

CITY OF FITCHBURG

Report on Blight Determination Ridgewood District

August 23, 2005



TABLE OF CONTENTS

<i>Background Summary</i>	1
<i>Structural Survey</i>	2
<i>Findings for the Proposed TIF District</i>	6
<i>Summary</i>	7
APPENDIX A: SURVEY FORM	11
APPENDIX B: MAP OF BLIGHTED AREAS	12
APPENDIX C: MAP OF EXISTING LAND USES	13
APPENDIX D: MAP OF BLIGHTED STRUCTURES	14
APPENDIX E: LISTING OF PARCELS BY BLOCK	15
APPENDIX F: SURVEY FORMS	16
APPENDIX G: BLIGHT PHOTOS	17

Background Summary

This report finds that the proposed Tax Incremental District, Ridgewood District, which is part of the city of Fitchburg, constitutes a blighted area under the provisions of Wisconsin Statutes 66.1105 (4) (gm) 4a, which governs Tax Increment Finance Districts. Further this report finds that the proposed Fitchburg Ridgewood Redevelopment District constitutes a blighted area under the provisions of Wisconsin Statutes 66.1331 and Wisconsin Statutes 66.1333, which govern the definition of Blighted Area and Redevelopment Districts. The proposed TID and Redevelopment District is shown on the Existing Land Use Map in Appendix C.

The district is generally located between Fish Hatchery Road, Post Road and High Ridge Trail. It surrounds and includes the Traceway Golf Course.

The district is composed of commercial businesses, golf course, multifamily residences and open space parcels.

The area is blighted due to underutilization of the land and structures, age of buildings, and neglect to structures. Masonry walls, foundations, doors and doorframes, windows and window frames, roofing material deteriorate with time. Structures become deteriorated. Masonry walls and foundations are subject to cracking and deterioration. Changes in transportation patterns, development of new uses, changes to land use, development of similar uses in other areas and changes in types of businesses are also important factors leading to a blighted area.

Below are the blighting influences identified within the Ridgewood Area:

- a. Land Underutilization
- b. Identifiable Hazards to Health and Safety of the Community
- c. Poor Walks and Driveways
- d. Inadequate Outdoor Storage and Screening
- e. Poor Site Conditions
- f. Other

Structural Survey

Methodology

Mid-America Planning Services, Inc., consultants to the city of Fitchburg conducted the field surveys in July 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 10 parcels and 58 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 77 blighting influences as part of the field survey. The majority, but not all, of these fit the following categories:

Land Underutilization (1 instance), Identifiable Hazards to Health and Safety of the Community (9 instances), Poor Walks and Driveways (42 instances), Inadequate Outdoor Storage and Screening (17 instances), Poor Site Conditions (5 instances), and various Other Blighting Influences (3 instances). **The study found 77 Blighting Influences in the study area. With 10 parcels that is an average of 7.7 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 numbers 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, terrain, and

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 10 parcels in the district of which 7 are blighted. There are 58 structures within the proposed district, of which, 36 structures were rated as blighted and 22 standard. Note: Some parcels have no structures; other parcels have multiple structures including one parcel with 31 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.

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

Thirty-four structures had exterior wall deterioration including loose or missing shingles, cracking, bulging or signs of attempted repair.

Thirty 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.

One structure displayed different degrees of deficiencies regarding its chimney. Common deficiencies included bricks or mortar deteriorating or missing.

Six instances of porches (or elevated entries) and two stairs in poor condition were noted. Deficiencies included rotted, warped wood, slanted structures and inadequate railings. Eleven structures had deficient doors. Deteriorated windows affected fifteen structures. Two structures had deteriorated auxiliary additions.

Inadequate Provision of Ventilation, Light, Air or Sanitation

The concern under this category was the lack of screening for stored refuse on seventeen parcels. Five parcels had trash and other objects scattered about.

Conditions which Endanger Life or Property by Fire and Other Causes

Nine parcels had safety and health conditions, which represent dangers to the person from falls. Another set of problems included the forty 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.

