

# **Union Corners TID # 37**

## **Report on Blight Determination**

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## **Background Summary**

This report finds that the proposed Tax Incremental District #37, Union Corners, 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 the East side. It is generally Y shaped, with a long stem starting at Yahara River and extending along Winnebago Street to Fifth Street where it splits in two arms. One arm extends to Olbrich Gardens and the other arm to Dayton Street.

The district is composed of numerous uses. It has commercial businesses, railroad right-of-way, churches, single-family residences, multifamily residences, manufacturing plants, 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 are 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 #37 Area:

- Obsolete Structure not Suited for Development
- Land Underutilization
- Lack of Parking
- Overcrowding of Buildings on the Land
- Identifiable Hazards to Health and Safety of the Community
- Poor Site Conditions
- Poor Walks and Driveways
- Inadequate Outdoor Storage and Screening
- Lack of Handicap Accessibility
- Graffiti
- Pedestrian Impediment
- Deteriorated Sign Base
- Deteriorated Screening of a Parking Lot
- 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 and May of 2006. 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 172 parcels and 157 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 Existing 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:

**Code Violations** – A search was conducted for current code violations for the buildings and parcels in the City Building Inspectors Office. As of May 9, 2006, 41 outstanding building code violations of a year or less were found. A compilation of these violations will be turned over to City staff.

### **Evaluating Building Conditions**

**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

**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

**Blighting Influences** – A search was conducted for blighting influences and recorded by a professional planner. Blighting Influences in the study area included:

- Obsolete Structure not Suited for Development
- Land Underutilization
- Lack of Parking
- Overcrowding of Building on the Land
- Identifiable Hazards to Health and Safety of the Community
- Poor Site Conditions
- Poor Walks & Driveways
- Inadequate outdoor storage and screening
- Lack of Handicap Accessibility
- Graffiti
- Pedestrian Impediment
- Deteriorated Sign Base
- Deteriorated Screening of a Parking Lot
- Equipment Stored Outdoors

***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

**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 152 blighting influences as part of the field survey. The majority fit the following categories:

Obsolete Structure not Suited for Development, Land Underutilization, Lack of Parking, Overcrowding of Buildings on the Land, Identifiable Hazards to Health and Safety of the Community, Poor Walks and Driveways, Poor Site Conditions, Inadequate Outdoor Storage and Screening, Lack of Handicap Accessibility, Graffiti, Pedestrian Impediment, Deteriorated Sign Base, Deteriorated Screening of a Parking Lot, and Equipment Stored Outdoors. Blighting influences summarized by block are shown in Appendix D. **The study found 152 Blighting Influences or an average of 0.87 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 172 parcels in the district of which 125 are blighted, 45 standard and 2 neutral. There are 143 structures (plus another 2 structures being constructed) within the proposed district, of which, 109 structures were rated as blighted and 43 standard. Note: Some parcels have no structures, other parcels have multiple structures including one parcel with 3 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.

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

Eighty-one buildings had wall deterioration including cracking, bulging or signs of attempted repair.

Forty-eight 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.

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

Forty-nine instances of porches (or elevated entries) and two stairs in poor condition were noted. Deficiencies included rotted, warped wood, slanted structures and



inadequate railings. Forty-nine structures had deficient doors. Deteriorated windows affected eighty structures. One structure had a deteriorated auxiliary addition.

### **Inadequate Provision of Ventilation, Light, Air or Sanitation**

The concern under this category was the lack of screened refuse storage on twelve parcels. Seven parcels had trash and other objects scattered about.

### **Conditions which Endanger Life or Property by Fire and Other Causes**

Five parcels had safety and health conditions. This included conditions dangerous to the person or potential fire hazards. These included: age, structural safety of existing chimneys and masonry walls, leaning steps and open storage of refuse. Another set of problems included the seventy properties having poor walks and driveways and in many cases a lack of hand rails on steps and stairs. These situations are a danger to people.

