

Demolition by Neglect

	Action	Summary
Oct. 1994	Steve Brown buys 127 W. Gilman	In the Madison real estate community Steve Brown is known as a very sophisticated developer.
#1 Feb. 2, 1995	Programmed Inspection, #95-01049	38 Items--8 of which are in the basement. All satisfied.
Feb. 2, 1995	Programmed Inspection, #95-01048	8 Items including the need to tuckpoint a foundation wall. All satisfied.
1994-2002	SBA rents 127 W. Gilman	According to the City Directories SBA had no trouble finding renters. In 2000 there were 12 tenants were listed.
#2 Jan. 25, 2002	Programmed Inspection, #201311029	Exterior Only: 6 Items. All satisfied.
In Feb. 2002	SBA claims 127 is uninhabitable.	Tenant leases were not renewed.
2002-2003	House is abandoned.	Was the water been turned off? Was the heat turned off?
After 127 was abandoned	Brown sought support to demolish 127 from the City's Preservation Officer, but he was unsuccessful.	Steve Brown invited Katherine Rankin, Madison's Preservation Officer, and some members of the Landmarks Commission to tour 127 because he wanted approval to demolish the house. Ms. Rankin told him that the building was structurally sound and she would not support demolition.
In 2004	Brown also sought support to demolish 127 from the Mansion Hill neighborhood, but again he was unsuccessful.	Steve Brown invited Katherine Rankin, Madison's Preservation Officer, and some members of the Landmarks Commission on a tour of 127 because he wanted approval to demolish the house. Ms. Rankin told him that the building was structurally sound and she would not support demolition.
#3 Sept. 26, 2011	Proposal for exterior restoration of 127.	BUSS Construction Inc.'s proposal was \$49,040.00. The scope of work included the restoration of the soffit and fascia on the entire building (\$28,220), the front porch (\$13,350), and to repair the deteriorated foundation (\$8,470).

Demolition by Neglect

Action

Summary

<p>#3 (other side) Oct. 12, 2011</p>	<p>An SBA property manager requested an extension on the programmed inspection items that need to be satisfied.</p>	<p>In the letter to Mr Vorhees the property manager appears to misrepresent the position of the neighborhood. She states: "We are currently in negotiations with the Mansion Hill neighborhood association on redeveloping the site and if negotiations continue to move in a positive direction we would be introducing our redevelopment plan to the city and applying for a demo permit." According to Mansion Hill attendees at these meetings there was not a positive response to this redevelopment plan. (i.e., no demolition of contributing buildings and unacceptable mass and density of proposed buildings.)</p>
<p>#4 Mid-Nov. 2011</p>	<p>127 W. Gilman Development Preparation Timeline</p>	<p>SBA was fully aware of the Mansion Hill neighborhood's opposition to their redevelopment plan. The Timeline provided to the Planning Department appears to misrepresent the neighborhood's position.</p>
<p>May 15, 2013</p>	<p>S. Brown met with Dave Mollenhoff, Gene Devitt, Fred Mohs, and Susan Springman.</p>	<p>SBA presented their development plan for 121, 123, and 127 W Gilman. Brown explained that he had met with Steve Cover and others from the Planning Department and that the planners "like" the project.</p>
<p>#5 Nov. 2013</p>	<p>SBA flyer circulated in 2013.</p>	<p>The "Historic Design for a New Living Space" brochure states in the first sentence of the second paragraph: "Mr. Brown has recently discovered that one of his Mansion Hill properties, a dwelling built in 1893 at 127 W. Gilman, is structurally unsound and almost definitely not salvageable.</p>

Notice: An inspection discloses that certain sections of the City Ordinances are being violated.

OFFICIAL NOTICE

From: Inspection Unit
P.O. Box 2984
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53701

Property Located at: 127 W GILMAN ST

Owner: STEPHEN D BROWN

120 W GORHAM ST

Address: MADISON WI 53703

Item No.	Violating Section/No.	CORRECTIONS REQUIRED
<p>127 West Gilman Street PROGRAMMED INSPECTION</p>		
	NOTE:	ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.
		General
1.	27.04(2)(f)*	Install screens on all windows.
2.	27.04(2)(g) OR 6/26	Entrance Hallway Install a cover on the junction box by the mailbox.
3.	27.05(2)(h)2* OR 6/26	Apartment A Install locking pin hinges or equivalent on all outward swinging apartment entrance/exit doors.
4.	27.05(2)(h) OR 6/26	Replace the middle hinge on the entrance door.
5.	27.05(2)(h) OR 6/26	Install a door knob and latch assembly on the entrance door.
6.	27.05(2)(h) OR 6/26	Replace the door casing on the inside of the bathroom door.
7.	27.05(2)(g)1 OR 6/26	Install a floor strip on the flooring by the bathroom door.

