



Members of the Plan Commission:

As a former City of Madison Alderperson representing large sections of the Langdon Street neighborhood, and having successfully seen necessary infill development meet the needs of the campus neighborhood in the face of naturally occurring building decay, I present why the Plan Commission can find that the Alpha Chi Sigma fraternity houses can meet the standards of demolition and move forward with their redevelopment at 619 & 621 N Lake Street.

The decaying building condition situation currently faced by Alpha Chi Sigma is not unique to fraternal organizations in the Langdon Street neighborhood, and has been successfully resolved in the recent past to balance historic concerns with creating safe, attractive, and functional housing for student populations. I would like to see a similar productive resolution for Alpha Chi Sigma to redevelop their property, as other recent developments have occurred in the neighborhood.

I value keeping Alpha Chi Sigma on the location of their chapter home and allowing them to successfully build for the future, as other chapters such as Sigma Phi Epsilon, Acacia, Theta Chi, Evans Scholars, and Alpha Delta Phi have over the past decade to create quality, fire-safe, ADA-compliant, and affordable modern student housing, while respecting the unique cultural character and landscape of the Langdon neighborhood.

Context for Demolitions of Contributing Structures in Langdon Street National Historic District

The City of Madison staff position reported in their November 18, 2020 memo is not inconsistent to previous project memos stating that staff finds the proposals do not meet the standards outlined in the City of Madison 2012 Downtown Plan. Similar staff memos can be found in the Iota Court Waterfront Development documents from 2013 (Legistar #28414) and the 2012 Theta Chi Langdon Street fraternity redevelopment (Legistar #28485). Both projects ultimately gained demolition and land use approvals by the City Council and Plan Commission. Of note, the Iota Court project received a 15-3 vote by City Council members at its February 6, 2013 meeting.

Likewise, there is a path for Plan Commission members to weigh the larger land use goals and merits of the project, relative to the existing condition of the houses, within the Langdon Street National Historic District. I have included former City of Madison Preservation Planner Amy Scanlon's January 31, 2013 memo as an attachment, which is helpful to distinguish between local and national districts. I also have included a Building Inspection note from 2014 that details Ms. Scanlon assessment that these structures were not subject to landmark quality or status for repair.

The advisory statement for 619 and 621 N Lake Street issued by the Landmarks Commission at their October 5, 2020 meeting recommending against demolition of contributing structures in a national historic district are nearly identical to statements issued in the aforementioned projects. Since that opinion was formed, the project team has contracted outside preservation consultants from Legacy Architecture to evaluate the historic features and nature of the Langdon Street national district. They concluded the following:

"The properties at 619 and 621 North Lake Street share a common history in relation to the development of fraternities near the University of Wisconsin campus along Langdon Street during the early decades of the twentieth century, similar to other buildings in the neighborhood. However, there is no local designation for this neighborhood, and the area on the west side of it has been heavily compromised with numerous high-rise



developments and a general change in scale and density since the 1960s that diminishes the building's relationship to other similar fraternity and sorority houses further to the east. Individually, the houses are in poor to fair condition and lack architectural integrity to a degree that would disqualify them as historically significant examples of their style.

In the case of Theta Chi, Landmarks Commission members were in a similar position, later receiving follow-up information and ultimately approving the demolition of the fraternity house, given additional technical information after issuing a general statement against demolition of contributing structures in national historic districts.¹ This was only required because the property sat next to a city landmark. No such return to Landmarks is in order for this current proposal.

The properties in question are not high-quality buildings. Based on the outside preservation consultant and the structural evidence of unsafe and sub-par, antiquated housing conditions, I strongly believe that the Plan Commission can find that the housing is of a condition to meet the threshold for demolition.

