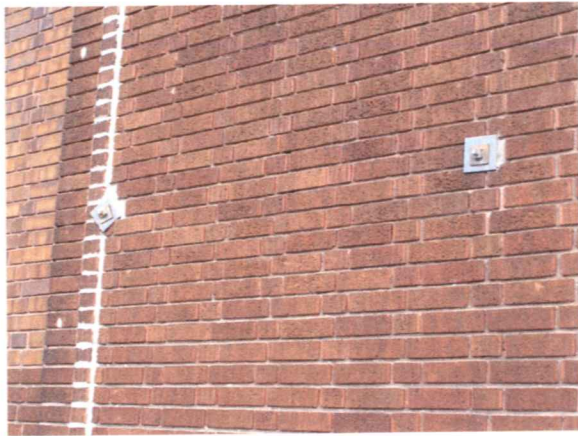
CAPITOL GATEWAY



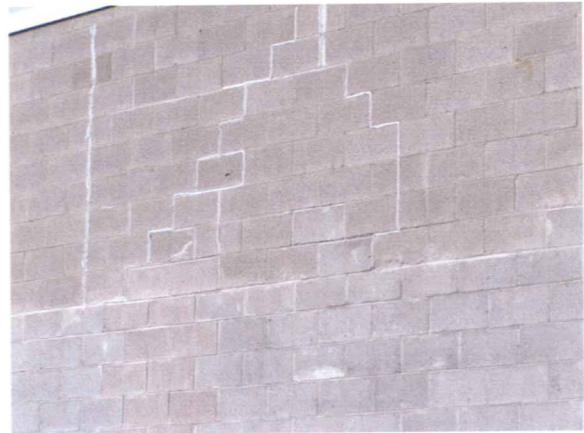
115 South Blount Street
Deteriorated bricks
May 9, 2005



115 South Blount Street
Boarded-up Windows
May 9, 2005



6436 Main Street
Wall Bolts
May 9, 2005

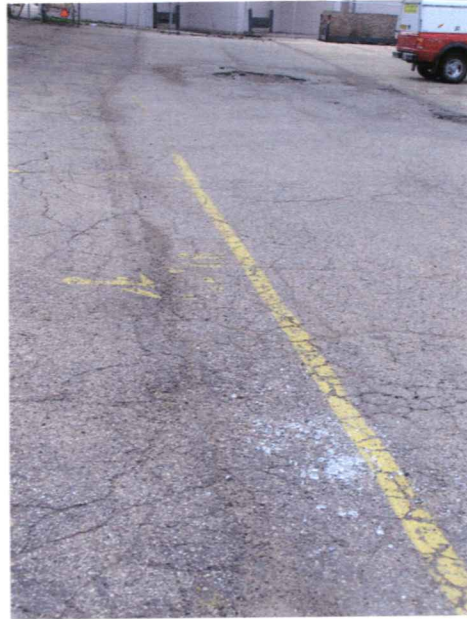


644 East Main Street
Cracked Wall
May 9, 2005

CAPITOL GATEWAY



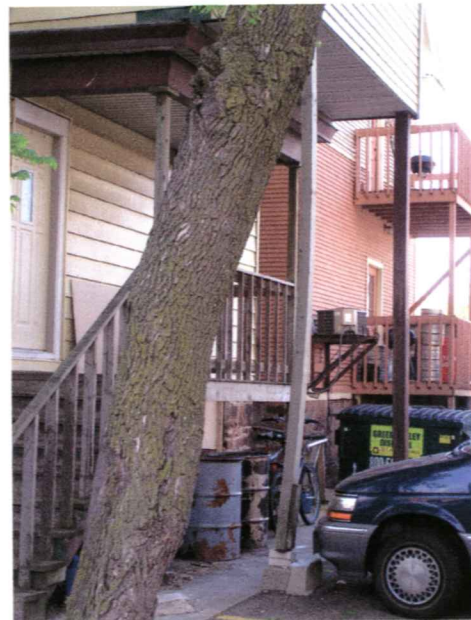
644 Mifflin Street
Cracked Foundations
May 9, 2005



