

127 W. Gilman Street

**BUILDING INSPECTION DIVISION
PENALTY ACTION REVIEW**

Case No. CB2011-146-03893

Inspector: DAV

Date: 7/1/2013

Supervisor: KYLE BUNNOW

City Attorney Referral ☒ **Citation** ☐

Property located at: 127 W. GILMAN ST

Preferred Party GILMAN LODGE LLC
For Action: C/O STEPHEN D BROWN

Tenant: ☐

Owner: ☐ **Operator:** ☐

Address: 120 W GORHAM ST
MADISON, WI 53703

Telephone: 255-7100
Telephone:

Photos Taken: **Yes** ☒ **No** ☐

Total No. of Units in Building

Check if Exterior Only ☒

Building Owner Occupied ☐ **Rental** ☐ **Commercial** ☐ **Vacant** ☒

Comments: Hazards, Unusual or Significant Conditions: Foundation deteriorated under the rear addition, holes in soffits/fascia, badly peeling paint entire building

Initial Inspection: 5/25/11

Original Due Date: 10/9/11

Extension(s): 6/17/12
7/1/13

Reinspections: 10/12/11 6/20/12 7/9/12 7/1/13

Activities: Several reinspections and extensions, the owner wants to demo this building and several others to redevelop the block. Extensions were given to allow time for the planning process. As of 7/1/13 no additional work done on the building and the planning process has also stopped.

No work has been done and the case is no longer eligible for extension. The building has been vacant for some time and the exterior continues to erode and is need of repair. The owner has indicated several times that they desire to raze the building however they are not taking the necessary steps to get approval for demolition. Extensions have been granted to allow the owner time to properly apply for demolition permit and get approval however the owner has not followed through on this process. The building is located in a historic district so demolition may not be possible and it appears that the owner attempting to allow the building erode through neglect and plans on using deteriorated conditions as justification and support for demolition at future date. Exterior repairs need to be made to stop the building from further

degrading until a time when owner can properly apply for a demolition permit based on the merits of the application and not the deteriorated conditions through neglect. Please prosecute to compel compliance.

(Please sign as you pass this file)

Supervisor _____

Date _____

Clerk Typist _____

Date _____

PERMIT NO. H 16950 VOUCHER NO. 504 PERMIT ISSUED 4-8-80 GAS PERMIT ISSUED 4-8-80 ISSUED BY

HEATING

CITY OF MADISON

APPLICATION FOR PERMIT

TO THE BUILDING INSPECTION
SUPERINTENDENT

Madison, Wis 53703

The undersigned hereby applies for a permit to install heating plant equipment in accordance with all City Ordinances and departmental rules relating to such work.

Located at 127 W. Gilman Street 53703
Street Address

Owner Richard Ringglestetter

Owner's Address R 22, Sun Prairie, WI 53590

Heating Contractor WHE CO by Midwest Heating
Firm Name

Address 2003 Freeport Road

License Holder Signature *[Signature]*

All information requested on this application must be completed before a permit can be issued.

Inspection Report

Rough

Rough

Rough

Final OK 11-13-80

Inspector M. Lauck

STATE APPROVAL REQUIRED

DATE APPROVED 4-8-80

New Existing ☒ Residential ☒ Commercial ☐ Industrial ☐

Number of Units: Single Family Multi-Family ☒

Type of System: Warm Air Steam ☒ Hot Water Electric ☐

Type of Fuel: Gas Fired ☒ Oil Fired ☐ Other ☐ Electric ☐

Name and Model of Unit: E-400 Economite Conversion Burner

Name and Capacity of Baseboard:

If gas, give input 380,000 Register or Net Output

Total Heat Loss of Building 119,362 BTU
(Use calculation sheet on back of application)

Cubical Content of Building: 23,040 Cu. Ft.