Mitigating Conflict with 2012 Downtown Plan Recommendations

An important point for consideration regarding the apparent conflict between development goals within the adopted 2012 Downtown Plan and the City of Madison lies in an understanding of the role of the Downtown Plan at the time of its adoption. It was meant as a compendium to the underlying 2006 City of Madison Comprehensive Plan.² As the Alder at the time of the plan's passage, I can speak to the fact that the page outlined in the Downtown Plan by staff in their memo was intended as a wrap-around to the underlying City Comprehensive Plan on file at that time.

The 2006 Comprehensive Plan identifies the subject site within the Langdon Downtown Residential Sub-district, which recommends development of mixed-use buildings, small-scale neighborhood oriented commercial uses and multi-family housing at densities up to 60 units an acre as recommended in more detailed neighborhood and special area plans. The recommended building height in the Langdon sub-district ranges from 2-8 stories, with the tallest buildings to be located closer to State Street. Historic preservation and neighborhood conservation were identified as issues to be addressed as properties in the sub-district are redeveloped. In addition to the somewhat more specific recommendations for the Langdon sub-district contained in the Comprehensive Plan, the plan also includes a series of broader land use, urban design and historic preservation goals, objectives and guidelines that are relevant to the consideration of the proposed development.

These are listed in "Attachment A" to this report. Of the goals, objectives and guidelines contained in Chapter 2, Volume II of the Comprehensive Plan of greatest consequence to the downtown in general is Objective 75 and 79, which recognizes Madison's downtown/campus area as a unique and important City and regional center that merits special planning and design attention.

As the elected representative for the majority of the Langdon Street neighborhood at the time of the Downtown Plan's adoption, the intent of the language in the 2012 Downtown Plan for the Langdon Street neighborhood was never to limit development carte blanche in the Langdon district as it related to existing structures and the built

¹ Minutes of the Landmarks Commission, December 10, 2012, Legistar #28485

² 2006 Comprehensive Plan [Section 1 Introduction](#), [Section 2: Land Use](#) (Langdon Street: Page 2-107, Page 2-114)



environment. The recommendations were intended to encourage preservation of high-quality historic properties, and to encourage a local district to be established to support historic preservation efforts while also supporting the redevelopment of unsafe, exhausted housing stock that has seen decades of hard wear and natural decay. To date, such a local district has not been created and the ongoing presence of a national district allowing for tax credit financing does not substitute for the role a local district would provide regarding land use decisions.

For City of Madison staff to interpret the 2012 Downtown Plan's intentions without also acknowledging the 2006 Comprehensive Plan governing document in statutory force at the time of its adoption is an incomplete approach to understanding the purpose and role of these documents relative to staff comments.

Additional Land Use Plans

The adopted 2016 Comprehensive Plan actively discusses the block that these properties are on as High Density Residential and are outlined as such on the Generalized Future Land Use Map. Additionally, within the 2012 Downtown Plan the project is located in a zone that is mapped for a maximum of 8 stories. Other sections of Langdon Street have height limits of 5, 6 or 7 stories. These properties have clearly been drawn into an area that was imagined for far greater density for redevelopment moving forward.

Additionally, these properties serve University of Wisconsin students and a fraternal organization. The Lake Street location of these properties is also on the periphery of the University of Wisconsin Campus Master Plan. Please see the attached addendum for excerpts of the most recent Campus Master Plan that are relevant to this site and UW-Madison's land use goals regarding student housing and land use density. The density of the proposed use, and for the purposes of student housing are within the goals and master plan precedent outlined within the current and past versions of UW-Madison land use goals. In summary, these lots are imagined to serve a student-supportive purpose in a high density land use capacity. The redevelopment of this site to support high density off-campus student housing and the organization home of a student fraternal organization meets the cultural and physical land use plan envisioned in both city and university current and past land use documents.

Summary

City of Madison Plan Commission members and members of the City Council have successfully navigated vital, quality redevelopment within the Langdon Street neighborhood over the last decade. The benefit to allowing a historic fraternal student organization to maintain their presence as members of the Lake Street community on the property that they have occupied since the 1920s, and to do so in safe, affordable, and improved conditions outweighs the altered and decayed condition of their existing housing structures. I believe that the members of Alpha Chi Sigma and its housing board have explored all reasonable alternative options to demolishing the homes that they have occupied for decades. I urge you to support the demolition approval for the properties and allow the organization to move forward and continue to serve as vital members of this neighborhood for another century.