SUMMARY OF FINDINGS FOR THE TIF DISTRICT:

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

- ◆ 3 parcels both vacant and with structures are in standard condition (36.481 acres);
- ◆ 7 parcels both vacant and with structures are "blighted, but correctable" (69.238 acres); while
- ◆ None fit 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 **65.49 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.

Structures – Blighted and Standard Quality

	Number of structures	Percentage of Total Structures
Substandard Blighted	0	0
Correctable Blighted	36	62.0
Standard	22	38.0
Bldg being Rehabilitated or Constructed	0	
Total	58	100

Area of all Parcels – Blighted and Standard

	Number of parcels	Acres Occupied	Percent of Total Area (Rounded)
Substandard Blighted	0	0	0
Correctable Blighted and Vacant Blighted	7	69.238	65.49
Standard	3	36.481	34.51
Bldg being Rehabilitated or Constructed	0		0
Total without roads	10	105.719	100

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.

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

	Area in acres	Percent
Occupied	105.463	95.03
Vacant	5.256	4.97
Total without roads	105.719	100.0

Findings for a Possible Redevelopment Area

For an area to be eligible for Redevelopment designation it must be a Blighted Area. The statutory definition for a blighted area is: 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.

Examining the structures and land within a potential redevelopment area is the method used to satisfy this definition. The blight findings or defects for a redevelopment district are based primarily on structural conditions, but also blighting influences in the area of the structures. Blighting influences when located on a parcel without a structure are used to determine if the parcel is blighted. If the blighting influences apply to more than 50% percent of the parcel, the parcel is designated as blighted. Blighting influences located on a parcel with a structure are an indication that conditions are not standard, but they in themselves would usually not make the parcel blighted. Parcels with structures that are blighted are usually blighted because the structure is blighted according to the survey format.

Another structural defect is a result of the original construction. The residential structures were built without fire retarding sprinklers. As a result, when a fire starts in these wooden structures it has no check until the Fire Department arrives. To compound the problem the living units are not compartmentalized, so when the fire reaches the attic it easily spreads through the attic to other residential units.

Another land area defect is the lay out of the structures, particularly those of the golf course. Some of the units back up to open space, a wooded ravine. Residents have then disposed of junk and trash in the ravine, in part at least because they could do so without being observed. This lead in part to the blighted open space.

The principal blight in the area is the structures themselves. There are 10 parcels with 58 structures within the proposed district, of which 36 structures were rated as blighted. Viewing the

structural conditions only, 36 structures are “blighted, but correctable.” When considering the 77 blighting influences, all of the blighted structures are obsolete and should be cleared. The 20 standard residential structures are not a viable use without the other structures. The two standard commercial structures could be viable if they fit into a commercial area redevelopment design. All other 56 principal structures should be cleared.

Standard and Blighted Parcels – Criteria #1

	Number of Parcels	% of Total Number of Parcels	% of Total Area
Substandard Blighted	0	0	0
Correctable Blighted	7	70	65.49
Standard	3	30	34.51
Total	10	100	100

Of the 58 structures in the redevelopment area 36 are blighted, but correctable with an average blight score of 157.9. The standard structures had an average blight score of 17.7.

Scoring Breakdown of Parcels with Structures – Criteria #2

Blight Score	Number of Structures
0-49	22
50-150	22
151-250	13
251-490	1
491-590	0
Total	58

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.

Further, with 62% of the structures, 70 % of the parcels and 65.49% of the area blighted, it is the finding of this report that the proposed Ridgewood Redevelopment District constitutes a blighted area under the provision of Wisconsin Statutes 66.1331 and Wisconsin Statutes 66.1333, which govern Blighted Areas and Redevelopment Districts.