FEES

New Heating System, Schedule 1	\$
Replacement of Boiler or Furnace, Schedule 1	\$
Air Conditioning, Schedule 2	\$
Alterations or Additions, Schedule 3	\$
(Attach sketch and brief description)	
Exhaust and Ventilations Systems, Schedule 3	\$
All Conversions, Schedule 4	\$ 30.00
Oil Tank Installations, Schedule 5	\$
Wood Burners, 30.31 (4) & 30.32 (4)	\$
Space Heaters, Schedule 1	\$

TOTAL FEES \$ 30.00

Remarks by Heating Plant Inspector:

11-13-80 OK except oil tank

11-14-80 WHE Co. install

5-7-81 Oil fill caps removed NE to basement

RECEIVED
APR 1 1980

86-27

B.W.D.



CITY OF MADISON, WISCONSIN CODE ENFORCEMENT WORKSHEET

..CASE NUMBER..

80-03852

LOCATION

HOUSE NUMBER	DIR	STREET NAME	TYPE
127	W	Gillman	St

NAME OF BUSINESS PERSON TO CONTACT ETC.

TAV/COM

REMARKS

Security inspection

OWNER

NAME

Michael Langer

ADDRESS

ZIP

420 N. Carroll St.

03

DETERMINATION

NO. STRUCTURES COMPLETELY INSP.	NO. UNITS COMPLETELY INSP.	NO. UNITS ACCESSIBLE DISAB.	TOTAL DEFECTS
1	-	-	7

NOTES

1	2	3	4	5	6	7	8	9	10	11
NONE	SPACE	COMM	EXITS	PLBG	HTG	ELEC	STRUC	PROP MTC	SNOW WEEG	RENT WITH
								X		

OBSERVED CONDITIONS 1-5

4

OCCUPANCY

TYPE	OWNER OCC	NO. UNITS	NO. STALLS	SURFACE
	YES NO			
UNIT NUMBER				TOTAL
NUMBER OF PEOPLE R OR 4				

HEATING PLANT(S) O-OIL G-GAS E-ELEC.

NO.	F WARM AIR	G WARM AIR	HW	STEAM	WOOD	ELECTRIC

WATER HEATER(S)

NO.	GAS	OIL	ELECTRIC	OTHER	GALS

ELECTRIC SERVICE

2W	3W	4W	30A	60A	100A	200A	400A	NO METERS

INSPECTOR

T. Adamowicz

1	COMPLAINT	DATE
2	FIELD OBSERVATION	DATE
3	REFERRAL	
4	PR. GRANTED	INITIALS
5	OTHER	

ACT. INSP. DATE OPER.

CODE INITIALS NO. DA. YR. INITIALS

ASSIGN TO: THA 6/30/80 paw

21 THA 6/30/80 paw

22 THA 7/17/80 paw

32 THA 8/17/80 paw

31 PAR 7/17/80 paw

22 THA 8/18/80 EAC

41 THA 8/20/80 EAC

22 THA 10/14/80 paw

22 THA 10/15/80 paw

93 THA 10/15/80 paw

NEW CASE NO.

1-1 COPY	2-1 INSPECTION	3-1 ORDERS	4-1 TRANSMITTAL	5-1 TRIAL	6-1 DISMISSED-NO VIOLATION
1-2 FILE	2-2 RE-INSPECTION	3-2 VERIFY	4-2 VERIFY	5-2 VERIFY	6-2 DISMISSED-OTHER
1-3 RECAL	2-3 RENT-WITH AUTHORIZED	3-3 APPEAL	4-3 HEARING		6-3 COMPLIANCE
1-4 PROC		3-4 CITATION			6-4 NON-COMPLIANCE-HARDSHIP
1-5 OTHER					6-5 NEW CASE
					6-6 CLOSED-NO FINE
					6-7 FINE PAID

**CITY OF MADISON
OFFICIAL NOTICE**

*80-03852

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

From: Building Inspections Department
210 Monona Avenue
Madison, Wisconsin 53709

Property Located at: 127 W. Gilman St.

