



NORTH (FRONT) ELEVATION



WEST ELEVATION

Parcel Number 0709-134-1415-1

Situs 801 Williamson St

Assessment Area

9937

| | | |
|---|---|--|
| Owner NEWTON, JERRY G 620 HILLCREST DR OREGON, WI 53575-1214 | Parcel Class: Commercial Parcel Code: School District: Madison TIF District: 0 | Property Type: Office converted sm. Property Code: 205 Property Data Revised: 04/04/2015 Building Data Revised: |
|---|---|--|

| Record of Transfer of Ownership | | | | | | | |
|-----------------------------------|------------|---------|---------|---------------|--------|-----|-------|
| Grantor | Document # | Date | Parcels | Consideration | Convey | Mkt | Ratio |
| DANE COUNTY POWELL JR, WILLIAM | 12279012 | 11/1988 | 1 | 0 | OTHER | I | I |
| | 11408054 | 10/1983 | 1 | 0 | OTHER | I | I |

| | | | | |
|--|---|--|---|--|
| Zoning: HIS-TL TSS Width: 0 Depth: 0 Lot Size: 2,178 sqft Acreage: 0.05 acres Buildability: 1-Buildable Lot | Lot Characteristics 1-Regular 1-Corner 1-Level 2-Medium Traffic 0-None Wooded | Utilities Water: 2-Stubbed In Sewer: 2-Stubbed In Gas: 2-Stubbed In | Street Paved Curb-gutter Sidewalk No Alley | Frontage Primary: 33 Williamson St Secondary: 66 S Livingston St Other 1: 0 Other 2: 0 Water: 0 |
|--|---|--|---|--|

| Parcel Building Summary | | | |
|-------------------------|--------------|--------------|-------------------------|
| Floor Area | GFA | PFA | Apartments |
| 1st Floor: | 1,092 | 1,092 | Total Units: |
| 2nd Floor: | | | Rooms: |
| 3rd Floor: | | | Efficiency: |
| 4th Floor: | | | 1 Bdrm: |
| 5th Floor: | | | 2 Bdrm: |
| Above: | | | 3 Bdrm: |
| Mezz Loft: | | | 4 Bdrm: |
| Basement: | 1,092 | | Other: |
| Parking | | | Building Summary |
| Level 1: | | | Buildings: 1 |
| Level 2: | | | Office 1,092 |
| Level 3: | | | |
| Other lvls.: | | | |
| Total: | | | |
| Total: | 2,184 | 1,092 | |



Notes:

Building Remarks: Converted into office. May be in poor condition. Has 1.5 stories. No parking on site.

| Assessment changes | | | |
|--------------------|-------------------|--|--|
| | Board of Assessor | | |
| Year | 2003 | | |
| Hearing # | 0870 | | |
| Schedule # | 020 | | |
| Change | -41,100 | | |

| Assessment Record | | | |
|-------------------|--------|--------|--------|
| | 2013 | 2014 | 2015 |
| Change Code | | | / |
| Land | 66,000 | 66,000 | 66,000 |
| Improvement | 5,700 | 5,700 | 5,700 |
| Total | 71,700 | 71,700 | 71,700 |

Parcel Number 0709-134-1415-1

Situs 801 Williamson St

Assessment Area

9937

City of Madison Property Information
Property Address: 801 Williamson St
Parcel Number: 070913414151

Information current as of: 9/26/15 12:00AM

OWNER(S)

NEWTON, JERRY G
620 HILLCREST DR
OREGON, WI 53575-1214

REFUSE COLLECTION

District: 07B

SCHOOLS

District: Madison

- Lapham-Marquette
- O'Keeffe
- East

CITY HALL

Aldermanic District: 6
Alder Marsha Rummel

PROPERTY VALUE

| Assessment Year | Land | Improvements | Total |
|-----------------|----------|--------------|----------|
| 2014 | \$66,000 | \$5,700 | \$71,700 |
| 2015 | \$66,000 | \$5,700 | \$71,700 |

2014 TAX INFORMATION

| | |
|---------------------|------------|
| Net Taxes: | \$1,659.39 |
| Special Assessment: | \$302.01 |
| Other: | \$0.00 |
| Total: | \$1,961.40 |

PROPERTY INFORMATION

| | | | |
|---------------|----------------------|------------------|-------------|
| Property Use: | Office converted sm. | Property Class: | Commercial |
| Zoning: | HIS-TL, TSS | Lot Size: | 2,178 sq ft |
| Frontage: | 33 - Williamson St | Water Frontage: | NO |
| TIF District: | 0 | Assessment Area: | 9937 |

COMMERCIAL BUILDING INFORMATION

Commercial Property Record

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 9/26/15 12:00AM

| | | | |
|---------------------|--------------------|----------------------|----------|
| Grantor: | DANE COUNTY | | |
| Grantee: | NEWTON, JERRY G | | |
| Date of Conveyance: | 11/1988 | Conveyance Price: | \$0.00 |
| Conveyance Type: | Other | Conveyance Included: | 1 Parcel |
| Grantor: | POWELL JR, WILLIAM | | |
| Grantee: | DANE COUNTY | | |

Date of Conveyance: 10/1983 Conveyance Price: \$0.00
 Conveyance Type: Other Conveyance Included: 1 Parcel

LEGAL DESCRIPTION

Information current as of: 9/26/15 12:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0
 Block: 0

ORIGINAL PLAT, BLK 148, NW 1/2 OF SW 1/2 OF LOT 1.