APPENDIX A: SURVEY FORM

Survey of Conditions

Community _____ Job # _____ Date _____ Enumerator _____

Project Fitchburg Ridgewood

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

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

MAPS ID# _____

Blighting Influences

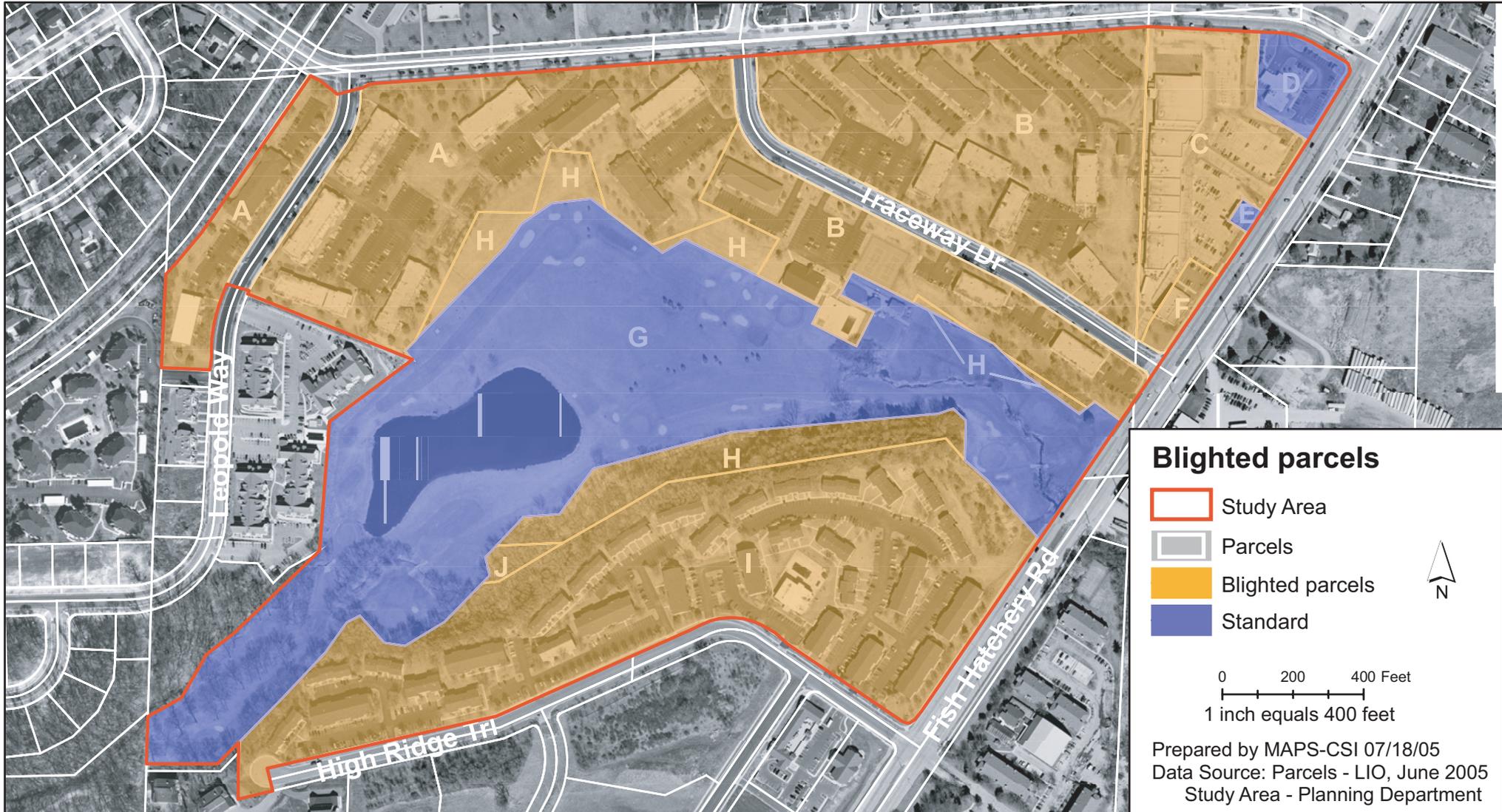
- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density 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