### **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, bricks falling off walls onto walkways 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:

- ◆ 2 parcels with 1 under construction structure. That area of 71,875 sq. ft. is considered neutral and is not used in the calculation of "blighted area".
- ◆ 45 parcels both vacant and with structures are in standard condition (735,524 sq. ft.);
- ◆ 125 parcels both vacant and with structures are "blighted, but correctable" (3,411,939 sq. ft.); while
- ◆ No parcel 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 **82.2 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 21.1 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 parcels with or without structures	Percentage of Total Structures
Substandard Blighted	0	0.0
Correctable Blighted	109	71.1
Standard	43	28.3
Total	152	100

Area of all Parcels– Blighted, Standard and Neutral

	Number of parcels	Square Feet Occupied	Percent of Total Area (Rounded)
Substandard Blighted	0	0	0.0
Correctable Blighted and Vacant Blighted	125	3,411,939	82.2
Standard	45	735,524	17.8
Total for Rated Parcels	170	4,147,463	100
Bldg being Constructed	2	71,875	NA
Gross Total without roads	172	4,219,338	NA

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	3,344,056	79.3
Vacant	875,282	20.7
Total without roads	4,147,463	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 UNION CORNERS TID

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					Comment	Point Factor	Points
	Rating	S	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



**APPENDIX C: MAP OF EXISTING LAND USES**





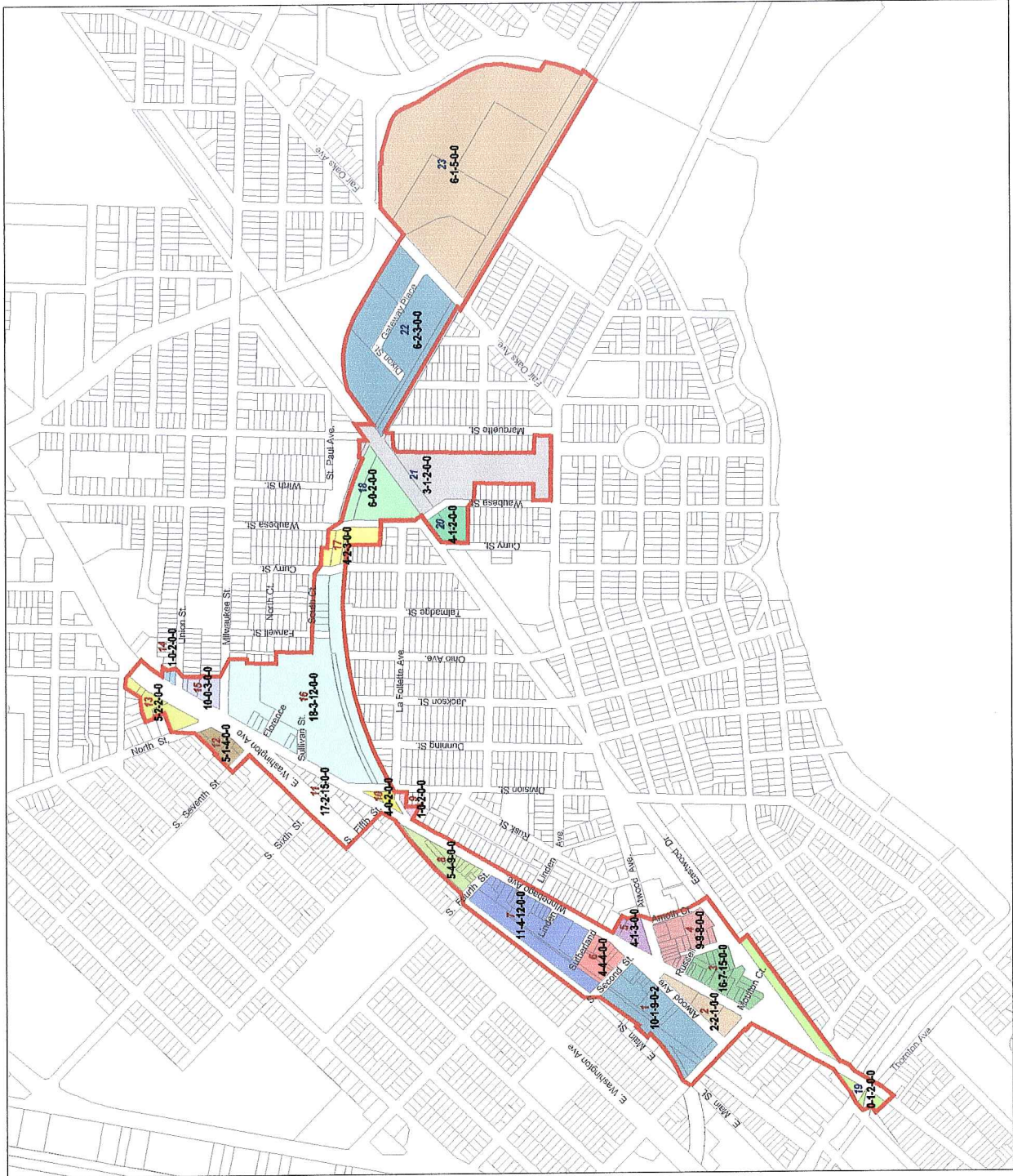
**APPENDIX D: MAP OF BLIGHTING INFLUENCES AND CONDITIONS BY BLOCK**