Property Information Questions?

Assessor's Office

210 Martin Luther King, Jr. Boulevard, Room 101
 Madison, Wisconsin 53703-3342
 Phone: (608) 266-4531
 Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION FOR 2014

Information current as of: 9/25/15 07:00PM

| Category | Assessed Value | Average Assessment Ratio | Est. Fair Market Value |
|-------------------------------------|----------------|--------------------------|------------------------|
| Land | 66,000 | 96.662149% | 68,300 |
| Improvements | 5,700 | 96.662149% | 5,900 |
| Total | 71,700 | 96.662149% | 74,200 |
| Net Assessed Value Rate (mill rate) | | | 0.0242263 |
| School Levy Tax Credit | | | -128.97 |

| Taxing Jurisdiction | 2013 Net Tax | 2014 Net Tax | % Tax Change |
|-------------------------|--------------|--------------|--------------|
| WISCONSIN | 12.48 | 12.61 | 1.0% |
| DANE COUNTY | 212.98 | 216.28 | 1.5% |
| CITY OF MADISON | 681.68 | 680.27 | -0.2% |
| MATC | 135.29 | 69.38 | -48.7% |
| MADISON SCHOOLS | 741.24 | 758.49 | 2.3% |
| Total | 1,783.67 | 1,737.03 | -2.6% |
| First Dollar Credit | -75.93 | -77.64 | 2.3% |
| Lottery & Gaming Credit | 0.00 | 0.00 | 0.0% |
| Net Property Tax | 1,707.74 | 1,659.39 | -2.8% |

Specials

| | |
|--------------------|--------|
| SEWER LATERAL | 85.02 |
| STREET IMPROVEMENT | 216.99 |

Taxes Due

| Installment | Due Date | |
|--------------------|-----------|------------|
| First Installment | 1/31/2015 | \$716.88 |
| Second Installment | 3/31/2015 | \$414.84 |
| Third Installment | 5/31/2015 | \$414.84 |
| Fourth Installment | 7/31/2015 | \$414.84 |
| Full Amount | 1/31/2015 | \$1,961.40 |

Transaction Information

| Date | Amount | Type | Detail | Receipt Number | Balance Due |
|------------|-----------|----------|--------|----------------|-------------|
| 02/01/2015 | (\$9.81) | Penalty | | | \$1,971.21 |
| 02/01/2015 | (\$19.61) | Interest | | | \$1,990.82 |
| 03/01/2015 | (\$9.81) | Penalty | | | \$2,000.63 |
| 03/01/2015 | (\$19.61) | Interest | | | \$2,020.24 |
| 04/01/2015 | (\$9.81) | Penalty | | | \$2,030.05 |
| 04/01/2015 | (\$19.61) | Interest | | | \$2,049.66 |
| 05/01/2015 | (\$9.81) | Penalty | | | \$2,059.47 |
| 05/01/2015 | (\$19.61) | Interest | | | \$2,079.08 |
| 06/01/2015 | (\$9.81) | Penalty | | | \$2,088.89 |
| 06/01/2015 | (\$19.61) | Interest | | | \$2,108.50 |
| 07/01/2015 | (\$9.81) | Penalty | | | \$2,118.31 |
| 07/01/2015 | (\$19.61) | Interest | | | \$2,137.92 |

Tax Information Questions?

Treasurer's Office

210 Martin Luther King, Jr. Boulevard, Room 107
 Madison, Wisconsin 53703-3342
 Phone: (608) 266-4771
 Email: treasurer@cityofmadison.com

Disclaimer: THIS WEBSITE IS NOT UPDATED AFTER JULY 31ST! The City of Madison collects tax payments through **July 31**. If you have questions regarding property tax for 2014 or earlier, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to Dane County's [Access Dane](#).

SPECIAL ASSESSMENTS

Information current as of: 9/25/15 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
- Preliminary assessments are estimated amounts for work in progress.
- Deferred assessments are those for which payment is deferred until certain conditions are met, or which indicate potential future assessments or charges on a property. Deferred assessments and charges may be subject to accrued interest or indexing.
- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

| Special/Charge | Year | Type | Interest Rate | Original Assessment | Outstanding Principal |
|----------------------------|------|-------|---------------|---------------------|-----------------------|
| SEWER LATERAL | 2012 | FINAL | 2.500 | \$ 591.45 | \$ 369.65 |
| STREET IMPROVEMENT | 2012 | FINAL | 2.500 | \$ 1,509.51 | \$ 943.44 |
| BUILDING REINSPECTION FEES | 2015 | FINAL | 0.000 | \$ 75.00 | \$ 75.00 |
| BUILDING REINSPECTION FEES | 2015 | FINAL | 0.000 | \$ 75.00 | \$ 75.00 |

Special Assessment Questions?