Ridgewood Blight Study Area

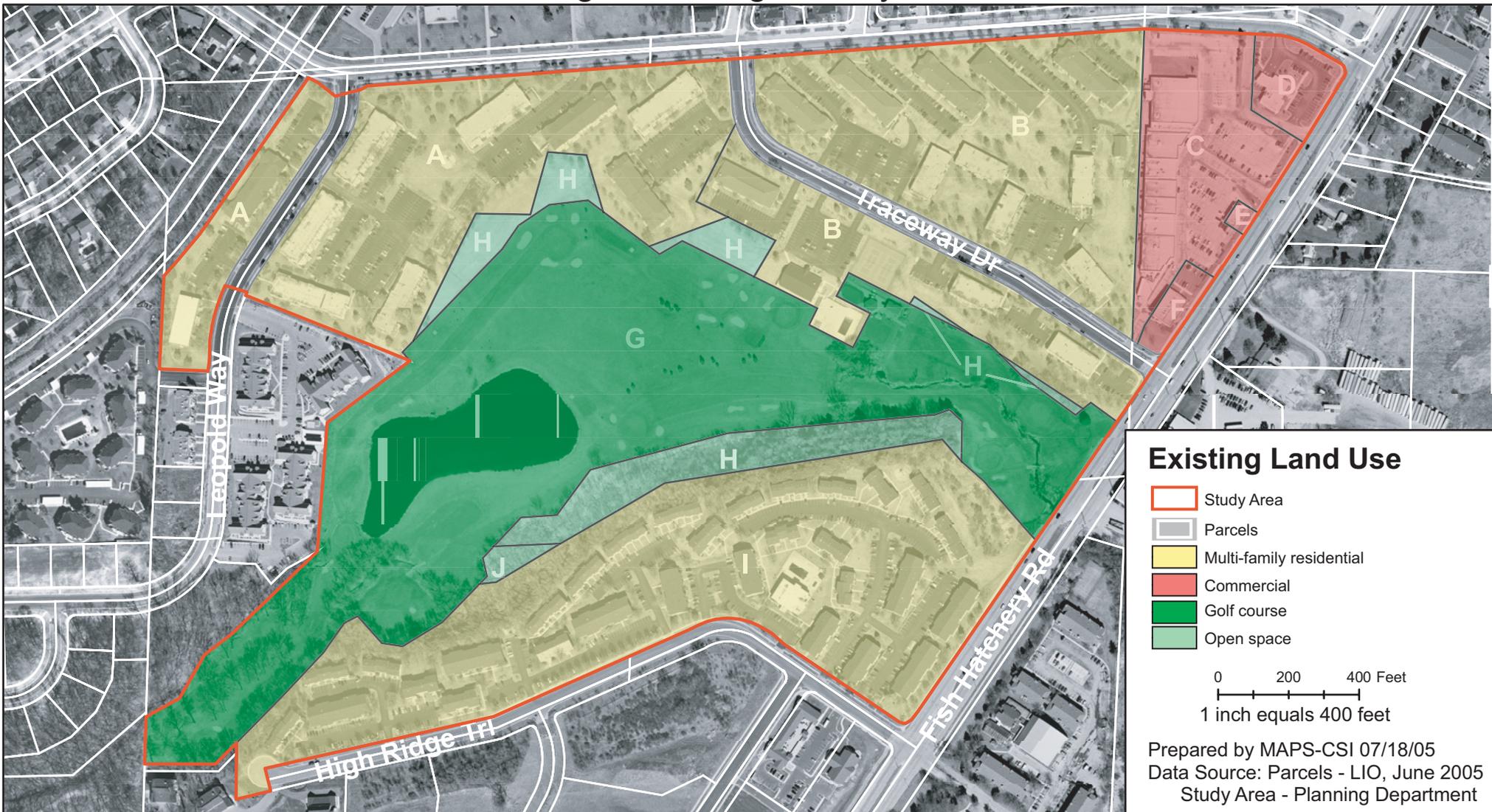


Map Letter	PARCEL #	Description	Area (acres)	Source	Use
A	060903290004	Metes & Bounds	16.508	GIS	Ridgewood
B	060903295009	Metes & Bounds	19.717	GIS	Ridgewood
C	060903191004	1 CSM 4983	5.513	CSM	Fitchburg Ridge
D	060903190809	2 CSM 4538	1.291	CSM	Associated Bank
E	060903191755	2 CSM 4983	0.113	CSM	Dairy Queen
F	06090319197c	3 CSM 4538	0.556	CSM	Office Building
G	060903293001	1 CSM 5147	35.077	CSM	Golf Course
H	060903294500	Metes & Bounds	4.972	GIS	Wooded/Open Space
I	060903385000	Metes & Bounds	21.688	GIS	Ridgewood
J	060903385153	Metes & Bounds	0.284	GIS	Open Space

Total Acreage for Study Area
105.719

APPENDIX C: MAP OF EXISTING LAND USES

Ridgewood Blight Study Area



Map Letter	PARCEL #	Description	Area (acres)	Source	Use
A	060903290004	Metes & Bounds	16.508	GIS	Ridgewood
B	060903295009	Metes & Bounds	19.717	GIS	Ridgewood
C	060903191004	1 CSM 4983	5.513	CSM	Fitchburg Ridge
D	060903190809	2 CSM 4538	1.291	CSM	Associated Bank
E	060903191755	2 CSM 4983	0.113	CSM	Dairy Queen
F	06090319197c	3 CSM 4538	0.556	CSM	Office Building
G	060903293001	1 CSM 5147	35.077	CSM	Golf Course
H	060903294500	Metes & Bounds	4.972	GIS	Wooded/Open Space
I	060903385000	Metes & Bounds	21.688	GIS	Ridgewood
J	060903385153	Metes & Bounds	0.284	GIS	Open Space

Total Acreage for Study Area
105.719

APPENDIX D: MAP OF BLIGHTED STRUCTURES

Ridgewood Blight Study Area



Blighted structures

-  Study Area
-  Parcels
-  Blighted structures
-  Standard