**City of Madison  
Union Corners  
TID #37**

June 23, 2005  
May 5, 2006

**Blighted Parcels  
Appendix D**



10	1	9	0	2
Number of Blighting Influences	Number of Standard Parcels	Number of Blighted Parcels	Blighted & Substandard to a degree requiring clearance	No Decision - either being rehabilitated or under construction



**APPENDIX E: LISTING OF PARCELS BY BLOCK**

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Block #	Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard Structure	Blighted Correctable Structure	Blighted or Substandard Structure to a Degree May Require Clearance	Parcel No Structure Standard	Parcel No Structure Blighted	Current Use
4	120	1951 Winnebago St	145	2		X				Commercial – Residential
4	121	309 Russell St	0	1				X		Parking Lot
4	123	311 Russell St	0	1	X					Multi-family
4	129	321 Russell St	0	0	X					Single-family
4	132	325 Russell St	50	0		X				Single-family
4	137	331 Russell St	170	0		X				Multi-family
3	144	342 Russell St	20	0	X					Single family
3	142	330 Russell St.	0	1	X					Single-family
3	140	328 Russell St	30	1	X					2 Family Residence
3	136	324 Russell St	25	1	X					Single family
3	130	320 Russell St	60	1		X				2 Family Residence
3	128	316 Russell St	40	1	X					Single family
3	124	1949 Winnebago St	150	3		X				Commercial
3	125	1947 Winnebago St	100	0		X				Commercial
3	126	1939 Winnebago St	105	1		X				Commercial
3	131	1937 Winnebago St	110	1		X				Commercial
3	133	1933 Winnebago St	130	0		X				2 Family Residence
3	135	1927 Winnebago St	100	1		X				Commercial – Vacant
3	138	1925 Winnebago St	235	1		X				Semi-Public
3	141	1917 Winnebago St	135	1		X				Commercial
3	143	1915 Winnebago St	140	1		X				Commercial



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3	145	1911 Winnebago St	10	1	X					Multi-family
3	146	1907 Winnebago St	205	1		X				2 Family Residence
3	148	1901 Winnebago St	45	0	X					Multi family
3	149	317 Moulton Ct	60	0		X				Single family
3	147	313 Moulton Ct	55	0		X				Single family
3	151	314 Moulton Ct	95	0		X				Single family- Vacant
3	150	1833 Winnebago St	220	1		X				2 Family residence
2	139	1904 Winnebago St	0	1	X					Semi-Public -- Church
2	127	1910 Winnebago St	0	0			X			Parking Lot
2	114	1965 Atwood	110	1		X				Commercial-Bank
1	96	110 S Second St	0	0	X					Multi family
1	99(1)	1980 Atwood	205	0		X				Commercial
1	99(2)	1980 Atwood	220	2		X				Commercial
1	101	1976 Atwood	120	1		X				Commercial
1	103	1970 Atwood	125	2		X				Comm/Residential
1	105	1968 Atwood	135	2		X				Commercial
1	106	1960 Atwood	130	0		X				Comm/Residential
1	104	1938 Atwood	0	0				X		Parking Lot
1	110	1936 Atwood	90	1		X				Multi family
1	95	1912 Atwood	0	0	No decision					Building under construction
1	134	199 S First St	0	0	No decision					Building under construction
1	92	101 S First St	0	0				X		RR ROW
1	118	105 S First St	0	2				X		Parking Lot
11	33	2335 E Washington	220	1		X				Commercial
11	34	2331 E Washington	205	1		X				Commercial
9	56	126 Division St	205	0		X				Single-family
9	58	2249 Winnebago	140	1		X				Single-family