Finance Office

210 Martin Luther King, Jr. Boulevard, Room 406
 Madison, Wisconsin 53703-3345
 Phone: 266-4671
 Email: finance@cityofmadison.com

MADISON POLICE DEPARTMENT

Date of Report: 12/17/2007 Case No: 2007-144958 Field
 Occurred Incident: 71 - Trespassing Complaint Ref. No:
 Dispatched as: 71 - Trespassing Complaint Sec/Area: 408 CENTRAL
 Grid: MARQUETTE

Case Offense: TRESPASSING COMPLAINT
 Addr of Occurrence: 801 Williamson St
 Call Date/Time: 12/02/2007 17:25 From Date/Time:
 Dispatch Date/Time: 12/02/2007 17:31 Thru Date/Time:
 Reporting Officer: PO NICHOLAS J RYAN 4018
 Special Routing:

CONTACT JEFFERY J BALL
 M/W DOB: 08/21/59 Height: 5.10 Weight: 165
 HairColor: BRO EyeColor: GRN
 STURTEVANT WI, H: 608-246-2857

REPORT BY JERRY G NEWTON
 M/W DOB: 05/28/59 Height: 5.08 Weight: 175
 HairColor: RED EyeColor: BRO
 620 HILLCREST DR OREGON WI, H: 608-333-7137

DRV LIC: [REDACTED]

NARRATIVE: 801 Williamson St. case # 207340037

On December 2nd 2007 at 5:31p.m Officer Goehring and I were dispatched to 801 Williamson street reference a trespass complaint. Upon our arrival we spoke with a man verbally identified as Jerry Newton, the owner of the building, who told us that he thought someone was inside the residence. He said that he did not give anyone permission to be inside his residence. Newton opened the door for us and we saw a light on upstairs and heard a television on in the background.

We announced ourselves as the Madison Police and said to 'come out with your hands up.' At this time a man verbally identified as Jeffrey Ball came down the stairs with his coat in hand. Officer Goehring pointed his gun at Ball and gave him verbal's to show us his hands. Ball complied with this command. I put ball in handcuffs and double locked them, he had no weapons or contraband on him at that time. Officer Goehring notified dispatch that we had detained one suspect. Officer Jamar and Mosely stood by with Ball while Officer Goehring, Evans and I cleared the residence. It was immediately apparent that Ball had been staying at the residence for months. Ball said that his friend Sue Lacor had been staying there with him as well.

Ball had a makeshift weapon that he had stated he was going to use to kill a possum living in the residence. The weapon appeared to be a broomstick with a steak knife taped to it.

* [The condition of the residence was horrendous, hot electrical wires were exposed, there were spots in floor that would not support the weight of a person. There were clothes and papers and other miscellaneous garbage spread throughout the residence. There was mold and mildew, running water coming in from the roof and what sounded like a small animal in the rafters.

Newton said that he would not pursue a complaint against Ball at this time, however if Ball returns to the residence Newton said that he would be willing to pursue a complaint. Ball was released from custody, we assisted in his gathering of necessary belongings, he was told not to return to the

Case # 144958, PO NICHOLAS J RYAN 4018

Page 2 of 2

residence and that charges would be filed against him if he did. Ball stated that he agreed not to return to the residence.

Officer Goehring and I notified the fire department about the fire hazards at this address. We also notified the building inspector and made them aware of the violations that exist at this address. Officer Goehring and I also notified the owner about the fire and building violations present in his property.

NFA

dif



Department of Planning and Community & Economic Development
Neighborhood Preservation & Inspection Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
TTY/TEXTNET 866 704 2318
FAX 608 266 6377
PH 608 266 4551

ORDER TO ABATE PUBLIC NUISANCE
SUMMARY ABATEMENT
JERRY G. NEWTON, OWNER
620 HILLCREST DRIVE
OREGON, WI 53575
CASE # 207338010

On December 2, 2007, the City of Madison Police responded to your vacant building located at 801 Williamson Street and removed a squatter.

An inspection of the property on December 4, 2007 and December 5, 2007 revealed that the front door to the building was open and not secured and that a rear first floor window was missing. The inspection on December 5, 2007 found fresh footprints through the front door and to the rear window. Fresh snow prints were visible on the floor inside the rear window.

This building is vacant and is being illegally entered. This constitutes a public nuisance as defined by Section 27.08(7)(a) of the Madison General Ordinances.

AS THE OWNER OF THE PROPERTY YOU ARE ORDERED TO IMMEDIATELY ABATE THE NUISANCE BY SECURING THE BUILDING TO PREVENT ILLEGAL ENTRY BY 1:00 P.M. on DECEMBER 5, 2007

This Summary Abatement notice is issued pursuant to Sections 27.05(3)(d)1. and 27.05(3)(d)2. of the Madison General Ordinances. As per inspector Al Vorhees, telephone conversation with you at 10:26 a.m. on December 5, 2007, if the building is not secured against illegal entry by 1:00 p.m. today, December 5, 2007, the City will take action necessary to secure this building to cause this nuisance to be abated.

All costs incurred will be assessed against the real estate as a special charge. There may be additional charges or penalties for failure to comply with this notice. Other applicable sections: MGO 27.05(3)(a), 27.05(3)(e) and 27.05(2)(f).

Remedy from Order. The Board of Building Code, Fire Code and Licensing Appeals, created by Section 29.18 of these ordinances, shall have no authority to act on orders issued under this subsection. Any person affected by orders issued under this subsection shall, within thirty (30) days of service or publication of the order, apply to the circuit court for an order restraining the City and the Director of Neighborhood Preservation & Inspection Division from entering on the premises and abating or removing the nuisance, or be forever barred. The court shall determine the reasonableness of the order for abatement of the nuisance.