Sincerely,

Bridget Maniaci
Principal, UX Community Consulting
Consultant to Patrick Properties & Alpha Chi Sigma, Alpha Corp.
City of Madison Alderperson 2009-2013
City of Madison Landmarks Commission Member 2009-2011



ADDENDUM

Excerpts from 2016 University of Wisconsin Campus Master Plan

Full Document: <https://d1t7dpw65z19lw.cloudfront.net/wp-content/uploads/sites/20/2017/10/RPT-MP-Tech-Report-2016-1019-low-res.pdf>

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Through 1979 and 1980, facilities staff updated the 1973 Campus Plan with a final plan being adopted by the Campus Planning Committee in September 1980. The primary focus of the 1980 Campus Plan centered on the South Campus area for which the City of Madison established a joint planning area with the university in 1979. Those efforts resulted in a land use plan being adopted by the Campus Planning Committee on January 17, 1980 and by the Madison Common Council in April 1980. Major conclusions of that plan and the 1980 Campus Development Plan include:

- The university will continue to work with the City of Madison and the private sector to resolve issues around the need for more and improved student housing close to campus; first step has been made in the jointly developed land use plan for the South Campus

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In 1984, a series of campus master development plans were completed as part of an overall UW System effort to bring all of the campus master plan up-to-date and define the pressing need of facility improvements to the state legislature. A 2-year, 6-year and 10-year plan were developed, the latter two of which included extensive amounts of information pertinent to the anticipated program directions and corresponding future needs of the campus. All of these documents are available for review in the current offices of Facilities Planning & Management. These series of plans, outlined in 1984, included the following major themes:

- Affordable, private sector student housing in the campus area was seen as an issue forcing many students to reside further away from campus where rents were less expensive

(Page 86)

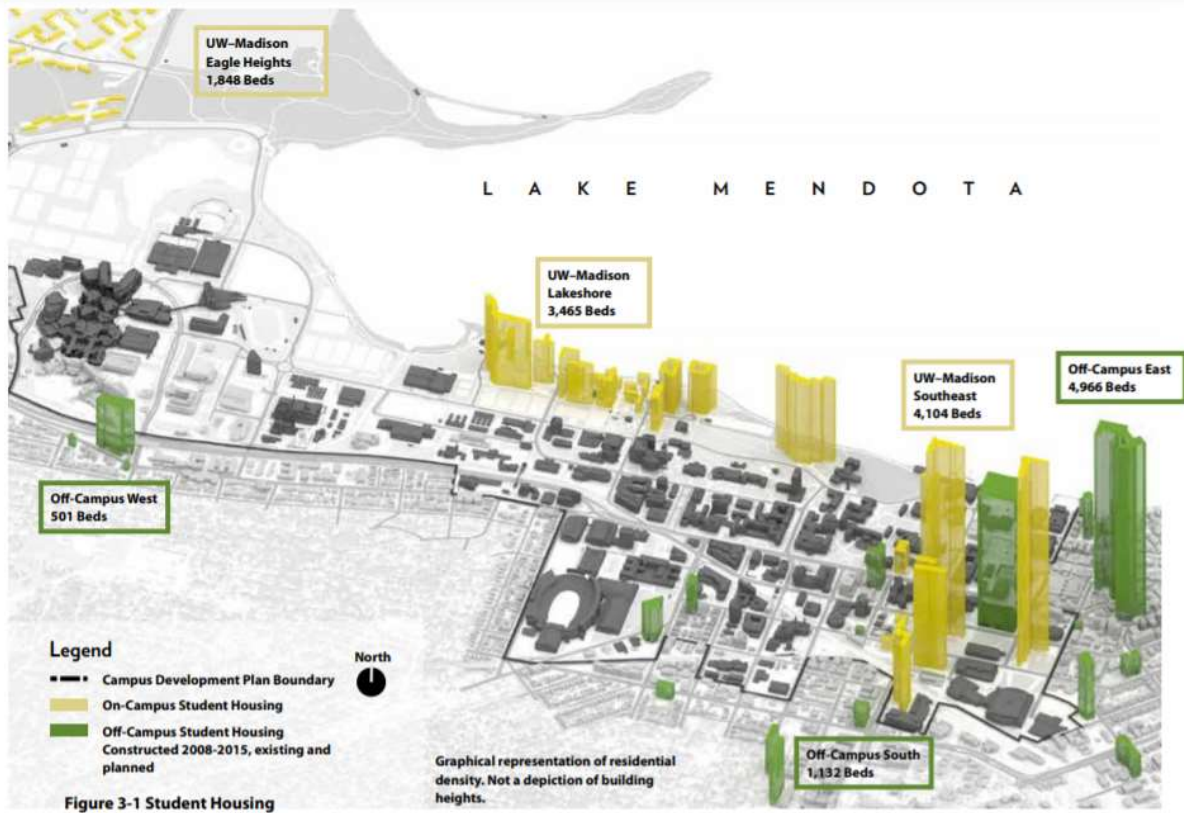
Context within Region and City
Student Housing