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8	60	2236 Winnebago St	150	3				X				Commercial
8	59	2240 Winnebago St	0	0							X	Parking Lot
8	57	23 S Fourth St	0	0							X	RR ROW
11	43	2314 Winnebago St	180	1				X				Multi-family
11	47	2310 Winnebago St	0	0			X					Single-family
11	50	2306 Winnebago St	130	1				X				Single-family
11	52	11 S Fifth St	215	5				X				Comm - Vacant
10	54	2301 Winnebago St	0	0							X	RR ROW
10	53	2305 Winnebago St	280	4				X				Commercial
8	55	21 S Fourth St	0	0							X	Vacant
8	67	27 Winnebago St	140	1				X				Single family
8	68	29 S Fourth St	150	1				X				Single family
8	70	2202 Winnebago St	170	0				X				Single family
8	66	2206 Winnebago St	20	0			X					Single-family
8	65	2210 Winnebago St	10	0			X					Single-family
8	64	2214 Winnebago St	15	0			X					Single-family
8	63	2218 Winnebago St	150	0				X				Single-family
8	62	2222 Winnebago St	55	0				X				Single-family
8	61	2226 Winnebago St	10	0			X					Single-family
7	78	2100 Winnebago St	250	3				X				Commercial
7	71	30 S Fourth St	40	0			X					Single-family
7	72	2146 Winnebago St	185	0				X				Single family
7	73	2142 Winnebago St	145	0				X				Single-family
7	75	2138 Winnebago St	30	0			X					Single-family

UNION CORNERS TID

7	74	2134 Winnebago St	120	2		X				Multi-family
7	77	2128 Winnebago St	100	0		X				Single-family
7	79	2124 Winnebago St	0	0	X					Single-family
7	80	2120 Winnebago St	170	1		X				Single-family
7	81	2114 Winnebago St	5	1	X					Commercial
7	82	2110 Winnebago St	80	1		X				Single family
7	83	2108 Winnebago St	80	0		X				Single-family
7	84	2104 Winnebago St	120	0		X				Single-family
7	85	2102 Winnebago St	80	0		X				Single-family
7	86(1)	2048 Winnebago St	170	1		X				Commercial
7	86(2)	2048 Winnebago	175	1		X				Commercial
7	86(3)	2048 Winnebago St	140	0		X				Commercial
7	76	95 Sutherland Ct	0	1				X		Vacant
6/7	69	22 S Fourth St	0	0				X		RR ROW
6	87	101 S Second St	0	0				X		Parking Lot
6	88	100	2	0		X				Commercial
6	90	2040 Winnebago St	135	0		X				Comm/Residential
6	89	2016 Winnebago St	0	1	X					Commercial
6	91	2030 Winnebago St	30	0	X					Commercial
6	93	2030 Winnebago St	0	1	X					Commercial
6	94	2002 Winnebago St	40	2	X					Commercial
5	97	2021 Winnebago St	240	0		X				Commercial



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5	98(1)	2017 Winnebago St	65	1		X				Commercial
5	98(2)	2017 Winnebago St	245	1		X				Commercial
5	102	2009 Winnebago St	30	1	X					Commercial
5	100	2000 Atwood Ave	150	1		X				Commercial
4	122(1)	330 Amoth Ct	0	0	X					2 Family Residential
4	122(2)	330 Amoth Ct	0	0	X					2 Family Residential
4	122(3)	330 Amoth Ct	0	0	X					2 Family Residential
4	122(4)	330 Amoth Ct	0	0	X					2 Family Residential
4	107(1)	318 Amoth Ct	40	0	X					2 Family Residential
4	107(2)	318 Amoth Ct	30	0	X					2 Family Residential
4	108(1)	2033 Atwood Ave	375	2		X				Comm-Vacant
4	108(2)	2033 Atwood Ave	0	0	X					Commercial
4	109	2025 Atwood Ave	0	1	X					Commercial
4	111	2015 Atwood Ave	0	0				X		Parking Lot
4	119	1957 Winnebago St	30	0	X					Commercial
4	117	1967 Winnebago St	215	0		X				Commercial
4	116	2001 Atwood Ave	215	0		X				Commercial
4	115	2005 Atwood Ave	170	1		X				Commercial
4	113	2007 Atwood Ave	175	1		X				Comm/Residential
4	112	2013 Atwood Ave	110	0		X				Commercial
12	12	11 N Seventh St	0	0	X					Semi-Public/Church