0 200 400 Feet
1 inch equals 400 feet

Prepared by MAPS-CSI 07/20/05
Data Source: Parcels - LIO, June 2005
Study Area - Planning Department

APPENDIX E: LISTING OF PARCELS BY BLOCK

Parcel Number	Address	Exterior Structural Rating	Blighting Influences Key on Page 1	Standard Structure	Blighted Correctable Structure	Blighted or Substandard Structure May Require Clearance	Parcel No Structure Standard	Parcel No Structure Blighted	Current Use
C	3034-3054 Fish Hatchery Road	190	0		X				Commercial
D	3002 Fish Hatchery Road	0	c	X					Commercial
F	3070 Fish Hatchery Road	100	f		X				Commercial
E	3030 Fish Hatchery Road	0	0	X					Commercial
G	2201 Traceway Drive	5	0				X		Public-Recreational
H	Fish Hatchery Road	0	a, e					X	Vacant Blighted
J	High Ridge Trail	0	0					X	Vacant Blighted
Bldg 1	Post Road	110	0		X				Multi-family
Bldg 2	2101 Post Road	180	e		X				Multi-family
Bldg 3	2201 Post Road	140	0		X				Multi-family
Bldg 5	2301 Post Road	140	0		X				Multi-family
Bldg 6	2202 Traceway Drive	130	b, e		X				Multi-family
Bldg 7	2122 Traceway Drive	100	b		X				Multi-family
Bldg 8	2102 Traceway Drive	0	c, d, e	X					Multi-family
Bldg 9	2022 Traceway Drive	135	c, d		X				Multi-family
Bldg 10	2002 Traceway Drive	35	c	X					Multi-family
Bldg 11	2001 Traceway Drive	0	c, d	X					Multi-family
Bldg 12	2102 Traceway Drive	170	c, d		X				Multi-family
Leasing Office	Traceway Drive	0	c	X					Commercial
Bldg 13	2321 Traceway Drive	180	c		X				Multi-family
Bldg 14	3302 Leopold Way	140	c		X				Multi-family