Shared Resources

The university is intertwined with its host communities of the City of Madison and the Village of Shorewood Hills. Particularly on the south and east campus edges, the university and private uses are blurred.

The university relies on the private housing market to house our students, especially students beyond their first year. ... Off-campus, students live throughout the region, but are concentrated in neighborhoods within a short walk, a bicycle ride, or a brief transit ride. Since the 2005 Campus Master Plan, the private real estate market has constructed a significant number of student-focused housing facilities, many of them in higher density towers.

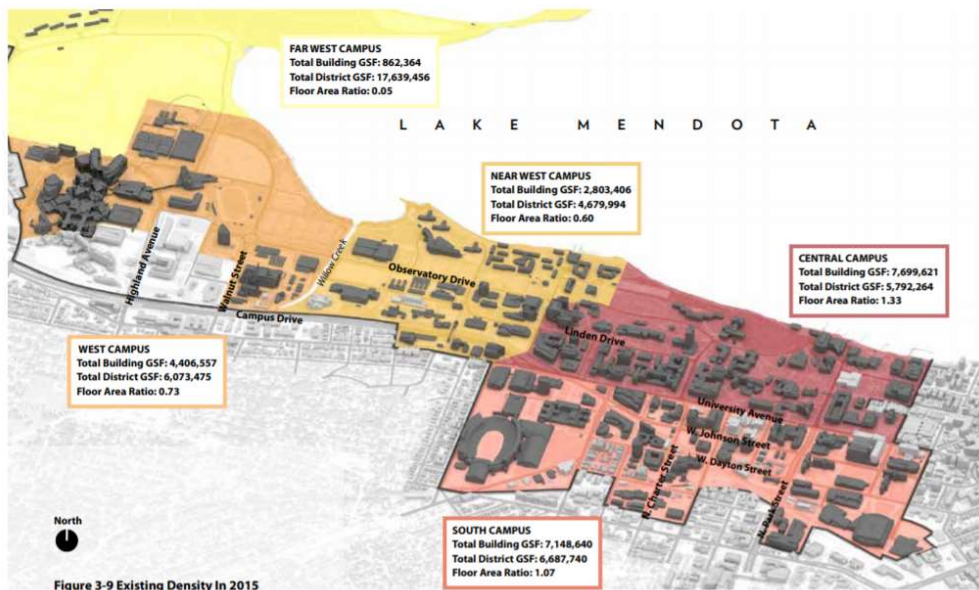
(Page 87)



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Building Form and Density

The campus planning districts vary considerably in the existing density of buildings. The Central and South Campuses are relatively dense, although differing in open space character. The Far West campus is largely preserved open space and has a low density.