UNION CORNERS TID

12	14	2502 E Washington	140	3		X				Commercial
12	11	2518 E Washington	185	1		X				Comm/Vacant
12	10	2528 E Washington	135	1		X				Commercial
12	8	14 North St	175	0		X				Single-family
13	3	2602 E Washington	0	1	X					Commercial
13	2	2620 E Washington	130	1		X				Commercial
13	0	2652 E Washington	285	3		X				Commercial
13	1	2634 E Washington	10	0	X					Single-family
14	4	2637 E Washington	110	0		X				Single-family
14	5	2633 E Washington	270	1		X				Single-family
15	6	2625 E Washington	90	0		X				Single-family
15	7	2617 E Washington	130	2		X				Commercial
15	9(1)	2601 E Washington	40	4	X					Commercial
15	9(2)	2601 E Washington	140	2		X				Commercial
15	9(3)	2601 E Washington	180	2		X				Commercial
16	13	2525 E Washington	140	2		X				Commercial
16	15	2509 E Washington	290	1		X				Commercial
16	16	2503 E Washington	60	0		X				Commercial
16	17	2501 E Washington	0	2				X		Parking Lot
16	19	2415 Winnebago St	295	6		X				Commercial
16	21	2405 Winnebago St	230	1		X				Single family
16	22	2401 Winnebago St	10	0	X					Single-family



UNION CORNERS TID

11	20	2441 E Washington	80	2				X				Commercial
11	23	2435 E Washington	305	2				X				Commercial
11	24	2422 Winnebago St	135	2				X				Commercial
11	25	2417 E Washington	0	1							X	Parking Lot
11	32	2410 Winnebago St	180	2				X				Single-family
11	26	2337 E Washington	130	0				X				Multi-family
11	49	2303 E Washington	140	0				X				2 Family Residential
11	48	2305 E Washington	90	0				X				Single-family
11	42	2311 E Washington	140	0				X				Single-family
11	36	2313 E Washington	0	2		X						Comm/Vacant
11	41	2320 Winnebago St	130	2				X				Commercial
17	37	66 Waubesa St	0	0		X						Single family
17	35	61 Corry Street	0	0		X						Single family
18	45	109 Waubesa St	0	0							X	RR ROW
18	51(1)	149 Waubesa St	240	1				X				Comm/Vacant
18	51(2)	149 Waubesa St	250	3				X				Comm/Vacant
18	51(3)	149 Waubesa St	110	2				X				Comm/Vacant
17	46	110 Waubesa St	80	3				X				Commercial
17	39	98 Waubesa St	0	0							X	RR ROW
17	44	102 Waubesa St	0	1							X	Vacant
16	31	56 Corry St	270	2				X				Commercial
16	30	2669 South Ct	0	0		X						Utility
16	29	2665 South Ct	10	1		X						Single-family
16	28	2661 South Ct	90	0				X				Single-family



**APPENDIX F: SURVEY FORMS**

Delivered separately.