420 N. Carroll St.

Owner's Name: Michael Langer

Address: Madison, WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED	Date of Completion
1.	27.05(2)(h)1. <i>OK 10/15</i>	Each main entrance door into a dwelling unit shall contain an approved door viewer and door hinges so arranged to be inside the dwelling unit (or approved locking pin hinges). Install an approved door viewer on the entry door to each apartment or lodging room that is not so equipped. For example, dwelling unit numbers 1, 9, 10 and 12 do not have door viewers.	
2.	27.05(2)(h)2. <i>OK 10/14</i>	All doors into each dwelling unit shall have a deadbolt lock with a minimum one (1) inch throw, which is openable with a key on the exterior side of the door and a knob on the interior side of the door. The strike plate shall be held in place by 2 1/2 inch screws. Install dead bolt locks, as described above on all doors into each dwelling unit. Make sure that all existing dead bolts comply with the above requirements; make sure that all dead bolt locks are fully operable. <i>No 10/14 (new Apt. on lot)</i>	
3.	27.05(2)(h)3. <i>OK 10/15</i>	All basement, first and second story windows and all other windows accessible by balconies, fire escapes, trees or other existing means shall be provided with sash fasteners. Install window locks, as described above on all windows that are not so equipped. <i>No 10/15</i> For example, some window locks in dwelling unit number one (1) do not function properly. <i>No 10/14</i>	
4.	27.05(2)(h)4. <i>OK 10/15</i>	All double-hung and sliding windows and doors that are below the second story or accessible by balconies, fire escapes, trees or other existing means shall be equipped with approved window ventilating sash fasteners that allow each window to be locked at one (1) to five (5) inches open. Such window ventilating fasteners shall be movable to permit the window to be fully opened from the inside. <i>No 10/15</i>	

Please notify the inspector when work is completed. Telephone: _____

Inspected By: _____ On: _____ Date Issued: _____

The violations shall be corrected on or before: _____ Code Enforcement Officer: _____

Reinspected: _____

Order completed by due date: ☐ YES ☐ NO

Date sent to City Attorney for legal action: _____

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

86-27

B.W.D.

80-03852

CITY OF MADISON
OFFICIAL NOTICENotice: An inspection discloses that certain sections
of the City Ordinances are being violated.From: Building Inspections Department
210 Monona Avenue
Madison, Wisconsin 53709

Property Located at: 127 N. Gilman St.

420 N. Carroll St.

Owner's Name: Michael Langer

Address: Madison, WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED	Date of Completion
5.	27.04(2)(g)5.	<p>Install window locks, as described above, on all windows that are not so equipped. Make sure the existing window ventilating sash fasteners comply with the above requirement. Repair all defective or inoperable locks. For example the locks on the windows in the first floor rear apartment are incorrectly installed, Apartment 6 has no window ventilating sash fasteners.</p> <p>Public halls and stairways in multiple dwellings shall be adequately lighted by natural or electric light at all times, so as to provide in all parts thereof at least two and one-half (2-1/2) foot candles of light at the tread or floor level. Halls and stairways in structures containing not more than three (3) dwelling units may be supplied with conveniently located switches, controlling the lighting system, which may be turned on when needed. Other occupancies require full-time or automatic time-switched lighting. When dwelling unit doors open to the outside, a minimum of two and one-half (2-1/2) foot candles of illumination at the locks are required.</p> <p>Replace all burned out or missing light bulbs in the halls; make sure all hall lights are operable.</p>	
6.	27.04(2)(1) and 57.1	<p>Every residential building that will accommodate transients, four (4) or more families, or thirty (30) persons shall have lights at the emergency exit doors or other places as may be necessary to direct the occupant to the exit doorways. The lights shall be red and accompanied by a sign bearing the word "EXIT" or "OUT" in plain letters five (5) inches high, or a red illuminated translucent exit sign may be used.</p> <p>Take whatever steps that are necessary to return all exit lights to an operable condition.</p>	

Please notify the inspector when work is completed. Telephone: _____

Inspected By: _____

On: _____

Date Issued: _____

Violations shall be corrected on or before: _____

Code Enforcement Officer: _____

Reinspected: _____

Order completed by due date: ☐ YES ☐ NO

Date sent to City Attorney for legal action: _____

Any person violating any provision of the City Ordinance enforced by the Building Inspection Department 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 SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 265-4551.

