

Blight Determination
1015 Washington St.
Date: January 15, 2018
Parcel #: 000-269-041



Current Conditions

The following assessment examines the current conditions of the subject property per the statutory definition of "blight" found in Chs. 32.03(6) and 66.1333(2m)(bm), Wis. Stats.

Statutory Elements	Observations	Exhibits
abandonment, dilapidation, deterioration, age or obsolescence; deterioration of site or other improvements	The property has been vacant since at least 2007. The exterior is dilapidated and deteriorated. The building was constructed in 1900. The second floor apartments are in disrepair and have significant damage from a leaking roof. Roof has been repaired.	Photos
inadequate provisions for ventilation, light, air or sanitation; insanitary conditions	There are no utilities in the buildings. Upstairs apartment areas are uninhabitable and a number of the areas have the interior ceiling missing to collapse from water damage.	Photos
high density of population and overcrowding	Not applicable. This is a commercial property on a main thoroughfare.	
conditions which endanger life or property by fire and other causes; unsafe conditions	The building has degraded to the extent that it would be difficult to extinguish a fire without a total loss. The building to the west is very close and could be damaged or lost with a fire at this property.	Photos
faulty lot layout in relation to size, adequacy accessibility or usefulness	Not applicable.	Tax Record
diversity of ownership	The property is owned by a Wisconsin LLC.	Tax Record
tax or special assessment delinquency exceeding the fair market value of the land	The 2017 taxes are unpaid, the total is \$1,652.42	Tax Record
defective or unusual conditions of title	Not applicable.	

Potential Impacts

The following assessment considers the potential impacts of the current state of the property as detailed above per the statutory definition of "blight" found in Ch. 66.1333(2m)(bm).

Statutory Elements	Conclusions	Exhibits
conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime	This vacant, dilapidated property is an invitation for rodents and squatters.	Photos
detrimental to the public health, safety, morals or welfare	Causes for concern with public health, safety, morals and welfare stem from the dangers present in this degraded building and the extended period of time that these conditions have been present on the site.	Photos
substantially impairs or arrests the sound growth of a city	The negative visual impact of this dilapidated commercial property on a very busy main thoroughfare does not enhance property values or encourage development. This property is visible from the street .	Photos
retards the provisions of housing accommodation	This is a downtown commercial property that is uninhabitable.	
constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare	This property is on one of the City's heavily traveled streets, is impairing development, and is a visual nuisance. The dilapidated nature provides for the harboring of vermin and potential vagrancy and has a negative impact on the residential/downtown neighborhood.	Code & Contact Report Photos

Determination

The subject parcel and its contents meet the statutory definition of blight.

Completed by: Gregg P. Kadow, Deputy Fire Chief