Any person violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE INSPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.

City of Madison

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From: Inspection Unit
P.O. Box 2984
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53701

Page 2

Property Located at: 127 W GILMAN ST

Owner: STEPHEN D BROWN
120 W GORHAM ST
Address: MADISON WI 53703

CORRECTIONS REQUIRED

Item No.	Violating Section No.	CORRECTIONS REQUIRED
8.	27.05(2)(g)1* OK 6/26	Remove all loose or peeling paint from the ceiling in the bathroom off the bedroom. Paint the area to closely match the existing surface color and texture.
9.	27.05(2)(h)5* OK 6/26	Install a vent lock on the bathroom window.
10.	27.05(2)(g)3 OK 6/26	Recaulk between the bathtub and flooring.
11.	27.05(2)(g)1* OK 6/26	Repair the hole in the bathroom floor by the toilet.
12.	27.04(2)(h) OK 6/26	Install control knobs on the heaters in the third and fourth bedrooms.
13.	27.051(4)(a)2 OK 6/26	Weatherstrip around the rear entrance door in the fourth bedroom.
14.	27.05(P)(g)1* OK 6/26	Paint the walls and patch the ceiling in the storage area by the old stairs to the second floor.
		Basement
15.	27.05(2)(i)* OK 6/26	Replace all rotted wood on the stairs to the basement from the outside.
16.	27.05(2)(q)3 OK 6/26	Patch all holes in the boiler room walls and ceiling to maintain the required one hour fire rating.
17.	27.05(2)(g)2 OK 6/26	Clean out the fireplace chimneys.
18.	27.05(2)(u) OK 6/26	Remove or encapsulate all friable material in the basement.

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Madison, Wisconsin 53701

Page 3

Property Located at: 127 W GILMAN ST

Owner: STEPHEN D. BROWN
120 W GORHAM ST
Address: MADISON WI 53703

CORRECTIONS REQUIRED

Item No.	Violating Section No.	CORRECTIONS REQUIRED
19	27.04(2)(b) 27.05(2)(j) <i>OK 6/26</i>	Install a proper discharge pipe on the relief valve for the water heater. The discharge pipe shall be the same size as the relief valve outlet. It shall terminate at not more than ten inches above the floor and shall not be threaded on the open end.
20	27.05(2)(g)2	Install a cast iron or stamped metal clean out door in the chimney.
21	27.05(2)(h) <i>OK 6/26</i>	Install a door latch on the boiler room door.
22	27.05(2)(i) <i>OK 6/26</i>	Secure the stairs that lead into the boiler room.
23	IL HR 57.16(1)(b)*	General Install an approved smoke detector in the sleeping area(s) of each room. The smoke detector may be placed elsewhere in the apartment within six feet of the sleeping area; it may not be located in the kitchen.
24	27.04(2)(d)* <i>OK 6/26</i>	Room 1 Remove all locks on the front entrance door except for the 1 inch deadbolt lock.
25	27.05(2)(h) <i>OK 6/26</i>	Replace the cracked side window.
26	27.05(2)(g)5* <i>OK 6/26</i>	Room 3 Install a vent lock on the front window.

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rae

95-01049

City of Madison
OFFICIAL NOTICE

Notice: An inspection discloses that certain sections of the City Ordinances are being violated.