If you have any questions regarding this notice, please call Al Vorhees at 266-4834

George Hank, Director
Neighborhood Preservation & Inspection Division



Department of Planning and Community & Economic Development
Neighborhood Preservation & Inspection Division

Website: www.cityofmadison.com

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Madison, Wisconsin 53701-2984
TTY/TEXTNET 866 704 2318
FAX 608 266 6377
PH 608 266 4551

December 12, 2007

JERRY G NEWTON
620 HILLCREST DR
OREGON WI 53575

RE: 801 Williamson Street
Case No. 207340037

Dear Mr. Newton:

The building at 801 Williamson Street was partially inspected on December 5, 2007, after a referral from Madison Police Department.

At the time of the inspection the building was vacant. In a conversation, you indicated that the building is vacant and will remain vacant until repairs are made.

During my cursory inspection I noted the following violations:

- The wooden floors in the first floor are water damaged. Boards are buckled, loose or missing.
- The walls and ceilings in the building were damaged or missing and no interior doors were present.
- Electrical wiring and devices were loose and needing repair.

Since there are numerous violations in the building and since the building is vacant, it is being posted "NO OCCUPANCY" pursuant to Section 27.08 of the Madison General Ordinances. No person may occupy or let to another for occupancy any portion of this apartment without first obtaining written authorization from the Inspection Unit of the City of Madison.

To reoccupy this building, you must correct all code violations and have it re-inspected. A licensed electrical contractor must do all electrical modifications. Once the Inspection Unit determines that the violations have been corrected, you will be issued a letter authorizing you to reoccupy this unit.

If you have any questions, please call me at 266-4834

Sincerely,

Al Vorhees
Code Enforcement Officer III



City of Madison

CODE ENFORCEMENT

Worksheet

DUE DATE

09/28/2014

REVIEW DATE

LOCAL HISTORIC DISTRICT This Property resides within a Historical District

0709-134-1415-1

| | | | | |
|---|---|---|---|--------------------------|
| 801 Williamson ST | | INSP | CASE NBR | CASE TYPE |
| Madison, WI 53703 | | | CB2013-325-10647 | Field Observation |
| NAME OF PERSON TO CONTACT, ETC. | | | EMP | DATE |
| Jerry Newton (OWNER) | | | | |
| h: (608) 333-7137 w: | | | Inspections 11/21/2013 - Open Status | |
| REMARKS | | | PGS - 11/22/2013 - Official Notice | |
| EXTERIOR BUILDING CONDITIONS, DAMAGED ROOF, ROTTING WOOD, FRONT PORCH SAGGING. BUILDING HAS ALREADY BEEN POSTED NO OCCUPANCY AND BEEN VACANT FOR 7 YEARS CB207340037 | | | PGS - 09/29/2014 - CA Referral | |
| OWNER | | ORIGINAL TO: | | |
| NEWTON, JERRY G 620 HILLCREST DR OREGON, WI 53575 | | NEWTON, JERRY G 620 HILLCREST DR OREGON, WI 53575 | | |
| CC 1: | | CC 2: | | |
| NOTES | | | Workflow 11/21/2013 - Open Status | |
| 09/29/2014 | All items 1 thru 12 are not done. PGS spoke with the owner, Jerry Newton and he said that nothing is done and that he drives truck 55 hrs week and wanted more time to complete the notice. | | EFW - 12/20/2013 - Issued Abatement Due Date - 09/28/2014 | |
| 09/30/2014 | CA Processing Review | | KPB - 09/30/2014 - Authorized Due Date - No Date Necessary | |
| 09/30/2014 | OK to prosecute | | PGS - 09/30/2014 - CA Referral Due Date - | |
| 04/02/2015 | Closed | | KET - 10/06/2014 - Processed Due Date - No Date Necessary | |
| 04/02/2015 | Case closed after prosecution judgment of \$18,567.34. Reissued as CB2015-092-04466 | | KPB - 04/02/2015 - Closed Due Date - No Date Necessary | |
| | | | KPB - 04/02/2015 - Closed Due Date - No Date Necessary | |
| | | | KPB - 04/02/2015 - Closed Due Date - | |
| | | | KPB - 04/02/2015 - Closed Due Date - No Date Necessary | |

Printed 8/11/2015 9:39:05AM

From: Building Inspection Division
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:
801 Williamson St

OWNER:
JERRY G NEWTON
620 HILLCREST DR
OREGON WI 53575

| Item No. | Violating Section No. | CORRECTIONS REQUIRED |
|----------|-----------------------|----------------------|
|----------|-----------------------|----------------------|

801 WILLIAMSON STREET

FIELD OBSERVATION

EXTERIOR

NOTE

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.
(a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

This property is located in the Historic Third Lake Ridge District and any exterior work shall be reviewed and approved by the Landmarks Commission or staff designee and a Certificate of Appropriateness granted before a building permit can be issued. Contact Amy Scanlon, Preservation Planner to discuss the project and the approval process before proceeding with the work. Please also note that failure to comply with the conditions of your approval are subject to a forfeiture of up to \$250 for each day during which a violation of the landmarks commission ordinance continues (see Madison General Ordinances Sec 33.19).