80-03852

CITY OF MADISON
OFFICIAL NOTICENotice: An inspection discloses that certain sections
of the City Ordinances are being violated.From: Building Inspections Department
210 Monona Avenue
Madison, Wisconsin 53709

Property Located at: 127 W. Gilman St.

420 N. Carroll St.

Owner's Name: Michael Langer

Address: Madison, WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED	Date of Completion
7.	27.05(2) (h)	<p>Repair the door lock on the front door of the building, it does not latch. Install a door knob and latch on the front door to the building. <i>Not inspected lock works; handle has been installed.</i> Repair the door jamb to dwelling unit number 10; it is split <i>OK 10/15</i></p> <p>The strike plate for the lock on the entry door to Apartment #9 is loose; repair it. <i>OK</i></p> <p>NOTE: Only items that relate to security were inspected at this time.</p> <p>ENCLOSED ARE TWO SEPARATE ORDERS WITH TWO SEPARATE DUE DATES.</p>	

Please notify the inspector when work is completed. Telephone: 266-4335

Inspected By: Thomas H. Adamowicz

On: 7-7-80

Date Issued: 7-7-80

The violations shall be corrected on or before: August 7, 1980

Code Enforcement Officer: Thomas Adamowicz
PAR

Reinspected:

Order completed by due date: ☐ YES ☐ NO

Date sent to City Attorney for legal action:

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

NONCOMPLIANCE NOTICE

CASE NO. 80-03852

Date Sent to City Attorney 8/20/80
Property Located at 127 W Gilman St.
Name(s) of Owner Michael Langer
Agent RE Manager Dale Thompson
Reg. Agent of Corporation _____
Telephone No.(s) of Owner 251-6561 Agent _____ Corp. _____
Initial Inspection Date 6/30/80 Compliance Date 8/7/80
Follow-up Date 8/12/80
No. of Violations on Official Notice 7
No. Corrected 2 No. Not Corrected 5
Date Complaint Signed _____ Photo(s) Taken Yes ☐ No ☐
No. of Dwelling Units Involved 14 ☐ Check if common area only.
☐ Check if exterior only.
Building Owner Occupied ☐ Non-Owner Occupied ☒
Inspector(s) Thomas Rhemowicz

REMARKS

(List Calls and/or Meetings Regarding Property)

Items 5+6 are done; #11 is not done. Items 1, 2, 3+4 partially done.
Front room on 2nd, no door viewer or dead bolt. #2 no vent. sash fastener;
#5 no door viewer (interior not inspected) #7 no window lock; #6 no
U. sash fastener; #10 split point. #9 and 12 have hot on 1st - not
inspected

ELIGIBLE FOR RENT WITHHOLDING YES ☒ NO ☐

UNITS No: 5, 7+8

ROUTING RECORD

(Please Sign As You Pass This File)

Inspector Thomas Rhemowicz Date _____
Supervisor ALBERT COLE Date 8-19-80
Superintendent [Signature] Date _____
Rent Clerk _____ Date _____
Clerk/Typist 7/10/80 Date 8-20-80



CITY OF MADISON, WISCONSIN CODE ENFORCEMENT WORKSHEET

LOCATION

HOUSE NUMBER	DIR	STREET NAME	TYPE
127	W	Gilman	ST

NAME OF BUSINESS PERSON TO CONTACT ETC.	TA/COM

REMARKS
Exit lights.