Attachment A

Below are the recommendations contained in the 2006 Comprehensive Plan that are referenced on page 1 of this memo.

Chapter 2, Volume II:

Objective 22: Seek to reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment, and higher development densities at locations recommended in City plans as appropriate locations for more intense development.

Policy 1: Identify potential infill and urban redevelopment locations in the Comprehensive Plan, neighborhood plans for established neighborhoods and through special planning studies of specific areas.

Policy 2: The City should identify priority redevelopment and infill development areas, focusing first on those sites that have the potential to redevelop or develop within the next five years.

Policy 3: Place a high-priority on reuse or more intensive use of sites within the City where adopted City plans recommend reuse, redevelopment and/or infill development.

Policy 4: Use the following principles of redevelopment to guide all infill, redevelopment and adaptive reuse projects within the older neighborhoods and districts of the City:

- Maintain an easily walkable neighborhood size (approximately one-quarter mile from neighborhood center to edge).
- Maintain or seek to create clearly defined neighborhood centers, edges and gateways.
- Redevelopment scale and density should be appropriate to redevelopment objectives defined in the applicable City plans and reasonably compatible with established neighborhood character—including the evolving character in areas with substantial redevelopment.
- Maintain or improve an interconnected grid-like street pattern with relatively narrow local streets. Maintain or provide on street parking to the extent feasible.
- Provide a diversity of housing types, sizes, tenure and costs.
- Maintain, enhance or seek to create a strategic mix of non-residential uses appropriate to the location and potential market so that at least some neighborhood supporting goods and services are conveniently available to residents.
- Provide adequate parks and community gathering places.
- Protect and enhance defining neighborhood views.
- Preserve and enhance established neighborhood character and design.



Policy 5: Take City actions to initiate and support private investment on City-identified and planned infill, redevelopment and/or reuse sites. Note: Such actions might include, for example, land assembly and clearance, developer solicitation and selection, and construction of capital improvements.

Policy 6: Develop and provide incentives for the reintroduction of neighborhood businesses and services, especially neighborhood-serving grocery stores, into appropriate locations of under-served established neighborhoods.

Note: These incentives might include, for example, assistance with market studies, site assembly, environmental clearances, business capital investment, employee training, and other measures.

Objective 40: Protect Madison’s historic structures, districts and neighborhoods and encourage the preservation, rehabilitation, maintenance and adaptive reuse of high-quality older buildings.

Policy 1: Continue to enforce existing City regulations, policies and programs that protect Madison’s historic structures, districts and neighborhoods and foster the preservation, rehabilitation and maintenance of existing buildings.

Objective 41: Maintain a balance between redevelopment and preservation in established neighborhoods that recognizes the general satisfaction of many residents with their neighborhoods as they currently are and focuses redevelopment activity on selected areas and sites within the neighborhood where the objectives of increased density and a wider range of uses will be most supportive of objectives to maintain existing neighborhood character and quality.

Policy 1: Protect residential areas from inappropriate commercial and industrial encroachment by directing those activities to the locations identified in adopted plans.

Policy 2: General locations where a transition into a denser neighborhood or district is appropriate should be identified in the Comprehensive Plan and in detailed neighborhood development plans and other special area plans.

Note: In many cases, not all sites within a “transition” area are necessarily recommended or expected to be redeveloped. Often redevelopment will be directed toward the smaller, more obsolete or poorly maintained sites, while more substantial, attractive or historically interested structures are recommended for rehabilitation or adaptive reuse.

Policy 3: In general, predominantly single-family blocks within established neighborhoods should continue in this use, since significant intensification in these areas could be detrimental to the neighborhood and exceed infrastructure capacities.

Policy 4: In neighborhoods that currently are deficient in neighborhood-supporting uses, such as neighborhood activity centers and gathering places, convenience shopping and services, or recreational opportunities, neighborhood plans should explore the interest in these amenities and seek to identify appropriate locations where limited amounts of these additional uses might beneficially be introduced.