For compliance to any of the items listed in this notice which pertains to any exterior alterations, repairs or reconstruction, and materials and materials related to such work (i.e. roofing affects such things side wall flashing, drip edge flashing, rain gutters, etc.), must be completed in a manner that meets all criteria and expectations of the landmarks commission ordinance 33.19 and to the satisfaction of Preservation Planner Amy Scanlon, and to the satisfaction of building inspection.

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OWNER:
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620 HILLCREST DR
OREGON WI 53575

| Item No. | Violating Section No. | CORRECTIONS REQUIRED |
|----------|--|---|
| 1. | 33.19(5)(b)2 | Obtain a Certificate of Appropriateness or administrative approval from the Preservation Planner, before reconstructing or altering all or any part of the exterior of the property. |
| NOTE: | You may contact the Preservation Planner by phone at 608.266.6552 or by email at ascanlon@cityofmadison.com | |
| 2. | 27.04(2)(g)5* | Have a licensed electrician obtain an electrical permit and install the missing light fixtures at the front entrance doors to illuminate the front entry door lock. The lock shall be illuminated to a minimum of 2-1/2 footcandles. |
| 3. | 10.34 | Permanently affix street numbers to the building so that they can be plainly seen from the street side of the building. The numbers shall be <u>not less than 4 inches in height.</u> |
| NOTE: | (If your building is located on a corner, the address needs to be placed on the primary, 'street-side' of the building. If there are other addresses for your building on the adjacent street of the building, you shall install respective address number(s) on that side of the building). | |
| 4. | 27.05(2)(f) | Remove or cut back all the overgrown vegetation on the property including but not limited the crawling vines on the left side of the building that are interfering with allowing the window(s) to provide natural light and ventilation to the building and any tree limbs or branches so that they will not come in contact with the exterior surfaces of the building and cause damage. |

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Property Located At:
801 Williamson St

OWNER:
JERRY G NEWTON
620 HILLCREST DR
OREGON WI 53575

| Item No. | Violating Section No. | CORRECTIONS REQUIRED |
|----------|-----------------------|---|
| 5. | 27.05(2)(g)2 | Replace all missing, deteriorated or damaged siding on the building. Exterior walls shall be returned to a weatherproof condition and shall present an attractive appearance. NOTE: This also includes the replacement of any rotted window jambs, sills and molding. |
| 6. | 27.05(2)(g)2 | Replace all deteriorated wood in the soffits/fascia, repairing all holes. Secure any loose wood. Provide a weathertight and animal-proof surface. NOTE: This also includes the front porch roof. |
| 7. | 27.05(2)(g)2 | Repair the asphalt roof where the shingles are broken, missing or deteriorated. NOTE 1: Roof repairs shall be made using replacement shingles shall closely match the existing shingle. NOTE 2: If the roof is to be replaced a building permit is required. |
| 8. | 27.05(2)(g)2 | Repair the failing structural members on the front porch. The front piers are not installed below the frost line and are causing buckling of the front porch deck. Obtain a building permit and rebuild the front porch, stairs, guard and hand railings or obtain the services of a State licensed Architect or Engineer to evaluate the existing condition of the porch to prescribe the necessary repairs to return this porch to a building code compliant and sound condition by the due date of this notice. NOTE: For compliance, the licensed professional must also inspect the finished work prior to the due date of this notice. |

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

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OFFICIAL NOTICE

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Property Located At:
801 Williamson St

OWNER:
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620 HILLCREST DR
OREGON WI 53575

| Item No. | Violating Section No. | CORRECTIONS REQUIRED |
|----------|----------------------------|---|
| 9. | 27.05(2)(a) 27.05(2)(1) | Install, secure, or replace all missing, loose, or damaged gutters, downspouts, and downspout extensions. Return the gutter system to working condition. |
| 10. | 27.05(2)(e) | Paint the exterior wood surfaces of the front porch and house 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. |
| | NOTE: | Buildings constructed before 1978 are assumed to have paints containing lead. Exposure to lead causes adverse health effects. Work done on these buildings must be conducted by a certified contractor (unless done by an owner-occupant) and must follow lead-safe work practices. For more information on the proper procedures for lead-safe home improvement, call Public Health - Madison and Dane County at (608) 243-0330. Additional lead-safe home improvement information can be found at http://www.dhs.wisconsin.gov/lead/RenovatorRule/index.htm |
| 11. | 27.05(2)(g)2 | Properly repair the stone foundation walls. Tuck point any masonry joints where the mortar is loose, crumbling or missing. Replace any loose or missing cement coating. The replacement coating shall match the existing surfaces for color and texture. |
| 12. | 27.05(2)(g)2 | Replace the rotted wood sill on the right side basement window. |

This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Building Inspection Division may issue citation(s), and/or refer the situation to the City Attorney's Office.

The Building Inspection Division 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.

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certain sections of the City
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OWNER:
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| Item No. | Violating Section No. | CORRECTIONS REQUIRED |
|----------|-----------------------|----------------------|
|----------|-----------------------|----------------------|

YOU ARE RESPONSIBLE FOR CONTACTING THE ASSIGNED INSPECTOR BEFORE THE DUE DATE TO SET UP AN APPOINTMENT FOR ANY INTERIOR REINSPECTIONS.

