



Department of Planning & Community & Economic Development

Building Inspection Division

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DATE: January 4, 2018

TO: Plan Commission

FROM: George C. Hank, Director
Building Inspection Division

A handwritten signature in black ink, appearing to read "G. Hank".

SUBJECT: Demolition of 5006 Hammersley Road

I have been asked to review the condition of the single family home located at 5006 Hammersley Road on the City's South West side. The house was originally built in 1952 and has had minimal maintenance over the years. The building elevation was sited too low and has resulted in basement water problems most likely from the beginning. The foundation is concrete block and has significant and numerous horizontal and step cracking in the mortar joints. Water infiltration has resulted in mold problems in many locations.

The building's heating and water heating systems are inefficient and have reached the end of their useful life and all are in need of complete replacement. There are remnants of some basement rooms that were installed without permits or inspections and contain significant electrical violations. The bottom plates of the walls that remain are rotting and have mold problems. The basement bathroom has been gutted.

The first floor ceilings show signs of water infiltration in several locations and are in need of repair. The drywall walls are damaged and deteriorated in many locations and are in need of significant repairs. The wood paneling in the northwest corner room is moisture damaged and should be replaced. The hardwood floors are worn and contain severe water damage in a couple of rooms. Most of the first floor interior doors are severely damaged or missing.

The kitchen cabinets are original to the house and are severely worn. The kitchen walls are deteriorated and damaged and will likely need to be gutted. There are two bathrooms on first floor that appear to be original to the house. The bath wall tile is damaged or missing in many locations. The fixtures are old and are in need of replacement. Both bathrooms should be gutted.

The building is vacant and has been secured but this only prevents people who generally obey the law from entering the building. In its current condition, the building constitutes a public nuisance and should be removed. I am writing to urge support for the issuance of the Demolition Permit.