From: Inspection Unit
P.O. Box 2984
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53711

Page 4

Property Located at: 127 W GILMAN ST

Owner: STEPHEN D BROWN

120 W GORHAM ST

Address: MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
27.	27.05(2)(h)4* OK6/26	Install a sash lock on the side window. Room 5
28.	27.05(2)(h)4* OK6/26	Install sash locks on the windows.
29.	27.04(2)(g)* OK6/26	Install a cover plate on the electrical outlet. Kitchen
30.	27.05(2)(g)1* OK6/26	Install a baseboard around the edges of the kitchen flooring where the flooring does not meet the wall.
31.	27.04(2)(g)* OK6/26	Install a cover plate on the electrical outlet. Porch Roof
32.	27.05(2)(i)* OK6/26	Replace the guardrails on the porch roof. The guardrails shall be a minimum of 42 inches high. Guardrails shall have intermediate members installed so that a six inch ball cannot pass through or under the guardrail at any point. The rails shall be capable of supporting a 200 pound load applied in any direction.
33.	27.05(2)(h)5* OK6/26	Install a vent lock on the back window. Room 6
34.	27.04(2)(g)* OK6/26	Install a cover plate on the electrical outlet. Room 7

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rac

City of Madison

95-01049

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OFFICIAL NOTICE

From: Inspection Unit
P.O. Box 2984
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53701