FAILURE TO ARRANGE A REQUIRED INTERIOR REINSPECTION BEFORE THE DUE DATE MAY CAUSE A REINSPECTION TO RESULT IN NO ENTRY OR NON COMPLIANCE. THE MADISON GENERAL ORDINANCES REQUIRE ATTEMPTS RESULTING IN NO ENTRY TO BE BILLED AT \$35.00 AND EACH AND ANY REINSPECTIONS THAT DO NOT RESULT IN FULL COMPLIANCE TO BE BILLED AT \$75.00 EACH.

The inspector can be reached by phone at 608-267-8745 or by email at pschuchardt@cityofmadison.com

Inspected by: Patrick Schuchardt On: 11-22-13 Date Issued: 12-20-13

The violations shall be corrected on or before: September 28, 2014

Code Enforcement Officer: _____

Any person violating any provision of the City Ordinances enforced by the Building Inspection Division 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 BUILDING INSPECTION DIRECTOR IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.



City of Madison

CODE ENFORCEMENT

Worksheet

DUE DATE

07/26/2015

REVIEW DATE

LOCAL HISTORIC DISTRICT This Property resides within a Historical District

0709-134-1415-1

| | | | | |
|---|---|---|-------------------------------------|--------------------------------------|
| 801 Williamson ST Madison, WI 53703 | | INSP Van Berkel, Adrian | CASE NBR CB2015-092-04466 | CASE TYPE Complaint |
| NAME OF PERSON TO CONTACT, ETC. | | EMP | DATE | ACTIVITY |
| h: _____ w: _____ | | | | Inspections 04/02/2015 - Open Status |
| REMARKS | | | | AFV - 04/10/2015 - Official Notice |
| REISSUE OF CB2013-325-10647 AFTER PROSECUTION - VACANT PROPERTY BEING ALLOWED TO DETERIORATE - ROOF IS FAILING, BUILDING IS NOT WATER TIGHT OR WEATHER PROOF, FOUNDATIO IS FAILING. | | | | AFV - 08/03/2015 - CA Referral |
| OWNER | | ORIGINAL TO: | | |
| NEWTON, JERRY G 620 HILLCREST DR OREGON, WI 53575 | | NEWTON, JERRY G 620 HILLCREST DR OREGON, WI 53575 | | |
| CC 1: JOSEPH J KLEIN 131 W WILSON ST SUITE 904 MADISON, WI 53703 | | CC 2: | | |
| NOTES | | Workflow 04/02/2015 - Open Status | | |
| 04/13/2015 | BIKPB - Received a call from the owner about the previous case on the building that was prosecuted by the CA. I informed the owner he should contact the CA to discuss the case and any options he may have. I also informed the owner that new orders would be issued to include any damage that occurred since the last case was initiated. I advised the owner to begin to make effective repairs or sell the property to an individual capable of making the repairs. I advised that this building was in a historic distric and changes, alterations, or work would need be reviewed and approved by the Landmarks Commission. The owner though the best route would likely be to sell the building. | EFW - 04/20/2015 - Issued Due Date - 07/26/2015 | | |
| 08/03/2015 | Nothing (1-16) Done | AFV - 08/04/2015 - CA Referral Due Date - | | |
| 08/04/2015 | CA Processing Review | KPB - 08/14/2015 - Authorized Due Date - No Date Necessary | | |
| 08/14/2015 | Ok to prosecute | KET - 08/17/2015 - Processed Due Date - No Date Necessary | | |

Printed8/19/2015 3:34:57PM

From: Building Inspection Division
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:
801 Williamson Street

OWNER:
JERRY G NEWTON
620 HILLCREST DR
OREGON WI 53575

| Item No. | Violating Section No. | CORRECTIONS REQUIRED |
|----------|-----------------------|----------------------|
|----------|-----------------------|----------------------|

801 WILLIAMSON STREET

NOTE:

This building had been posted 'No Occupancy' since 2007 and shall not be reoccupied until all code violations have been corrected and a letter is issued by the Building Inspection unit authorizing the owner(s) to occupy or to allow the building to be reoccupied. Inspections performed of the building interior by another Code Enforcement Officer in 2007 and 2009 found significant water damage, rotted floor and ceiling joists, significantly rotted framing members in the rear and right walls, damaged and/or missing floor, wall, and/or ceiling surfaces, electrical equipment not in proper repair, and significant foundation issues. The repairs listed on this Official Notice are being required in order to provide a weather-tight, water-proof exterior, to prevent further deterioration of the building, and to provide a building that presents an attractive exterior appearance and is in proper repair. However, it shall in no way be inferred that the completion of the exterior repairs listed on this Official Notice alone will result in the No Occupancy status of this property to be lifted or will prevent additional Official Notices from being issued at a future date, if warranted.

EXTERIOR

1. 33.19(5)(b)2
33.19(16)

Obtain a Certificate of Appropriateness from the Landmarks Commission *before proceeding with any exterior repairs or alterations to this property*. Because this property is located in a Historic District, any exterior work must be reviewed and approved by the Landmarks Commission, or staff designee, and a Certificate of Appropriateness granted before a Building Permit may be issued and/or before any exterior work may begin. Contact Amy Scanlon, Preservation Planner, to discuss this project and to discuss the approval process. Please also note that failure to comply with any provision of the Landmarks Commission Ordinance, including failure to comply with any conditions of your approval, are subject to a minimum forfeiture of \$250 a day and a maximum forfeiture of \$500 a day for each separate violation. [See Madison General Ordinances Sec 33.19(16).]