636 East Main Street
Broken Glass
Pothole
Faded Handicapped Parking Symbol
May 9, 2005



619 East Washington Avenue
Wall Cracks
May 9, 2005



19 South Blair Street
Bowed Porch Support
Exposed Outside Containers
May 9, 2005

CAPITOL GATEWAY



**19 South Blair Street
Trash Obstructing Sidewalk
Parged Foundation
May 9, 2005**



**13/15 South Blair Street
Trash Under Porch
May 9, 2005**



**627 Mifflin Street
Foundation Cracked
Foundation Bolt
May 17, 2005**



**627 Mifflin Street
Wall Cracks
May 17, 2005**

CAPITOL GATEWAY



627 Mifflin Street
Deteriorated Wall
May 17, 2005



607 East Mifflin Street
Uneven Sidewalks
May 17, 2005



754 East Washington
Cars vs. Sidewalks
No Pedestrian Protection
May 17, 2005



741 East Mifflin
Batteries Stored Outdoors
May 17, 2005

CAPITOL GATEWAY



701 East Mifflin
Crane Frames Block Sign
May 17, 2005



701 East Mifflin
Cracked Wall
Broken Window
May 17, 2005

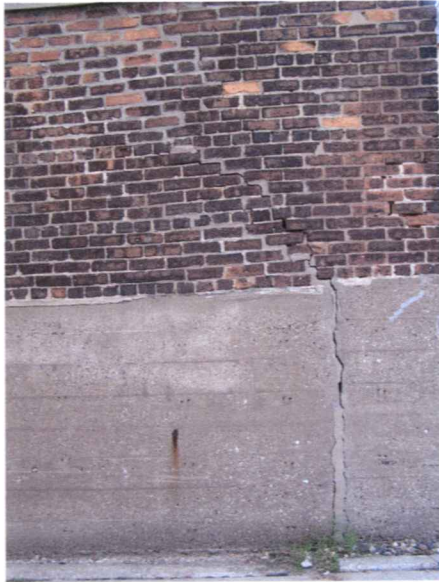


702 East Washington
Deteriorated Brick
Blocked Windows
May 17, 2005



721 East Washington Avenue
Poor Condition of Screening
May 17, 2005

CAPITOL GATEWAY



706 Williamson
Foundation/Wall Cracks
May 17, 2005



301 South Blount
Broken Windows
May 17, 2005



849 East Washington Avenue
Multiple Wall Cracks
May 17, 2005



849 East Washington Avenue
Pedestrian Impediment
Deteriorated Foundation
Deteriorated Mortar
May 17, 2005

CAPITOL GATEWAY



815 East Washington Avenue
Broken Windows
Dented & Loose Wall Panels
Inadequate Outdoor Storage



302 South Patterson
Unscreened Equipment
May 21, 2005

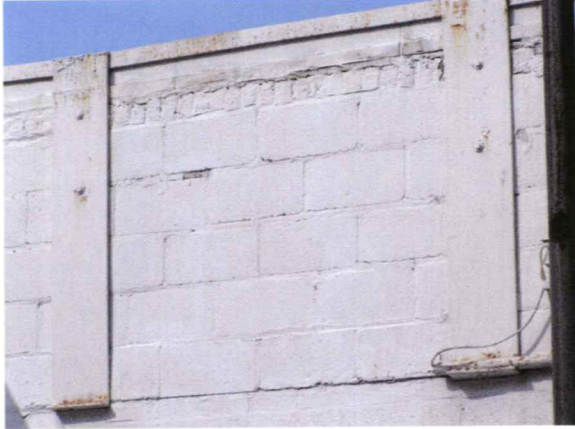


912 Williamson
Steps Protruding Into Sidewalk
No Handrail
Steps Are Steep
Foundation Parged & Loose
May 21, 2005



940 Williamson
Cracked Wall
Blocked-up Door
May 21, 2005

CAPITOL GATEWAY



940 Williamson
Wall Bolts and Plates
May 21, 2005



206 South Brearly
"Bird's Nest"
Not Blighted
May 21, 2005



939 Washington
Wall Cracks
May 24, 2005



901 East Washington
Rusted Frames