Page 5

Property Located at: 127 W GILMAN ST

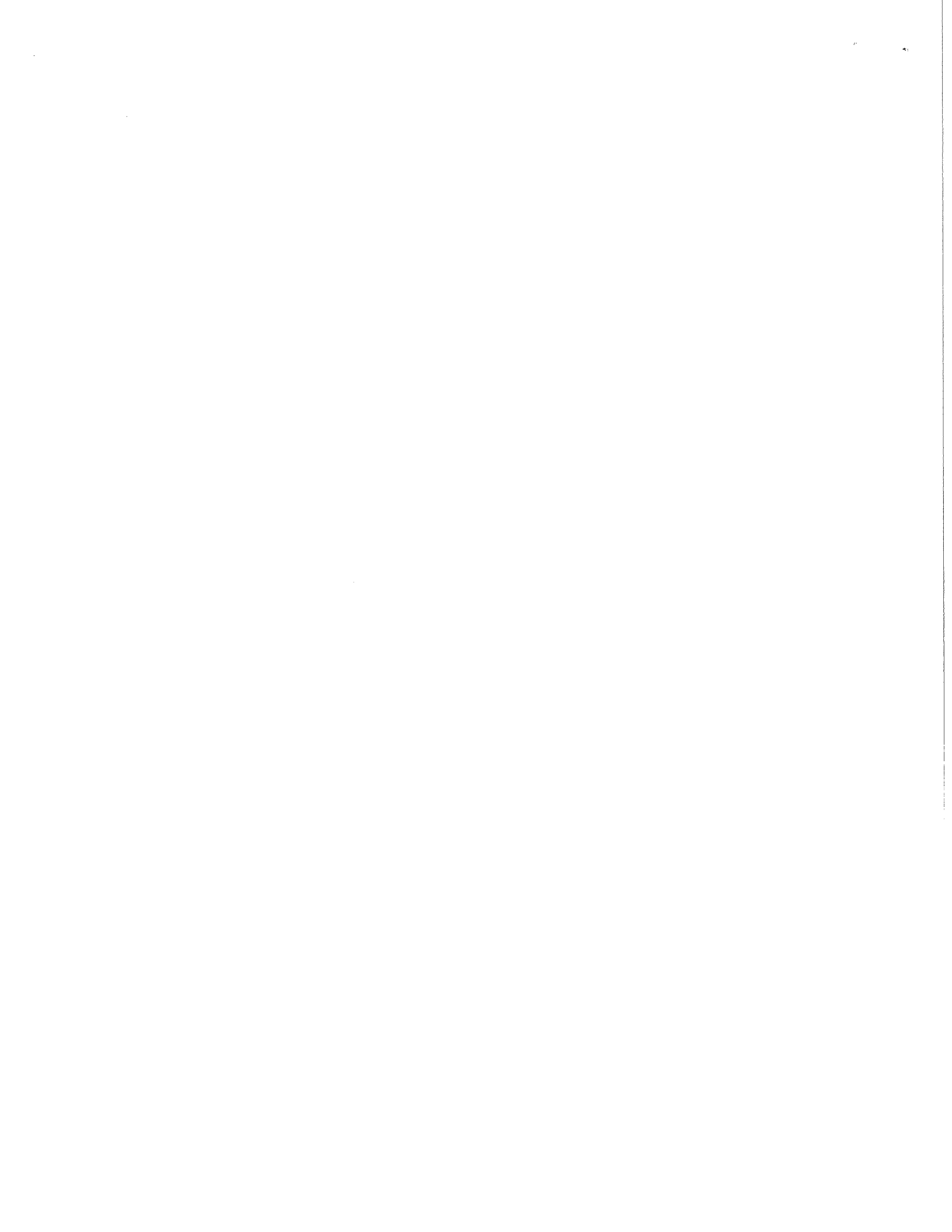
Owner: STEPHEN D BROWN

Address: 120 W GORHAM ST
MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
		Third Floor Bathroom
35.	27.05(2)(g)3 <i>OK 6/20</i>	Caulk between the bathtub and the flooring.
36.	27.05(2)(g)1* <i>OK 6/20</i>	Replace the missing flooring in the bathroom.
		Third Floor Kitchen
37.	27.05(2)(g)1* <i>OK 6/20</i>	Replace the missing baseboard in the kitchen.
		Room 12
38.	27.05(2)(b)4* <i>OK 6/20</i>	Install sash locks on the windows.
		NOTE:
		This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Inspection Unit will refer the situation to the City Attorney's Office.
		The Inspection Unit is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below. You should also contact me on or before the due date if you wish to attend the follow up inspection.
		Any items on this notice not corrected by the due date may be subject to rent abatement claims. The items marked by the asterisks (*) are, in this department's judgement, the most likely to actually result in an award. Actual abatement, if applied for, will be determined by a Hearing Examiner.
		THE APPLICATION FOR AND GRANTING OF AN EXTENSION OF TIME TO COMPLETE REPAIRS WILL NOT STOP THE RENT ABATEMENT PROCESS. ABATEMENT, IF APPLICABLE, WILL BE BASED ON YOUR ORIGINAL DUE DATE.

Please notify the inspector when work is completed. Telephone: 266-4289
 Inspected By: Linda Elmore On: 2-15-95 Date Issued: 2-22-95
 The violations shall be corrected on or before: June 15, 1995
 Code Enforcement Officer: *Linda Elmore*

Any person violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE INSPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained



rae

City of Madison

95-01048

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OFFICIAL NOTICE

From: Inspection Unit
P.O. Box 2984
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53701

Page 1

Property Located at: 127 W GILMAN ST

Owner: STEPHEN D BROWN

Address: 120 W GORHAM ST
MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
127 West Gilman Street PROGRAMMED INSPECTION		
NOTE: ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.		
1.	27.05(2)(i) OK 12-1	Tuckpoint the posts for the front porch. NO 9-18
2.	27.05(2)(i) OK 12-1	Repair the floor boards on the front porch. NO 9/18
3.	27.05(2)(h) OK 9-18	Replace the storm window on the left side of the building that has a hole in it.
4.	27.05(2)(g)2 OK 9-18	Secure the soffit boards on the left side of the building that are loos
5.	27.05(2)(g)2 OK 9-18	Secure the siding on the back of the building that is coming off.
6.	27.05(2)(e) OK 12-1	Paint the exterior wood surfaces of the building where the paint is deteriorated, chipping, cracking or peeling. Paint all unpainted wood that is not inherently resistant to decay. The paint shall be applied to provide adequate resistance to weathering and to maintain an attractive appearance. NO 9/18
7.	27.05(2)(g)2 OK 9-18	Tuckpoint the brick foundation wall of the back right side of the building.
8.	27.04(2)(h) OK 9-18	Secure the combustion air duct on the right side of the building.

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rae

95-01048

City of Madison OFFICIAL NOTICE

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From: Inspection Unit
P.O. Box 2914
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53701

Page 2

Property Located at: 127 W GILMAN ST

Owner: STEPHEN D BROWN

120 W GORHAM ST

Address: MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
		<p>This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Inspection Unit will refer the situation to the City Attorney's Office.</p> <p>The Inspection Unit is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. <u>If you have questions or problems, it is important to contact me before the due date at the number listed below.</u> You should also contact me on or before the due date if you wish to attend the follow up inspection.</p> <p style="text-align: right;"><i>Ext. OK THA</i></p>

Please notify the inspector when work is completed.

Telephone: 266-4289

Inspected By: Linda Elmore

On: 2-15-95

Date Issued: 2-22-95

The violations shall be corrected on or before:

September 5, 1995

Code Enforcement Officer: Linda Elmore

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From: Inspection Unit
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison, Wisconsin 53701-2984

City of Madison
OFFICIAL NOTICE

Notice: An inspection discloses that certain sections of the City Ordinances are being violated.