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|----------|-----------------------|----------------------|

Compliance with any of the exterior-related items listed in this Official Notice shall be contingent upon these repairs being completed in such a manner that meets all of the criteria and expectations set forth by the Landmarks Commission, by Preservation Planner, Amy Scanlon, and by Madison Building Inspection.

You may contact the Preservation Planner by phone at (608)266-6552 or by email at: ascanlon@cityofmadison.com

- | | | |
|----|--------------------------------------|--|
| 2. | 27.05(2)(f) 33.19(8)(a) | Remove or cut back all the overgrown vegetation on the property including, but not limited to, the crawling vines on the building exterior, any tree limbs or branches that are contacting or in danger of contacting the building, and any overgrown weeds, shrubs, or other vegetation. This shall include removing the trees on the left side that are too close to the building. |
| 3. | 27.05(2)(g)2 33.19(8)(a) 29.05 | Obtain a Building Permit and replace all deteriorated roofing. This repair shall include replacing all rotted roof sheathing, any missing or damaged drip edge or other flashing, and any roofing that is not properly installed. |
| 4. | 27.05(2)(g)2 33.19(8)(a) | Throughout the building, replace all rotted or missing wood in the fascia and soffit systems. Eliminate all gaps, openings, and rotted or damaged wood using approved materials. |

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OWNER:
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 OREGON WI 53575

| Item No. | Violating Section No. | CORRECTIONS REQUIRED |
|----------|--|---|
| 5. | 27.05(2)(e) | Throughout the building, scrape any loose or peeling paint and repaint these surfaces to closely match surrounding surfaces. Paint all new wood used in completion of the other repairs on this Official Notice. And, paint or stain the front porch system. All surfaces between the principal building and the street lot line must be treated with paint or a pigmented stain. |
| 6. | 27.05(2)(y) | Throughout the building, install, secure, or replace all missing, loose, or damaged gutters, downspouts, elbows, downspout extensions etc., as necessary, to return the entire rain gutter system to a complete, properly installed, and properly functioning condition. |
| 7. | 27.05(2)(g)2 27.05(2)(h) 33.19(8)(a) | Throughout the building, replace all rotted, damaged, missing, or improperly installed siding and/or trim. All repairs must be completed so as to provide weather-tight surfaces using approved materials meant for exterior use. |
| 8. | 27.05(2)(h) 33.19(8)(a) | Throughout the building, replace all rotted window sills. Provide solid uniform sills that will shed water away from the window opening and replace all rotted wood. |
| 9. | 27.05(2)(g)2 33.19(8)(a) | Properly repair the stone portions of the foundation walls. Repoint any masonry joints where the mortar is loose, crumbling, deteriorated, or missing. Replace any loose or missing cement coating in areas that are coated. The replacement mortar and/or coating shall match the existing surfaces in color and texture using approved materials. |

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| Item No. | Violating Section No. | CORRECTIONS REQUIRED |
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| 10. | 10.34 | Permanently affix street numbers to the building so that they can be plainly seen from the street side of the building. The numbers shall be not less than 4 inches in height. |
| 11. | 27.05(2)(i) 29.05 | Obtain a Building Permit and repair, rebuild, or replace the front porch. The middle portion of this porch system is sagging and is not properly supported, framing members are warped and/or separating, the stair system is not adequately attached to the floor system, the floor framing is likely inadequate, and there is significant rot in the roof system. |
| 12. | 27.05(2)(i) | Secure and/or replace any loose or damaged lattice from around the base of the front porch system. |
| 13. | 27.05(2)(h) 27.05(2)(g)2 | On the right side of the building, replace the rotted wood around the basement window. |
| 14. | 33.19(8)(a) 29.05 | Obtain a Building Permit and replace the portion of the concrete foundation on the right side of the building that is cracked and tipping outward. Return the foundation in this area to a solid, stable, plumb condition. |
| 15. | 33.19(8)(a) 29.05 | Obtain a Building Permit and replace the rear patio door assembly. This repair shall also include replacing all rotted framing or other wood around this door assembly. The bottom of the door jamb is significantly sunk into the wood beneath. |

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| Item No. | Violating Section No. | CORRECTIONS REQUIRED |
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| 16. | 27.05(2)(g)2 27.05(2)(h) | On the rear of the building, secure or replace the loose and curling boarding on the second floor window opening or return this window to a complete and properly installed condition. |

This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Building Inspection Division may issue citation(s), and/or refer the situation to the City Attorney's Office.

The Building Inspection Division 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.

THE MADISON GENERAL ORDINANCES REQUIRE THAT A FEE OF \$75.00 BE CHARGED FOR REINSPECTIONS THAT DO NOT RESULT IN FULL COMPLIANCE, INCLUDING REINSPECTIONS RESULTING IN AN EXTENDED DUE DATE. ATTEMPTED REINSPECTIONS (NO ENTRY) ARE BILLED AT \$35.00 EACH.