**APPENDIX G: BLIGHT PHOTOS**



**UNION CORNERS**



**1980 Atwood Avenue  
Deteriorated Paneling  
Deteriorated Window Frame  
Trim Missing  
May 30, 2005**



**1833 Winnebago Street  
Deteriorated Shingles  
May 30, 2005**



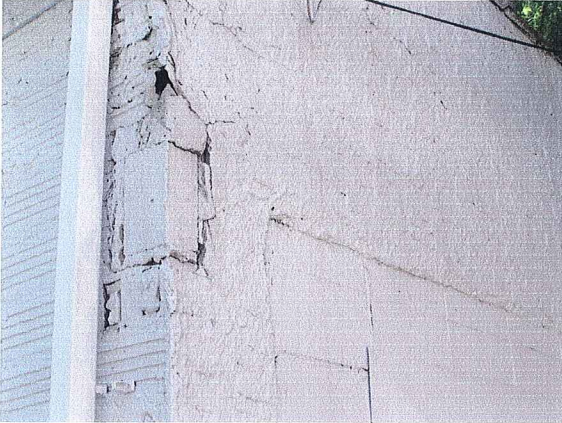
**1915 Winnebago Street  
Deteriorated Window Frames  
May 30, 2005**



**1947 Winnebago Street  
Panel Missing  
May 30, 2005**



## UNION CORNERS



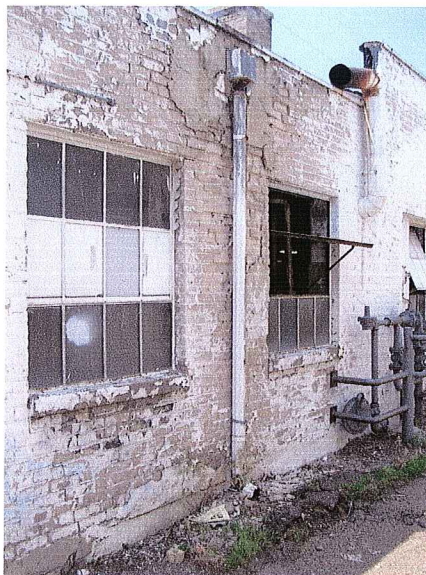
1949 Winnebago Street  
Wall Cracks  
Hole In Wall  
Blocked-up Window  
May 30, 2005



2007 Atwood Avenue  
Deteriorated Bricks  
Blocked-up Window  
June 2, 2005



2033 Atwood Avenue  
Obsolete Building  
June 2, 2005



2021 Winnebago Street  
Deteriorated Brick/Wall  
Pieces of Brick on Ground  
June 2, 2005



## UNION CORNERS



2017 Winnebago Street  
Deteriorated Brick  
Pieces of Brick on the Ground  
June 2, 2005



2142 Winnebago Street  
Deteriorated Siding  
Deteriorated Window Frame  
June 2, 2005



2146 Winnebago Street  
Deteriorated Shingles  
June 2, 2005



2146 Winnebago Street  
Deteriorated Shingles  
June 2, 2005



**UNION CORNERS**



**2240 Winnebago Street  
Broken Boundary Fence  
June 2, 2005**



**11 South Fifth Street  
Abandoned Sign Base Inside Walk Area  
With Exposed Electric Wires  
June 2, 2005**



**3820 Winnebago Street  
Cracked Wall  
June 2, 2005**



**2303 East Washington Avenue  
Deteriorated Siding  
June 3, 2005**



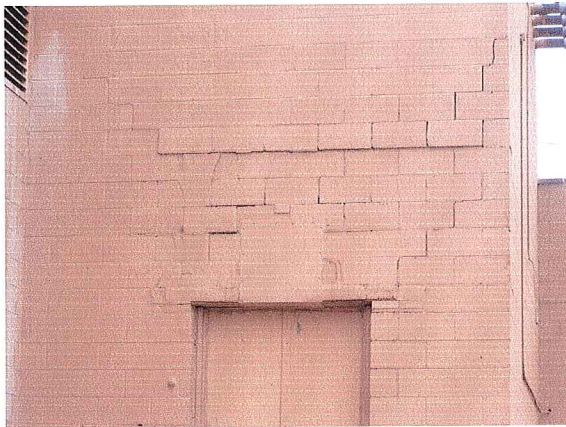
## UNION CORNERS



2422 Winnebago Street  
Deteriorated Siding  
Missing Siding  
June 3, 2005



2525 East Washington Avenue  
Deteriorated Fascia  
Deteriorating Load-bearing Element  
June 3, 2005



2620 East Washington Avenue  
Deteriorating Brick  
Blocked-up Window  
June 6, 2005  
-or-  
2525 East Washington Avenue  
Cracked Block  
Offset Block  
June 3, 2005