Property Located At:
127 West Gilman Street

2002

OWNER:
GILMAN LODGE LLC
C/O STEPHEN D BROWN
120 W GORHAM ST
MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
FIELD OBSERVATION		
NOTE:	ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.	
LONGER TERM NOTICE		
Exterior Only		
1.	27.05(2)(i)	Replace the missing balusters in the rail around the front porch.
2.	27.05(2)(g)2	Repair all leaks in the front porch roof.
3.	27.05(2)(g)2	Repair the main roof for the building. Replace all deteriorated wood in the roof deck and rafters. Replace all missing and damaged shingles and stop all leaks.
4.	27.05(2)(g)2	Repair all soffits and fascia on the building. Replace all damaged and rotted out wood and close all holes. Repairs must be made with wood that substantially matches the existing soffit and fascia; metal patches applied over the defective areas will not be accepted.
5.	27.05(2)(h)*	Replace the broken interior window on the first floor of the right side of the building.
6.	27.05(2)(g)2	Repair the siding on the left side of the building at the front porch and on the right rear corner of the building.

From: Inspection Unit
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison, Wisconsin 53701-2984

City of Madison
OFFICIAL NOTICE

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Property Located At:
127 West Gilman Street

OWNER:
GILMAN LODGE LLC
C/O STEPHEN D BROWN
120 W GORHAM ST
MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
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This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Inspection Unit may issue citation(s), and/or refer the situation to the City Attorney's Office.

The Inspection Unit is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below. You should also contact me on or before the due date if you wish to attend the follow-up inspection.

NOTE: Any items on this notice not corrected by the due date may be subject to rent abatement claims. The items marked by the asterisks (*) are, in this department's judgment, the most likely to actually result in an award. Actual abatement, if applied for, will be determined by a Hearing Examiner.

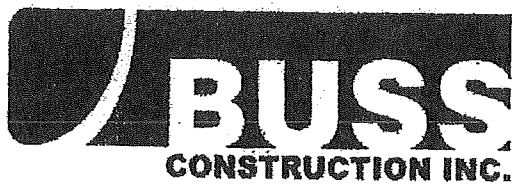
THE APPLICATION FOR AND GRANTING OF AN EXTENSION OF TIME TO COMPLETE REPAIRS WILL NOT STOP THE RENT ABATEMENT PROCESS. ABATEMENT, IF APPLICABLE, WILL BE BASED ON YOUR ORIGINAL DUE DATE.

MGO 27.09(5)(a) REQUIRES THAT A FEE OF \$35.00 BE CHARGED FOR ALL REINSPECTIONS IN EXCESS OF ONE. ATTEMPTED REINSPECTIONS (NO ENTRY) ARE BILLED AT \$25.00 EACH.

Please notify the inspector when work is completed. Telephone: 266-6503
Inspected by: Thomas Adamowicz On: 1-22-02 Date Issued: 1-25-02
The violations shall be corrected on or before: June 15, 2002

Code Enforcement Officer: _____

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PROPOSAL

Date

9/26/2011

Submitted To:

Steve Brown Apartments
120 West Gorham Street
Madison, WI 53703
Attention Jackie Skjervem

Project

127 W. Gilman Exterior Restoration

Project #

9001

SCOPE OF WORK

127 W. Gilman Exterior Restoration

AREA 1: Deteriorating soffit and fascia on entire building

- Provide Materials and labor to restore soffit, fascia and underlying rotted substrate, including framing and roof sheathing to a condition of new material using D Select cedar. All details shall be duplicated identically from original condition.

Materials: \$9,500
Labor: \$18,720

AREA 2: Front Porch

Furnish materials and labor to reconstruct existing support beam including the structural framing, all exterior cladding, columns and supports at grade. All materials to be D Select cedar. All details to be duplicated identically from original condition.

Materials: \$4,850
Labor: \$7,500

AREA 3: Building Foundation Deterioration

Furnish materials and labor to repair deteriorated foundation through excavation, removal of deteriorated debris, install new reinforced concrete block and/or epoxy as required to create a sound structure using identical details as original. Provide damp proofing of disturbed area and fill with granular material. Repair exterior grade to new like condition.

