

**Zilavy, Jennifer**

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**From:** Sjolander, James  
**Sent:** Wednesday, May 30, 2018 9:12 AM  
**To:** Hank, George  
**Cc:** Sulzer, Harry; Zilavy, Jennifer  
**Subject:** RE: Koi Sushi

A complaint came in on 1/5/18 for the upstairs portion of the building, the new owners removed the women's bathroom and they created a new apartment out of an old storage room. They did this with no plan review or permits. I spoke with the owner and wrote them orders. I never heard anything from them again so I forwarded the case onto the city attorney. Then on 5/17/18 we received another complaint that a downstairs tenant and an upstairs tenant had moved out and the owners cut a large opening in the demising wall to create a new dining room area for their down stairs restaurant. I stopped by to see the work and yes it was created with no permits or approved plans. I spoke with the owners and they informed me they had an architect and he knew about what they were doing and he had applied to the city for approvals.

They did give me his name and I spoke with him, He indicated that they did ask him about the upstairs apartment conversion and he informed them that they would have to sprinkler the building if they opted for that alteration. Which they told him they did not want to sprinkler the building due to cost. Then they asked him about the alteration to the 1<sup>st</sup> floor to create a larger dining room. He told them that they would have to sprinkler the entire building if they wanted to add a larger dining room as that would increase the capacity of the restaurant which requires several different building changes. He then stopped by one day to perform a capacity review and he noticed that they had created the new dining room alteration anyway. he informed them they could not do that and they would be in trouble with the city, and he walked away from the project.

The owners have been told several times by different people that they need to have approved plans and permits before they do any work, they keep ignoring everyone. they are currently over capacity for their building, it is un-sprinklered and they have compromised the structural walls of the building. the work was performed by the owners themselves and not by a contractor that has some knowledge of construction and loading issues and they completely ignored the architect that they went to for help.

We would like to have their license suspended until the violations have been corrected.



**Jim Sjolander**

**Building Inspector**

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**From:** Hank, George  
**Sent:** Tuesday, May 29, 2018 2:42 PM  
**To:** Sjolander, James <JSjolander@cityofmadison.com>  
**Cc:** Sulzer, Harry <HSulzer@cityofmadison.com>; Zilavy, Jennifer <JZilavy@cityofmadison.com>  
**Subject:** FW: Koi Sushi

Jim,