OWNER	NAME
	Michael Langer
ADDRESS	ZIP
420 N. Carroll St.	03

DETERMINATION		NO. STRUCTURES COMPLETELY INSP		NO. UNITS COMPLETELY INSP		NO. UNITS ACCESSIBLE DISAB		TOTAL DEFECTS	
		—		—		—		1	

1	2	3	4	5	6	7	8	9	10	11
NONE	SPACE	COMM	EXITS	PLBG	HTG	FLEC	STRUC	PROP MTC	SNOW WEEDS	RENT WITH
			X					X		

OBSERVED CONDITIONS 1-5

OCCUPANCY		TYPE		OWNER OCC		NO. UNITS		NO. STALLS		SURFACE	
				YES NO							

UNIT NUMBER		NUMBER OF PEOPLE R OR 4		TOTAL	

HEATING PLANT(S)		O-OIL G-GAS E-ELEC.				
NO	F WARM AIR	G WARM AIR	HW	STEAM	WOOD	ELECTRIC

WATER HEATER(S)		GAS		OIL		ELECTRIC		OTHER		GALS	
NO											

ELECTRIC SERVICE		2W		3W		4W		30A		60A		100A		200A		400A		NO METERS	

INSPECTOR

T. Adams

CASE NUMBER
80-03851

1 COMPLAINT	DATE
2 FIELD OBSERVATION	
3 REFERRAL <i>AK</i>	
4 PROGRAMMED	INITIALS
5 OTHER	

ACT. INSP.	DATE	OPER.
CODE	INITIALS	MO DA YR INITIALS
ASSIGN TO:	THA	6/30/80 paw

21	THA	6/30/80	paw
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22	THA	7/17/80	paw
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22	THA	8/21/80	paw
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31	PAR	7/17/80	paw
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22	THA	8/22/80	Kav
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41	THA	8/27/80	Kav.
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22	THA	9/10/80	paw
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93	THA	9/10/80	paw
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NEW CASE NO.

1-1 COMPLAINT	2-1 INSPECTION	3-1 ORDERS	4-1 TRANSMITTAL	5-1 TRIAL	6-1 DISMISSED-NO VIOLATION
1-2 FIELD OBSERVATION	2-2 RE-INSPECTION	3-2 VERIFY	4-2 VERIFY	5-2 VERIFY	6-2 DISMISSED-OTHER
1-3 REFERRAL	2-3 RENT-WITH AUTHORIZED	3-3 APPEAL	4-3 HEARING		6-3 COMPLIANCE
1-4 PROGRAMMED		3-4 CITATION			6-4 NON-COMPLIANCE-HARDSHIP
1-5 OTHER					6-5 NEW CASE
					6-6 CLOSED-NO FINE
					6-7 FINE PAID

CITY OF MADISON
OFFICIAL NOTICE

80-03851

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

From: Building Inspections Department
210 Monona Avenue
Madison, Wisconsin 53709

Property Located at: 127 W. Gilman St.

420 N. Carroll St.

Owner's Name: Michael L. Langer

Address: Madison, WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED	Date of Completion
1	27.09(1) (1) Ind 57.11	<p>Every residential building that will accommodate transients, four (4) or more families, or thirty (30) persons shall have lights at the emergency exit doors or other places as may be necessary to direct the occupant to the exit doorways. The lights shall be red and accompanied by a sign bearing the word "EXIT" or "OUT" in plain letters five (5) inches high, or a red illuminated translucent exit sign may be used.</p> <p>Install an exit light in the second floor hallway near the front stairway.</p> <p>Install two exit lights on the third floor; one at the head of each stairway.</p> <p>NO 8/22</p> <p>ENCLOSED ARE TWO SEPARATE ORDERS WITH TWO SEPARATE DUE DATES.</p> <p><i>Exit lights installed one for second floor could have been located better</i></p>	

Please notify the inspector when work is completed. Telephone: 266-4335

Inspected By: Thomas H. Adamowicz

On: 6-30-80

Date Issued: 7-7-80

Violations shall be corrected on or before: August 21, 1980

Code Enforcement Officer: Thomas Adamowicz
par

Reinspected:

Order completed by due date: ☐ YES ☐ NO

Date sent to City Attorney for legal action:

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

86-27

B.W.D.