Policy 5: Where appropriate, as determined by adopted neighborhood plans, established neighborhoods may be retrofitted with neighborhood-serving civic uses such as parks, recreation



centers, library branches, schools, or day care, which offer opportunities for building community, but which do not unnecessarily dislocate viable existing housing stock.

Objective 42: Ensure that new development is compatible with the existing and planned design and development characteristics of the neighborhood and minimize land use conflicts between infill or redevelopment projects and existing neighborhood development.

Policy 1: Infill development or redevelopment in existing neighborhoods should be designed to incorporate or improve upon existing positive qualities such as building proportion and shape, pattern of buildings and yards, building orientation to the street, and building materials and styles.

Policy 2: Recognize that infill development is not inherently “good” simply because it is infill, or higher density because it is higher density. Where increased density is recommended, it is always only one among many community and neighborhood objectives, and other factors such as architectural character and scale (including building height, size, placement and spacing) block and street patterns, landscaping and traffic generation are also important.

Objective 51: Protect and enhance features and places within the community that are of architectural and historical significance.

Policy 1: Continue to enforce existing City regulations, policies and programs that protect Madison’s historic structures, districts and neighborhoods and foster the preservation, rehabilitation and maintenance of existing buildings.

Policy 2: Existing buildings that add to the vitality of the street and the historic fabric of the City should be preserved or adapted to meet the changing needs of our neighborhoods.

Policy 3: New developments should create harmonious design relationships between older and newer buildings, particularly in older neighborhoods with an established character and buildings of historic or architectural interest and value.

Objective 75: Promote land use diversification and increases in development densities at selected locations in Madison’s downtown area.

Policy 1: Promote and preserve the downtown’s unique social and cultural character by:

- Enhancing daytime and nighttime activities;
- Providing and maintaining public spaces for community entertainment, exhibits and public gatherings;
- Supporting and enhancing the vitality of the arts and entertainment for diverse ethnic, age, and social groups in the downtown;
- Involving a diversity of people in decision-making and planning for downtown arts, cultural and entertainment activities.

Policy 2: Increase high-quality employment and diverse housing opportunities in the downtown area by identifying appropriate redevelopment and infill sites through the planning process, and facilitating development at these locations.



Policy 3: Facilitate through detailed sub-area planning and incentives, the development of Transit-Oriented Developments at appropriate locations within the downtown area.

Policy 4: Strategically use existing City tools and powers, such as land assembly, eminent domain, tax incremental district financing, and revenue bonding, to help implement downtown reinvestment projects identified through City planning processes.

Objective 79: Increase the amount of housing in the downtown/campus area and provide a variety of housing choices for different household types, sizes, and incomes, including families and lower-/ middle-income households.

Policy 1: Develop downtown housing as part of vibrant mixed-use neighborhoods that include a range of neighborhood-serving retail, service and recreational activities.

Policy 2: Identify and guide new housing to appropriate residential and mixed-use development locations in downtown neighborhoods, in the East and South Campus areas, and in the near east, west and south Isthmus neighborhoods that provide significant housing opportunities convenient to the downtown.

Note: Detailed downtown plans and Isthmus area neighborhood plans will identify more specific locations for housing development in the downtown/Isthmus area.

Policy 3: Develop and implement strategies to encourage owner-occupied or long-term rental/ lease residential properties in established neighborhoods.

Policy 4: Locate a large proportion of housing for University students within walking distance of campus.

Policy 5: Efforts to build additional housing in the downtown/Isthmus area should not result in extensive demolition of quality, existing housing that is perceived by the community to be valuable to the neighborhood.

Policy 6: As housing markets change, foster the rehabilitation and redevelopment needed to ensure a quality-housing environment for all people.

Policy 7: Explore the creation of City programs to rehabilitate historic downtown residential properties.