Cost: \$8,470

WE PROPOSE to hereby furnish materials and labor -complete in accordance with these specifications, for the total sum of

\$49,040.00

As required by the Wisconsin Construction Lien Law, Builder hereby notifies Owner that persons or companies furnishing labor or materials for the construction on Owner's land may have lien rights on Owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the Owner or who give the Owner notice within 60 days after they first furnish labor or materials for the construction, according to Owner. Builder agrees to cooperate with the Owner and his lender, if any, to see that all potential lien claimants are duly paid.

PAYMENT DUE IN FULL WITHIN 30 DAYS OF INVOICE DATE. BILLING TO BE EACH MONTH BASED ON PERCENTAGE OF COMPLETION, 1.5% SERVICE CHARGE PER MONTH THEREAFTER.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon order and will become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents, or delays beyond

our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.
Authorized Signature: _____

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL -The prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner Signature: _____

Date: _____



October 12, 2011

CB2011-146-03893

At:

This letter is to respectfully request an extension on the programmed inspection for 127 W. Gilman Street. We are currently in negotiations with the Mansion Hill neighborhood association on redeveloping the site and if negotiations continue to move in a positive direction we would be introducing our redevelopment plan to the city and applying for a demo permit.

Given the cost associated with the repairs and our desire to redevelop the site, we would like to request a 1 year extension on the current deadline of October 9, 2011. If we were to abandon the plan to redevelop before the year extension expired we would complete the work immediately. Please let me know if there is anything else you will need to process this extension. Thank you for your consideration.

