



Community Development Authority

Madison Municipal Building, Suite 318
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April 30, 2010

To: City of Madison Planning Commission
Madison Municipal Building
215 Martin Luther King, Jr. Blvd. Room LL-100
Madison, WI 53701

RE: Burr Oaks Senior Housing Project -- Demolition Phase

Dear Plan Commission Members:

The Community Development Authority of the City of Madison (CDA) intends to demolish seven apartment buildings as part of its plan to construct affordable senior housing in the Burr Oaks neighborhood. The properties that the CDA intends to demolish are:

- 2405 Cypress Way (6 unit apartment building – 4 x 2 bdr, 2 x 3 bdr)
- 2409 Cypress Way (8 unit apartment building – 8 x 2 bdr)
- 2413 Cypress Way (8 unit apartment building – 8 x 2 bdr)
- 826 West Badger Road (4 unit apartment building – 4 x 1 bdr)
- 830 West Badger Road (4 unit apartment building – 2 x 1 bdr, 2 x 2 bdr)
- 834 West Badger Road (4 unit apartment building – 4 x 2 bdr)
- 838 West Badger Road (4 unit apartment building – 4 x 2 bdr)

These seven parcels contain approximately 73,883 square feet, or 1.70 acres. The CDA intends to demolish the apartment buildings on these seven properties. These seven properties contain seven apartment buildings with 38 apartment units (detailed above). All of these parcels and the buildings upon them were found to be blighted by an independent Survey of Conditions that was conducted in both 2005 and 2008. The most recent Survey of Conditions outlining the finding of blight for the area and each property is included with this Letter of Intent.

The CDA will combine these seven parcels with the vacant parcel at 837 Hughes Place to form the "Site" for the Burr Oaks Senior Housing project (the "Project"). The eight parcels that make up the Site consist of 85,857 square feet, or 1.97 acres.

Prior to demolition, the CDA will complete a recycling plan with the assistance of Waste Cap Wisconsin (Contact Person: Ralph McCall – 608-245-1100). Waste Cap has completed the recycling plan in accordance with City of Madison requirements for demolition. The recycling plan is attached to this Letter of Intent.

Prior to demolition, the CDA will remove all asbestos from the seven remaining structures on the Site. The CDA will also identify, and if necessary, remove the lead from these structures prior to demolition.

The CDA is also coordinating with the City of Madison Fire Department ("MFD"). MFD has requested to use one or more of these buildings to provide a real-world training space for the current group of fire academy recruits. The CDA has given MFD permission to conduct non-destructive (Phase I) training activities in these buildings. However, MFD has requested that the CDA consider allowing destructive (Phase II and Phase III) training events in these buildings. Should the CDA obtain a demolition permit, it may allow MFD to conduct these Phase II and III training events in one or more of these buildings. MFD will be responsible for any and all notification to the alder, neighborhood association, surrounding neighbors, Wisconsin Department of Natural Resources, and any other necessary and appropriate parties.

The CDA is working with City Engineering (Contact Person: Wayne Rippl – 608-266-4098) to bid a Public Works Contract for this demolition. This bid and its subsequent award will be completed in conformance with all the requirements of City of Madison and CDA public works bids. The demolition will remove all structures, foundations and internal sidewalks / driveways / parking areas. The CDA intends to complete the demolition immediately prior to the commencement of construction on the Project. Upon completion of the demolition, the Project will commence. If for some reason the Project does not proceed, the CDA will seed the Site upon completion of the demolition.

The end use of this site will be the Project identified on Page 1 of this Letter of Intent. The Project will consist of approximately 100 units of senior housing with underground parking and other related amenities built in two phases. The most recent conceptual site plan for the Project is attached to this Letter of Intent. The CDA understands that the Planning Commission will most likely wish to review the final site plan and project concept for this site. The proposed demolition and Burr Oaks Senior Housing Project represent the implementation of the Burr Oaks Senior Housing Plan, adopted by the City of Madison Common Council on July 28, 2009. A copy of this plan is attached to this application for a demolition permit for your review.

The CDA has also contacted both Alder Bruer and the Burr Oaks Neighborhood Association. Both the Alder and the Burr Oaks Neighborhood Association support this request for a demolition permit, as noted in the attached e-mails.

The CDA would like to proceed with demolition in August / September of 2010. Assuming a demolition permit is issued, a final demolition date will be set when a demolition contract is awarded by City Engineering.

The CDA appreciates the Planning Commission's consideration of this demolition request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Olinger', followed by a long horizontal line extending to the right.