Objective 82: Create a high-quality physical and design environment downtown that is inspiring, creative, diverse and complementary of historic and natural resources.

Policy 1: Ensure that downtown buildings are of the highest quality design and make positive and lasting contributions to the City's rich architectural and design heritage.

Note: Additional urban design goals, objectives and policies are found in the Urban Design section of the Land Use chapter.

Policy 2: Preserve and enhance through complementary infill development, the character of downtown's unique places and established neighborhoods.

Policy 3: Preserve and protect historically and architecturally significant older buildings in the downtown area.



Policy 4: Promote the adaptive re-use of older buildings that contribute to the overall design and character of downtown.

Chapter 8, Volume II:

Objective 3: Ensure that redevelopment and infill projects throughout the City are compatible with and complement existing historic resources and characteristics in the area.

Policy 1: Identify historic resources throughout the City using the Madison Intensive Survey and City adopted neighborhood and special area plans.

Policy 2: Preserve and enhance historic resources through tools such as Neighborhood Conservation Areas, Historic Districts and similar historic preservation tools.

Objective 5: Continue to identify methods to encourage better stewardship of older downtown buildings.

Policy 1: Continue to assist downtown neighborhoods with historic building maintenance and encourage historically compatible alterations.

Policy 2: Continue to educate downtown property owners about programs and funding to better restore and preserve historic sites and buildings.

Objective 6: Encourage redevelopment in the downtown area that will enhance the historic character and livability of downtown neighborhoods.

Policy 1: Work with downtown neighborhoods in identifying vacant sites and buildings that do not contribute to the historic character of the downtown and therefore may be candidates for potential redevelopment.

From: Scanlon, Amy
Sent: Thursday, January 31, 2013 11:54 AM
To: Parks, Timothy
Cc: Fruhling, William
Subject: Plan Commission clarification

Tim,

Please provide this email to the Plan Commission. I have been informed that the Plan Commission might benefit from some clarification of the definitions of National Register historic districts and local historic districts in response to the discussion that occurred at the meeting on January 14.

Historic Districts

There are two types of historic districts in Madison.

1. National Register historic districts:

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

A National Register historic district is one that has been designated for its significance by the State Historic Preservation Office in conjunction with the National Park Service.

The following passages are taken from the National Park Service:

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values.

The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.

The properties included in the development proposal at the corner of Henry and Iota are located in the Langdon Street National Register Historic District. Four of the five properties included in the development proposal are considered contributing structures in the Langdon Street National Register Historic District. Properties determined to be contributing to the National Register historic district are eligible for tax credit incentives for restoration projects as administered by the State Historic Preservation Office.

Plan Commission members are encouraged to view the definitions at the National Park Service website www.nps.gov/nr/publications/index.htm.

2. Local historic districts:

A local historic district is one that has been designated for its historic, architectural or cultural significance as determined by the Landmarks Commission and as designated by the Common Council. See MGO 33.19(6)(d) 1. for more information.

Properties in a local historic district are protected by the Landmarks Ordinance as administered by the Landmarks Commission. The properties included in the development proposal at the corner of Henry and Iota are not located in a local historic district; however, the recently adopted Downtown Plan recommends that a local historic district be considered to support the National Register designation and clarify the desire to preserve the historic character of the area.

A local historic district is created and administered through City Ordinances, while a National Register historic district is not. However, the presence of a National Register historic district can be a useful tool to help inform and guide City boards and commissions in land use decisions. Although the location of the development proposal in the National Register historic district is not in and of itself a criteria to be considered by the Plan Commission to make a decision, the recommendations related to the Langdon Area in the adopted Downtown Plan make the National Register historic district more relevant.

Amy Loewenstein Scanlon, Registered Architect, LEED® AP

Preservation Planner

City of Madison

Department of Planning & Community & Economic Development

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City of Madison

CODE ENFORCEMENT

Worksheet

DUE DATE
08/01/2017

REVIEW DATE
12/04/2017

PARK HOLDS

Park Impact Fees due contact Sarah Lerner at 261-4281.