August 25, 1980

Michael Langer
420 West Carroll Street
Madison, WI 53703

Re: Official Notices issued on the properties located at 127 West Gilman Street (80-93851), 134 West Gorham Street (80-03849), and 120 West Gorham Street (80-03861).

Dear Sir,

On August 22, 1980 a reinspection of the above mentioned properties revealed that the required exit lights had not been installed. The matter is being referred to the City Attorney for appropriate legal action.

The exit lights required shall be standard exit lights; they shall be red and accompanied by a sign bearing the word "EXIT" or "OUT" in plain letters five (5) inches high. A red illuminated translucent exit sign may be used.

Exit lights shall not take the place of the hall and stairway illumination required by Section 27.04(2)(i) of the Madison General Ordinances. Separate exit lights are required; they shall not be on a switched circuit.

All exit lights shall be installed by a licensed electrical contractor; an electrical permit is required.

Sincerely,

Thomas Adamowicz
Code Enforcement Officer
266-4335
mb

NONCOMPLIANCE NOTICE

CASE NO. 80-03851

Attn Rick Petri

Date Sent to City Attorney 8/27/80Property located at 127 W. Gilman St.Name(s) of Owner Michael Langer

Agent _____

Reg. Agent of Corporation _____

Telephone No.(s) of Owner _____ Agent _____ Corp. _____

Initial Inspection Date 7/7/80 Compliance Date 8/21/80Follow-up Date 8/22/80No. of Violations on Official Notice 1No. Corrected 0 No. Not Corrected 1 ✓Date Complaint Signed _____ Photo(s) Taken Yes ☐ No ☐No. of Dwelling Units Involved _____ 7 Check if common area only.

_____ Check if exterior only.

Building Owner Occupied ☐ Non-Owner Occupied ☒Inspector(s) Thomas Adamowicz

REMARKS

(List Calls and/or Meetings Regarding Property)

No exit lights installedMr. Langer called R.W. Friess and said the work
would be done by Aug 29. could you hold this
until then?

Second & third floor rooms

ELIGIBLE FOR RENT WITHHOLDING YES ☐ NO ☒

ROUTING RECORD

(Please Sign As You Pass This File)

Inspector	<u>Thomas Adamowicz</u>	Date	<u>8/25/80</u>
Supervisor	<u>ALBERT COLE</u>	Date	<u>8-26-80</u>
Superintendent	_____	Date	<u>8/26</u>
Rent Clerk	_____	Date	<u>8/27/80</u>
Clerk Typist	<u>MAB</u>	Date	<u>8-27-80</u>

- ☒ Electrical
☐ Plumbing
☐ HVAC

(use separate form for each)

- ☐ SUPPLEMENT (NO FEE)
☒ PERMIT APPLICATION

DATE 9-15-80

CITY OF MADISON
BUILDING INSPECTION DIVISION

PROPERTY LOCATED AT 120 127 134 W. Gilman Street PERMIT NO. 23552
No. Dir. Street Name Type
NO. OF COMMERCIAL UNITS NO. OF DWELLING UNITS VOUCHER NO. 4809 48327

LIC. HOLDER NO. 01722 OWNER: Michael Langer
OR

MASTER PLMBR. LIC. NO. MAILING ADDRESS: 420 N. Carroll Street - Madison

TELEPHONE NUMBER 255-6761 FROM: Endres Electric Co. Inc.

TO: BUILDING INSPECTION SUPERINTENDENT
210 MONONA AVENUE
Madison, WI 53709

Contractor/Owner (print)
312 West Dayton Street - Madison, Wisc.
Mailing Address (print)
Michael Langer
Contractor/Owner (signature)