Broken Glass
May 24, 2005

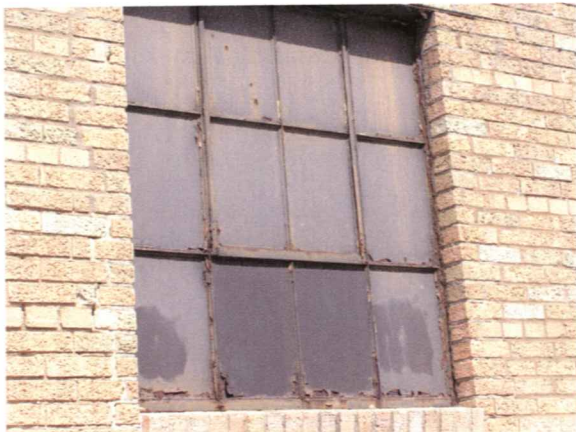
CAPITOL GATEWAY



925 East Washington
Wall Cracked
May 24, 2005



917 East Mifflin
Deteriorated Brick
May 24, 2005



917 East Mifflin
Deteriorated Window Frames
May 24, 2005

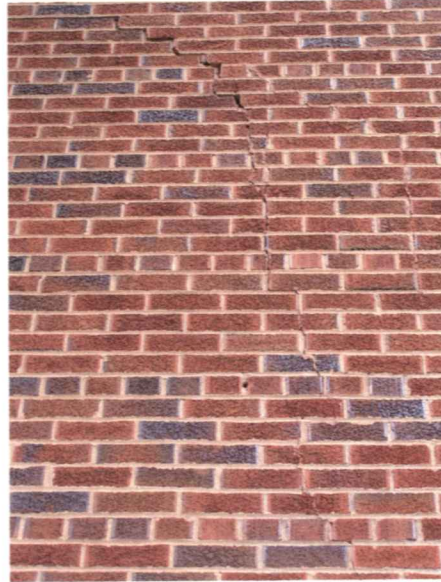


1025 East Mifflin Street
Stucco Missing
May 24, 2005

CAPITOL GATEWAY



1001 East Washington Avenue
Windows Boarded Up
Wall Cracks
Holes in Blocks
May 25, 2005



1040 Main Street
Cracked Wall
May 25, 2005



1011 – 1015 Main Street
Wall Cracks
May 25, 2005



1011 Main Street
Rusted Door
Broken & Deteriorated Porch
May 25, 2005

CAPITOL GATEWAY



**1043 East Wilson Street
Cracked Wall
May 26, 2005**



**222 South Baldwin
Cracked Wall
Cracked Foundation
May 28, 2005**



**1245 East Washington Avenue
Cracked Wall
May 28, 2005**



**1450 East Main Street
Cracked Wall
May 28, 2005**

CAPITOL GATEWAY



202 South Thorton
Blocks Displaced
Wall Cracked
Wall Bolt
May 28, 2005



1200 East Washington Avenue
Deteriorated Bricks
Blocked- up Door
Deteriorated Door
May 28, 2005



1354 East Mifflin Street
Gap In Sidewalk
Cover Plate Missing
Dented Downspout
May 28, 2005



1354 East Mifflin Street
Cracked Foundation
Loose Siding
Deteriorated Window Frame
May 28, 2005

CAPITOL GATEWAY



1415 Dayton Street
Wall Rusted Away
Loading Deck Cracked
May 28, 2005



1422 East Washington Avenue
Abandoned Railroad Structure
Old Ties
May 28, 2005



1451 East Washington Avenue
Dangerous Posts Near Sidewalk
Unscreened Trash Container
May 28, 2005



1450 Main Street
Cracked Wall
Cracked Foundation
May 28, 2005

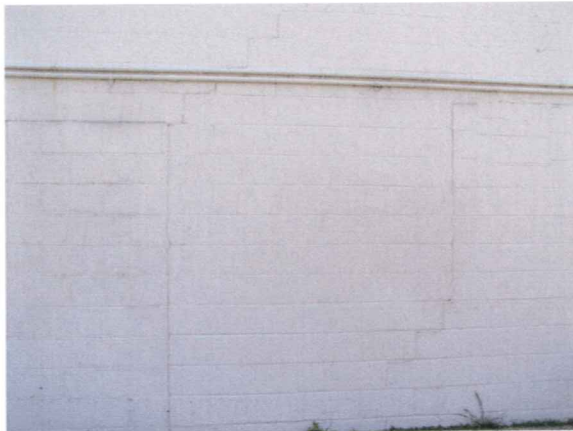
CAPITOL GATEWAY



1451 East Washington Avenue
Dangerous Sidewalk
May 28, 2005



202 South Thorton
Blocks Displaced
Wall Cracked
Wall Bolt
May 28, 2005



1435 East Main Street
Wall Cracks
Blocked-up Door
Blocked-up Windows
May 28, 2005



1433 East Main Street
Trash
Equipment Stored Outside Visible to Street
Deteriorated Door
Rusted Roof
May 28, 2005