Parcel Number	Address	Exterior Structural Rating	Blighting Influences Key on Page 1	Standard Structure	Blighted Correctable Structure	Blighted or Substandard Structure May Require Clearance	Parcel With No Structure Standard	Parcel With No Structure Blighted	Current Use
Bldg 15	3314 Leopold Way	340	0		X				Multi-family
Bldg 16	3301 Leopold Way	40	b	X					Multi-family
Bldg 17	3305 Leopold Way	35	b	X					Multi-family
Bldg 18	3313 Leopold Way	165	b		X				Multi-family
Bldg 19	3309 Leopold Way	210	c		X				Multi-family
Bldg 20	2601 Post Road	145	0		X				Multi-family
Bldg 21	2501 Post Road	210	f		X				Multi-family
Bldg 22	2401 Post Road	50	b, c		X				Multi-family
Bldg 23	2325 Traceway Drive	200	0		X				Multi-family
Bldg 301	2110-2112 High Ridge Trail	45	c, d, f	X					Multi-family
Bldg 302	2118-2120 High Ridge Trail	40	c, d	X					Multi-family
Bldg 303	2102-2104 High Ridge Trail	105	c, d		X				Multi-family
Bldg 304	2126 High Ridge Trail	40	c, d	X					Multi-family
Bldg 305	2208 High Ridge Trail	45	c, d	X					Multi-family
Bldg 306	2210 High Ridge Trail	140	c, d		X				Multi-family
Bldg 307	2232 High Ridge Trail	140	0		X				Multi-family
Bldg 308	2216 High Ridge Trail	280	c		X				Multi-family
Bldg 309	2310 High Ridge Trail	40	c	X					Multi-family
Bldg 310	High Ridge Trail	110	c		X				Recreational-Club House
Bldg 311	2134 High Ridge Trail	40	c	X					Multi-family
Bldg 312	2146 High Ridge Trail	145	c		X				Multi-family

Parcel Number	Address	Exterior Structural Rating	Blighting Influences Key on Page 1	Standard Structure	Blighted Correctable Structure	Blighted or Substandard Structure May Require Clearance	Parcel With No Structure Standard	Parcel With No Structure Blighted	Current Use
Bldg 313	2234 High Ridge Trail	240	c		X				Multi-family
Bldg 314	2246 High Ridge Trail	140	c		X				Multi-family
Bldg 315	2258 High Ridge Trail	140	c		X				Multi-family
Bldg 316	2282-2292 High Ridge Trail	140	c, d		X				Multi-family
Bldg 317	2314-2316 High Ridge Trail	140	c		X				Multi-family
Bldg 318	2402-2412 High Ridge Trail	0	b, c	X					Multi-family
Bldg 319	2414-2424 High Ridge Trail	5	c, d	X					Multi-family
Bldg 320	2326 High Ridge Trail	0	c	X					Multi-family
Bldg 321	2454-2456 High Ridge Trail	140	c		X				Multi-family
Bldg 322	2426-2436 High Ridge Trail	0	c, d	X					Multi-family
Bldg 323	2438-2448 High Ridge Trail	0	0	X					Multi-family
Bldg 324	2458-2462 High Ridge Trail	140	b, c		X				Multi-family
Bldg 325	2508 High Ridge Trail	170	b, c, d, e		X				Multi-family
Bldg 326	2516-2520 High Ridge Trail	0	c	X					Multi-family
Bldg 327	2528-2532 High Ridge Trail	170	c		X				Multi-family
Bldg 328	2602-2612 High Ridge Trail	140	c, d		X				Multi-family
Bldg 329	2614-2624 High Ridge Trail	20	c, d, e	X					Multi-family
Bldg 330	2630 High Ridge Trail	170	c, d, e		X				Multi-family
Bldg 331	2644 High Ridge Trail	0	c	X					Multi-family

APPENDIX F: SURVEY FORMS

Delivered separately.