Mark A. Olinger
Executive Director

CC: Alder Tim Bruer
MFD (Pat Tomko & Brendan Reilly)
Burr Oaks Neighborhood Association (Dale Cox)

Enclosures: Signed Land Use Application Form
Current Conditions Map
Post-demolition Conditions Map
Conceptual Site Plan for Burr Oaks Senior Housing
Legal Description
Notification to Alder and Neighborhood Association
Photo Documentation
Survey of Conditions Forms from 2008 Blight Study
Burr Oaks Senior Housing Plan

Survey Of Conditions

Mid-American Planning Services
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Community: Madison TID #38 Job# _____ Date: 4/13/2008 Enumerator: Gary Peterson
Parcel Address: 2405 Cypress Way
Block # _____ # Housing Units _____ # Non Residential Units _____
Parcel# 61 Land Use MFR Bldg, Under Construction _____
Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
Masonry/Frame; _____ Age of Structure _____
Exiting and Prior Violations _____
Other Information _____

Structural Condition

Exterior Elements

Components

Primary

Foundation

Ext. Wall

Roof

Rating				
S	0	1	2	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

Point

Factor

Points

H2O Damage **100** **100**
Deteriorating **40** **40**
Shingles, fascia & gutter

Rating

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

Primary Subtotals **140**

Secondary

Chimney

Porches

Stairs

Doors

Windows

Addition

Aux Additions

S	0	1	2	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

rotten roof **20** **20**
Deteriorating Frame **5** **5**
Deteriorating Frame **30** **30**
40
5

Grand Total **195**

Blighting Influence

- ☐ 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 = _____

- ☐ Structure Standards
- ☒ Structure is Blighted, but can be corrected
- ☐ Structure is Blighted and Substandard to a Degree Requiring Clearance
- ☐ Parcel with no Structure Standard
- ☐ Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services
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Community: Madison TID #38 Job# _____ Date: 4/13/2008 Enumerator: Gary Peterson
Parcel Address: 2409 Cypress Way
Block # _____ # Housing Units _____ # Non Residential Units _____
Parcel# 62 Land Use MFR Bldg, Under Construction _____
Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
Masonry/Frame; _____ Age of Structure _____
Exiting and Prior Violations _____
Other Information _____

Structural Condition

Exterior Elements

Components

Rating

Point

Primary

S	0	1	2	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

Factor

Points

Foundation

80

Ext. Wall

100

Roof

Deteriorating
Shingles

40

40

Subtotals

40

Rating

S = Satisfactory

0 = Maintenance

1 = Minor

Deficiency

2 = Moderate

Deficiency

3 = Major

Deficiency

Secondary

S	0	1	2	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chimney

20

Porches

10

Stairs

5

Doors

5

Windows

Loose Frame

30

Addition

40

Aux Additions

5

Grand Total

80

Blighting Influence

- ☐ 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 = _____

- ☐ Structure Standards
- ☒ Structure is Blighted, but can be corrected
- ☐ Structure is Blighted and Substandard to a Degree Requiring Clearance
- ☐ Parcel with no Structure Standard
- ☐ Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services
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Community: Madison TID #38 Job# _____ Date: 4/13/2008 Enumerator: Gary Peterson
Parcel Address: ~~2414 Cypress Way~~ ~~x VACANT x~~ 2413 Cypress Way
Block # _____ # Housing Units _____ # Non Residential Units _____
Parcel# 74 Land Use _____ Bldg, Under Construction _____
Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
Masonry/Frame; _____ Age of Structure _____
Exiting and Prior Violations _____
Other Information _____

Structural Condition

Exterior Elements

Components

Rating

Point

Primary

S	0	1	2	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

Factor

Points

Foundation

80

Ext. Wall

100

Roof

Deteriorating
Shingles

40

40

Primary Subtotals

40

Rating

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

Secondary

S	0	1	2	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chimney

20

Porches

Sagging Unsafe

10

10

Stairs

5

Doors

5

Windows

Screens missing

30

30

Addition

40

Aux Additions

5

Grand Total

80

Blighting Influence

- ☐ 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 = _____

- ☐ Structure Standards
- ☒ Structure is Blighted, but can be corrected
- ☐ Structure is Blighted and Substandard to a
Degree Requiring Clearance
- ☐ Parcel with no Structure Standard
- ☐ Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services
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Community: Madison TID #38 Job# _____ Date: 4/11/2008 Enumerator: Gary Peterson
Parcel Address: 826 Badger Rd
Block # _____ # Housing Units _____ # Non Residential Units _____
Parcel# 77 Land Use MFR Bldg, Under Construction _____
Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
Masonry/Frame; MASONRY Age of Structure _____
Exiting and Prior Violations _____
Other Information _____