0709-143-0108-4

621 N Lake ST		INSP	CASE NBR	CASE TYPE
Madison, WI 53703		Shearer, Scott	CB2014-282-10123	Field Observation
NAME OF PERSON TO CONTACT, ETC.			EMP	DATE
				ACTIVITY
	h:	w:	Inspections 10/09/2014 - Open Status	
REMARKS			PGS - 10/09/2014 - Official Notice	
FRONT PORCH IS BEING SHORED UP, JTD ON PROPERTY, STUCCO ON THE EXTERIOR IS COMING OFF, FRONT TERRACE AREA DOES NOT HAVE ANY ESTABLISHED GRASS			PGS - 06/15/2015 - Extension Processing	
			PGS - 08/03/2015 - Extension Processing	
			PGS - 10/02/2015 - Extension Processing	
			PGS - 08/30/2016 - Citation	
			SLS - 08/14/2017 - CA Referral	
			SLS - 12/04/2017 - Non Compliance	
			SLS - 06/19/2018 - Compliance	
OWNER		ORIGINAL TO:		
ALPHA CHI SIG BLDG CORP % MELISSA WEGENKA 9441 W GRANTOSA DR WAUWATOSA, WI 53222		ALPHA CHI SIG BLDG CORP % MELISSA WEGENKA 9441 W GRANTOSA DR WAUWATOSA, WI 53222		
CC 1:		CC 2:		
NOTES				
05/21/2015	PGS received a call from a contractor Todd Schultz, who will be rebuilding the front porch. He asked about the second floor guard railing whether it could be reused or would need to be built to todays code. Per Amy Scanlon this is not a historic property or does not receive any tax credits so the railing is not required to be built to a historic character. Per Jim Sjolander, it he porch is rebuilt it must be to todays code. PGS spoke with Todd and mention the above comments and asked him to call Amy as even though it is not a requirement to construct the guard railing to a historic character, it still would be our preference.			Workflow 10/09/2014 - Open Status
06/15/2015	Items 1 and 2 are not done.			EFW - 10/14/2014 - Issued Due Date - 06/14/2015
08/03/2015	Front porch repair work not started.			EFW - 06/24/2015 - Extension Mailed Due Date - 08/01/2017
10/02/2015	Item 1 has been repaired, but requires painting within 18 months. Item 2 is not done.			AJK - 08/11/2015 - Extension Mailed Due Date - 08/01/2017
08/30/2016	Items 1 and 2 are not done. Item 1 new deck requires painting,			AJK - 10/16/2015 - Extension Mailed Due Date - 08/01/2017
08/14/2017	CA Processing Review			PGS - 08/31/2016 - Citation Due Date - 08/01/2017
08/14/2017	OK to prosecute			AJK - 09/15/2016 - Extension Mailed Due Date - 08/01/2017
				KPB - 08/14/2017 - Authorized Due Date - No Date Necessary
				SLS - 08/14/2017 - CA Referral Due Date - 08/01/2017
				KPB - 10/05/2017 - Initial Appearance Due Date -
				KPB - 10/05/2017 - Processed Due Date - No Date Necessary
				KPB - 12/12/2017 - Initial Appearance Due Date -
				KPB - 02/09/2018 - Initial Appearance Due Date -

08/14/2017	The stucco on the left side of the property has not been fixed, the front porch has not been painted or stained to provide protection and an attractive appearance.	KPB - 05/09/2018 - CA Status Review Due Date -
12/04/2017	Completed CA Inspection per KPB. The stucco has been repaired, however the deck still needs a protective finish applied to it.	KPB - 08/15/2018 - Closed Due Date -
06/19/2018	requested to verify compliance by Apex Properties.	
	All work completed.	
08/15/2018	8/15/18 def appeared; now in compliance; fine \$3841	

Printed 11/10/2020 11:43:54 AM