Sincerely,

Jaelyn Skjervem
Property Manager

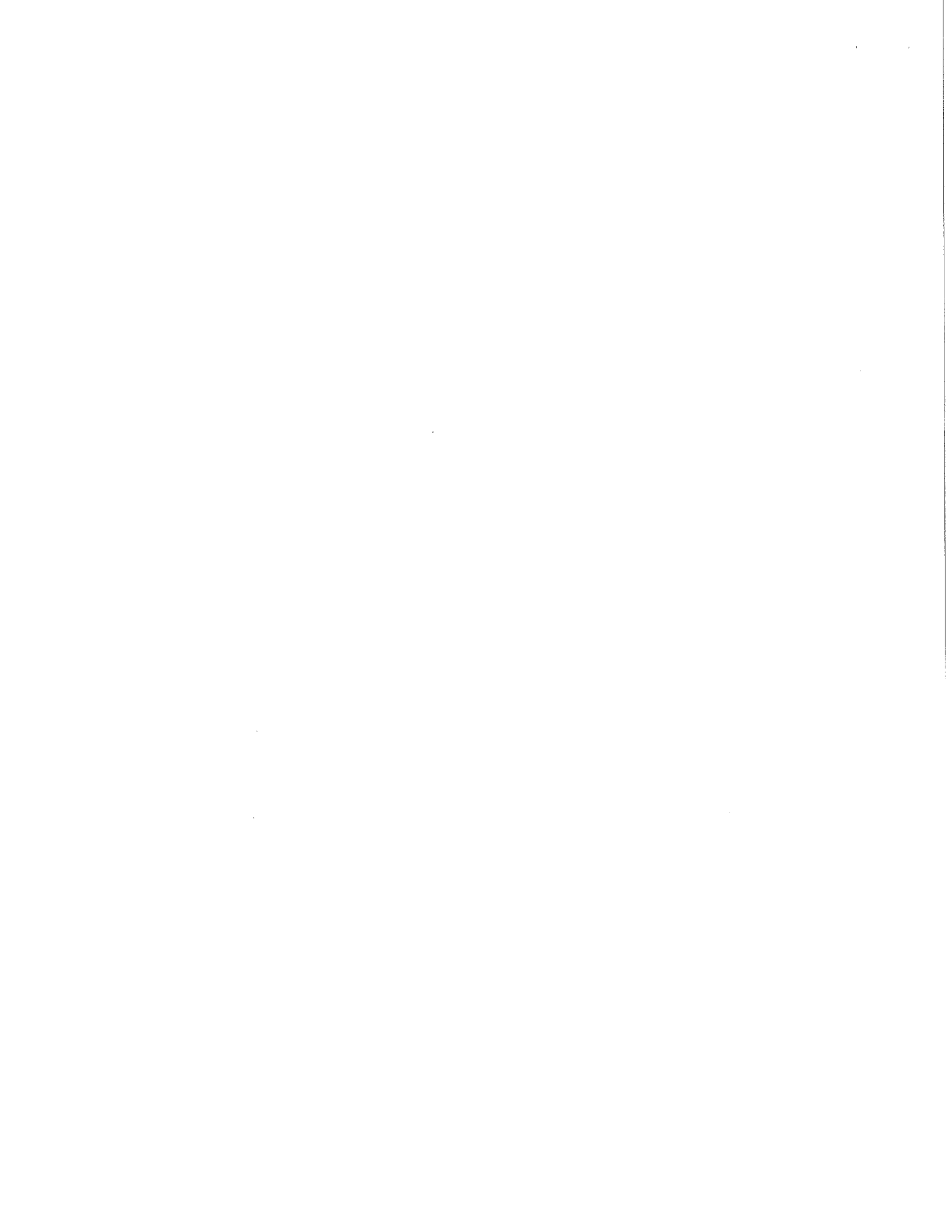


127 W Gilman Development Preparation Timeline

CB1011-146-03893

- 5/15/11-6/1/11
 - Zoning work by Brownhouse Designs Architect: Plan analysis and neighborhood restrictions
 - This item is also on going given the Downtown Plan and its impact on PUDs, etc.
- 6/11
 - Initial meeting with Fred Mohs & Gene Devitt regarding development plans
- 5/15/11-7/21/11
 - Study drawings by Brownhouse Designs Architect: Site plans, Elevations, Schematic layouts
- 9/30/11
 - Follow up meeting with Fred Mohs/neighborhood—request for scale model reflecting Mansion Hill neighborhood and proposed Gilman St development as condition for moving forward with development discussions
- 10/1/11-Present
 - Model work by Brownhouse Designs Architect: Building a neighborhood model and using it for massing studies as directed by the Mansion Hill neighborhood (per above)
- 8/28/12 10am—Follow up meeting scheduled with Mansion Hill neighborhood & Steve Brown Apts
- Anticipated Tentative Plan Submission—October 2012 *Mid-Nov.*
 - Note: With the design standards and zoning codes in flux due to the DT plan we are in a bit of a holding pattern until we know what kind of structure will be permitted. If it were possible to demo the building now without plan approval we would certainly be open to that.

Attached drawings: Elevation studies, rendered elevation, floorplan study



Historic design for a new living space

As the owner of more than 11% of *all* the properties in Madison’s Mansion Hill district, Steve Brown is deeply committed to protecting the unique quality of life and sustaining the economic viability of one of the City’s important historic areas. Mr. Brown has demonstrated his commitment to the neighborhood not only by purchasing twenty Mansion Hill properties over the past thirty years, but also by preserving those historic properties that remained architecturally sound and safe as living spaces that contribute to the present day social and economic vitality of the area, while conscientiously up-grading or re-purposing those that do not. In the case of the latter, Mr. Brown understands that sustaining the economic and social vitality of historic areas requires appropriately balancing a meaningful respect for the past with the realities of the here and now.

Mr. Brown has recently discovered that one of his Mansion Hill properties, a dwelling built in 1893 at 127 W. Gilman, is structurally unsound and almost definitely not salvageable. Another of Mr. Brown’s properties, the Highlander at 121 W. Gilman, while structurally sound, towers over its neighbors, many of whom believe it’s 1960’s design lacks artistic charm. While considering the nature and future of these two properties, Mr. Brown and his team of designers, architects, engineers, and historic preservation specialists concluded that the best interests of the historic area and the broader community required the creation of appropriate new living opportunities in the current space.

That conclusion led, in turn, to the exciting project referenced in this application. The Brown team is proposing to replace the unsalvageable property at 127 W. Gilman and the aesthetically challenged Highlander building at 121 W. Gilman with three stylish upper-scale apartment dwellings reminiscent – albeit considerably smaller – of the striking New York and Chicago brownstones of the 1880’s and 1890’s. In doing so, Mr. Brown proposes to move the structure at 123 W. Gilman to a more appropriate location in the district.

The proposed new living space will...

- be five stories shorter than the Highlander
- significantly ease street and parking congestion by reducing the number of residents housed in the space and by adding a significant number of new underground parking places
- generate an *additional* \$182,000 of property tax revenue
- enhance the architectural charm and texture of the area
- energize the social and economic life of the area