APPENDIX G: BLIGHT PHOTOS

Fitchburg Ridgewood



3070 Fish Hatchery Road
Deteriorated Clap Board Siding
July 9, 2005



Fitchburg Ridge Shopping Center
Deteriorated Loading Dock
July 9, 2005



Fitchburg Ridge Shopping Center
Cracked Wall
July 9, 2005



Fitchburg Ridge Shopping Center
Cracked Wall
July 9, 2005

Fitchburg Ridgewood



Fitchburg Ridge Shopping Center
Cracked Wall
July 9, 2005



Fitchburg Ridge Shopping Center
Cracked Wall
July 9, 2005



2101 Post Road
Deteriorated Shingles
July 9, 2005



2101 Post Road
Deteriorated Shingles
July 9, 2005

Fitchburg Ridgewood



2101 Post Road
Deteriorated Shingles
July 9, 2005



2201 Post Road
Deteriorated Shingles
July 9, 2005



2201 Post Road
Deteriorated Shingles
July 9, 2005



2201 Post Road
Deteriorated Shingles
July 9, 2005

Fitchburg Ridgewood



2201 Post Road
Deteriorated Wood Siding
July 9, 2005



2201 Post Road
Deteriorated Fascia
July 9, 2005



2301 Post Road
Deteriorated Soffit
July 9, 2005



2301 Post Road
Water Damaged Bricks
Broken Bricks
July 9, 2005

Fitchburg Ridgewood



2301 Post Road
Rotted Fascia
July 9, 2005



2601 Post Road
Loose Wall Shingles
July 9, 2005



2601 Post Road
Brick Wall Broken
Deteriorated Wood Siding
July 9, 2005



2501 Post Road
Shingles Deteriorated in Gutter
July 9, 2005

Fitchburg Ridgewood



2501 Post Road
Deteriorated Shingles
July 9, 2005



2501 Post Road
Cracked Wall
Deteriorated Trim
Wrapped Trim
July 9, 2005



3314 Leopold Way
Rotted Siding, Broken Brick
July 9, 2005



3314 Leopold Way
Loose Shingle Siding
July 9, 2005

Fitchburg Ridgewood



3314 Leopold Way
Patched Siding
July 9, 2005



3314 Leopold Way
Deteriorated Concrete Foundation
July 9, 2005



3302 Leopold Way
Deteriorated Fascia
July 9, 2005



3313 Leopold Way
Loose Siding and Fascia
July 9, 2005

Fitchburg Ridgewood



3313 Leopold Way
Deteriorated Door Frames
July 9, 2005



3313 Leopold Way
Loose and Missing Shingles
Exposing Rotted Frame
July 9, 2005



3309 Leopold Way
Rotted Soffit
July 9, 2005



2325 Traceway Drive
Deteriorated Panel
Board Missing
July 10, 2005

Fitchburg Ridgewood



2122 Traceway Drive
Siding Missing Exposing
Deteriorated Wood
July 10, 2005



2101 Traceway Drive
Downspout Missing
July 10, 2005



2110 High Ridge Trail
Deteriorated Retaining Wall
July 10, 2005



2102 High Ridge Trail
Inadequate Outdoor Storage
July 10, 2005

Fitchburg Ridgewood



2210 High Ridge Trail
Gutter Missing Exposing
Deteriorated Fascia
Siding Loose
July 10, 2005



2230 High Ridge Trail
Sagging Trim
Deteriorated and Loose Siding Boards
July 10, 2005



2146 High Ridge Trail
Broken Glass
Missing Gutter
Deteriorated Fascia
July 10, 2005



2246 High Ridge Trail
Split Wood Siding
Deteriorated Wood
July 10, 2005

Fitchburg Ridgewood



2282 High Ridge Trail
Rotted Fascia
July 10, 2005



2316 High Ridge Trail
Missing Trim
Split Siding Boards
Deteriorated Boards
July 10, 2005



2462 High Ridge Trail
Wood Panel Rotted
July 10, 2005



2532 High Ridge Trail
Trim Loose
Trim Sagging
Boards Deteriorated
July 10, 2005