2525 East Washington Avenue  
Deteriorated Brick  
Pieces of Brick Lying on the Ground  
June 3, 2005



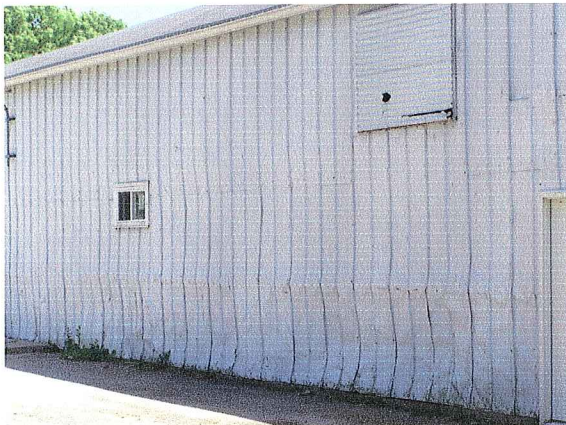
## UNION CORNERS



**2317 Winnebago Street**  
**Hole In The Wall**  
**Second Story Door With No Porch**  
**Blocked-up Window**  
**June 6, 2005**



**2317 Winnebago Street**  
**Wall Boarded Up**  
**Blocked-up Windows**  
**June 6, 2005**



**56 Corry Street**  
**Caved-in Wall**  
**June 6, 2005**



**110 Waubesa Street**  
**Cracked Beam Support**  
**June 6, 2005**



**UNION CORNERS**



**110 Waubesa Street  
Cracked Wall and Foundation  
June 6, 2005**



**149 Waubesa Street  
Missing Door  
Windows Missing From Door  
June 6, 2005**



**149 Waubesa Street  
Rusted Siding  
Siding Missing  
June 6, 2005**



**UNION CORNERS**



**Between Corry and Winnebago  
Broken Tie  
June 6, 2005**



**Between Corry and Winnebago  
Broken Tie  
June 6, 2005**



**Between Corry and Winnebago  
Broken Ties  
June 6, 2005**



**2305 Winnebago Street  
Old Tires and Trash Visible Outside  
to Traffic  
June 6, 2005**



## UNION CORNERS



2305 Winnebago Street  
Junk Cars  
June 6, 2005



2305 Winnebago Street  
Trash  
June 6, 2005



2652 East Washington Avenue  
Cracked Wall  
Water Damaged Wall  
June 6, 2005



179 South Fair Oaks Avenue  
Rotten ties, broken ties, loose and missing  
spikes  
May 4, 2006



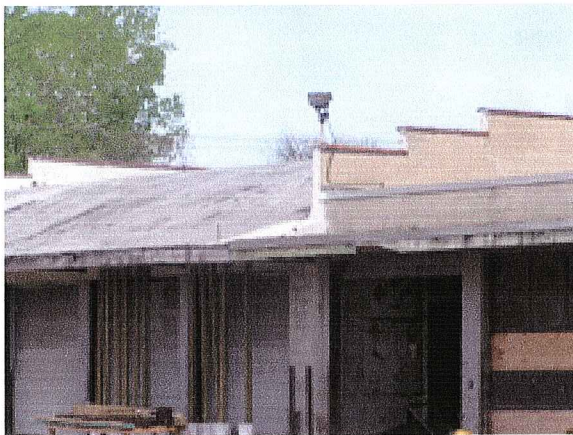
## UNION CORNERS



**3244 Atwood Avenue**  
Roof rotted away  
May 4, 2006



**3244 Atwood Avenue**  
Deteriorated all bricks, cracked wall  
May 4, 2006



**3030 Gateway Place**  
Deteriorated roofing, cracked wall  
May 4, 2006



**206 Waubesa Street**  
Deteriorated brick  
May 4, 2006



## UNION CORNERS



**201 Waubesa Street**  
Cracked wall, blocked up window  
May 4, 2006



**3244 Atwood Avenue**  
Water damaged wall, boarded up windows,  
broken windows and deteriorated door  
May 4, 2006



**206 Waubesa Street**  
Water damage and cracked wall  
May 4, 2006



**152 Dixon Street**  
Cracked wall and blocked up window  
May 4, 2006