The inspector can be contacted at 608-266-4504 or by email at avanberkel@cityofmadison.com

Inspected by: Adrian Van Berkel On: 4-10-15 Date Issued: 4-20-15

The violations shall be corrected on or before: July 26, 2015

Code Enforcement Officer: _____

Any person violating any provision of the City Ordinances enforced by the Building Inspection Division 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 BUILDING INSPECTION DIRECTOR IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.



Department of Planning & Community & Economic Development

Building Inspection Division

Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
Phone: (608) 266-4551
Fax (608) 266-6377
www.cityofmadison.com

August 14, 2015

JERRY G NEWTON
620 HILLCREST DR
OREGON WI 53575

Subject: Notice of Demolition by Neglect - 801 Williamson Street

Mr. Newton,

Property records indicate that you have owned the above-referenced property continuously since 1988. Pursuant to Section 41.14(1) of the Madison general ordinances, you have the obligation to protect the structure on your property against exterior decay and deterioration, to keep the structure free from structural defects, and to maintain the interior portions of the structure which, if not so maintained, may cause or tend to cause the exterior portions of such structure to fall into a state of disrepair. These requirements are in addition to the property maintenance requirements required in MGO Chapter 27.

Evidence contained in records pertaining to the maintenance of your property includes, but is not limited to, the following:

- A Police Report, prepared on December 2, 2007 by Madison PO Nicholas J Ryan 4018, after squatters were found residing in the building contains the following language: "The condition of the residence was horrendous, hot electrical wires were exposed, there were spots in the floor that would not support the weight of a person. There were clothes and papers and other miscellaneous garbage spread throughout the residence. There was mold and mildew, running water coming in from the roof and what sounded like a small animal in the rafters."
- On December 12, 2007, Madison Building Inspection posted this building 'No Occupancy' pursuant to MGO 27.08 after conditions were found to be unfit for human habitation. The letter sent by the Building Inspector at that time listed specific violations such as water damaged floors with buckled, loose, or missing boards, damaged or missing walls and ceilings, no interior doors, and electrical wiring and devices that were loose or in need of repair. This No Occupancy posting remains in place with no attempt made to restore the building to a habitable state.
- A reinspection performed on September 29, 2014 found that none (0) of the twelve (12) items listed in Official Notice #CB2013-325-10647, and issued on December 20, 2013, had been completed. This case was referred for prosecution and resulted in a judgment of \$18,567.34.
- A reinspection performed on August 3, 2015 found that none (0) of the sixteen (16) items listed in Official Notice #CB2015-092-04466, issued on April 20, 2015, had been completed. This case has been referred to the Office of the City Attorney for prosecution. The items in this Official Notice include such items as: replacing clearly deteriorated roofing, eliminating obvious holes in the roof, soffit, and fascia systems, repairing or rebuilding failing foundation walls,

August 14, 2015

Page 2


replacing rotted wood siding, trim, and window sills, replacing deteriorated or missing paint, restoring the rain gutter and downspout system to a properly functioning condition, repairing a failing front porch system, etc.

- At this time, there has been no visible attempt to either, maintain or improve the property, or to sell the property despite repeated Official Notices and prosecutions by Madison Building Inspection.

Based on your failure to maintain the property at 801 Williamson Street, the purpose of this letter is to inform you that pursuant to Section 41.15(1) of the Madison general ordinances it is the belief of the undersigned Building Inspector that your property, which is located in the Third Lake Ridge Historic District, is undergoing Demolition by Neglect, which is defined as "...the process of allowing landmarks, landmark sites, or improvements in historic districts to decay, deteriorate, become structurally defective, or otherwise fall into disrepair."

Per MGO 45.15(2) the Madison Landmarks Commission shall set a time, date and place for a public hearing to determine whether the improvement is undergoing Demolition by Neglect. You will receive separate notice of the time, date and place of the hearing. You are strongly encouraged to attend this public hearing and to make any necessary repairs to bring your property into compliance with MGO 27 and 41.

Sincerely,



Adrian Van Berkel
Code Enforcement III

cc: Marsha Rummel, District 6 Alder
Stuart Levitan, Landmarks Commission Chair
Erica Fox Gehrig, Landmarks Commission Vice Chair
Christina Slattery Landmarks Commission
David McLean, Landmarks Commission
Anna Andrzejewski, Landmarks Commission
Lon Hill, Landmarks Commission
Amy Scanlon, Preservation Planner
Natalie Erdman, Director of the Department of Planning and Community and Economic Development
George Hank, Building Inspection Director
Kyle Bunnow, Housing Inspection Supervisor
John Strange, Assistant City Attorney
Lana Mades, Assistant City Attorney
Joseph Klein, Attorney for the property owner



EAST SIDE OF FRONT PORCH ROOF



FRONT FASCIA



LOOKING DOWN EDGE OF FRONT PORCH FLOOR SYSTEM



ROOF SYSTEM AND DORMER AT FRONT, WEST CORNER



ROOF SYSTEM AND DORMER AT FRONT, WEST CORNER (2)

LOOKING UP AT THE UNDER SIDE OF THE WEST DORMER ROOF





ROTTED WEST, FIRST FLOOR WINDOW SILLS



ROTTED WEST, FIRST FLOOR WINDOW SILLS (2)



WEST FOUNDATION WALL



ROOF SYSTEM AND DORMER AT WEST, REAR CORNER



ROOF SYSTEM AND DORMER AT WEST, REAR CORNER (2)



CHIMNEY