Structural Condition

Exterior Elements					Point	
Components	Rating					
Primary	S	0	1	2	3	Comments
Foundation						80
Ext. Wall						100
Roof						40
Primary Subtotals						0

Rating

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

Secondary

	S	0	1	2	3		
Chimney						20	
Porches			X			10	
Stairs						5	
Doors			X			5	5
Windows				X		30	60
Addition						40	
Aux Additions						5	
Rotting Frame							
Deteriorating Frame							

Grand Total 65

Blighting Influence

- ☐ 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 = _____

- ☐ Structure Standards
- ☒ Structure is Blighted, but can be corrected
- ☐ Structure is Blighted and Substandard to a Degree Requiring Clearance
- ☐ Parcel with no Structure Standard
- ☐ Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services

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Community: Madison TID #38 Job# _____ Date: 4/11/2008 Enumerator: Gary Peterson
 Parcel Address: ~~826 Badger Rd~~ 830 W Badger Rd
 Block # _____ # Housing Units _____ # Non Residential Units _____
 Parcel# 78 Land Use MFR Bldg, Under Construction _____
 Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
 Masonry/Frame; MASONRY Age of Structure _____
 Exiting and Prior Violations _____
 Other Information _____

Structural Condition

Exterior Elements					Point	
Components	Rating					
Primary	S	0	1	2	3	Comments
Foundation						80
Ext. Wall						100
Roof						40
Primary Subtotals					0	

Rating

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

Secondary

	S	0	1	2	3		
Chimney						20	
Porches			X			10	10
Stairs						5	
Doors			X			5	5
Windows			X			30	30
Addition						40	
Aux Additions						5	
Grand Total						45	

Grand Total 45

Blighting Influence

- ☐ 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 = _____

- ☐ Structure Standards
- ☒ Structure is Blighted, but can be corrected
- ☐ Structure is Blighted and Substandard to a Degree Requiring Clearance
- ☐ Parcel with no Structure Standard
- ☐ Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services

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Community: Madison TID #38 Job# _____ Date: 4/11/2008 Enumerator: Gary Peterson

Parcel Address: 834 Badger Rd

Block # _____ # Housing Units _____ # Non Residential Units _____

Parcel# 86 Land Use MFR Bldg, Under Construction _____

Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____

Masonry/Frame; MASONRY Age of Structure _____

Exiting and Prior Violations _____

Other Information _____

Structural Condition

Exterior Elements	Rating					Point	
Components	S	0	1	2	3	Factor	Points
Primary							
Foundation						80	
Ext. Wall						100	
Roof						40	

Rating

S = Satisfactory

0 = Maintenance

1 = Minor

Deficiency

2 = Moderate

Deficiency

3 = Major

Deficiency

Primary Subtotals 0

Secondary

	S	0	1	2	3		
Chimney						20	
Porches			X			10	10
Stairs						5	
Doors			X			5	5
Windows				X		30	60
Addition						40	
Aux Additions						5	

Grand Total 75

Blighting Influence

- ☐ 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 = _____

- ☐ Structure Standards
- ☒ Structure is Blighted, but can be corrected
- ☐ Structure is Blighted and Substandard to a Degree Requiring Clearance
- ☐ Parcel with no Structure Standard
- ☐ Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services

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Community: Madison TID #38 Job# _____ Date: 4/11/2008 Enumerator: Gary Peterson

Parcel Address: 838 Badger Rd

Block # _____ # Housing Units _____ # Non Residential Units _____

Parcel# 85 Land Use MFR Bldg, Under Construction _____

Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____

Masonry/Frame; MASONRY Age of Structure _____

Exiting and Prior Violations _____

Other Information _____

Structural Condition

Exterior Elements

Components

Primary

	S	0	1	2	3
Foundation					
Ext. Wall					
Roof					

Comments

Point

Factor

Points

80

100

40

Rating

S = Satisfactory

0 = Maintenance

1 = Minor

Deficiency

2 = Moderate

Deficiency

3 = Major

Deficiency

Primary Subtotals 0

Secondary

	S	0	1	2	3
Chimney					
Porches			X		

Stairs					
Doors			X		
Windows				X	
Addition					
Aux Additions					

Deteriorating roof
With no Rail

20

10

10

Deteriorating

5

5

5

Deteriorating no Screens

30

40

5

60

Grand Total 75

Blighting Influence

- ☐ 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 = _____

- ☐ Structure Standards
- ☒ Structure is Blighted, but can be corrected
- ☐ Structure is Blighted and Substandard to a
Degree Requiring Clearance
- ☐ Parcel with no Structure Standard
- ☐ Parcel with no Structure Blighted

NOTES:

PICTURE