NEW BUILDING ☐; EXISTING BUILDING: ☒ ADDITION
☒ ALTERATION
☐ REPLACEMENT

ELECTRICAL [See 19.14(1)(g)]	HVAC [See 30.01(11)]	PLUMBING [See 16.10(2)]
SERVICE O.H. <input type="checkbox"/> U.G. <input type="checkbox"/> VOLTS <u> </u> PHASE <u> </u> AMPS <u> </u> NO. OF OPENINGS ADDED: (includes: conv. outlets, switches, fixtures and fixed appliance connections) <u>13 @ \$1.00 = 13.00</u> (Minimum Fee \$5.00) SERVICE ENTRANCE REPLACED @ \$20.00 = <u> </u> TOTAL FEE: \$ <u>13.00</u>	HEATING UNIT: TYPE: WA <input type="checkbox"/> MFG. <u> </u> STEAM <input type="checkbox"/> MODEL NO. <u> </u> HW <input type="checkbox"/> INPUT: <u> </u> BTU/H ELEC <input type="checkbox"/> OUTPUT: <u> </u> BTU/H H. PUMP <input type="checkbox"/> FUEL: GAS <input type="checkbox"/> TOTAL BLDG. LOSS: OIL <input type="checkbox"/> <u> </u> BTU/H ELEC <input type="checkbox"/> COAL <input type="checkbox"/> WOOD <input type="checkbox"/> SOLAR <input type="checkbox"/> SCHEDULE (Check one): <input type="checkbox"/> 2; <input type="checkbox"/> 3; <input type="checkbox"/> 4; <input type="checkbox"/> 5; <input type="checkbox"/> 6 TOTAL FEE: \$ <u> </u>	SUBMIT WATER CALCULATIONS WITH THIS FORM FOR 1 & 2 FAMILY BUILDINGS. SUBMIT WATER CALCULATIONS WITH PLAN FOR ALL OTHER BUILDINGS. NO. OF FIXTURES ADDED OR REPLACED (Existing Buildings) <u> </u> Fixtures @ \$3.00 = <u> </u> <u> </u> Fixtures @ 5.00 = <u> </u> <u> </u> Fixtures @ 10.00 = <u> </u> TOTAL FEE \$ <u> </u>

BRIEF DESCRIPTION OF WORK BEING PERFORMED:

*WATER SERVICE AND DISTRIBUTION SIZING:

- | | |
|--|--|
| A. <u> </u> Pressure available for uniform loss psi/100. | G. <u> </u> Total developed length between the water main and highest and/or most remote fixture in feet x 1.5. |
| B. <u> </u> Low pressure at main in street. | H. <u> </u> Water service size. |
| C. <u> </u> Pressure needed at furthestmost fixture. | I. <u> </u> Building water distribution main size. |
| D. <u> </u> Difference in height between water main and highest fixture in feet x .434. | J. <u> </u> Water supply fixture units. |
| E. <u> </u> Pressure loss due to meter, heater, softener, etc. | |
| F. <u> </u> Distance from main to meter. | |

Show water calculations or refer to applicable H 62.13 tables: 13a; 13b; or 13c.

Form X210 4/16/80



CITY OF MADISON, WISCONSIN CODE ENFORCEMENT WORKSHEET

LOCATION

HOUSE NUMBER	DIR	STREET NAME	TYPE
127	W	Dulman apt 8	

NAME OF BUSINESS PERSON TO CONTACT ETC. TAV.COM

Alfreds Cathedral 262-5792 or 256-0742
257-9606

REMARKS
bathroom leaks down into his room from
upstairs - ceiling is cracked & falling.

OWNER NAME
Michael L. Stanger
ADDRESS
420 N. Carroll St
ZIP
63

DETERMINATION		NOTES	
NO. STRUCTURES COMPLETELY INSR	NO. UNITS COMPLETELY INSR	NO. UNITS ACCESSIBLE DISAB	TOTAL DEFECTS

1	2	3	4	5	6	7	8	9	10	11
NONE	SPACE	COMM	EXITS	PLBG	HTG	ELEC	STRUC	PROP	SNOW	RENT

OBSERVED CONDITIONS 1-5

OCCUPANCY	
TYPE	OWNER OCC
	YES NO

UNIT NUMBER	NUMBER OF PEOPLE FOR 4

HEATING PLANT(S)		O-OIL G-GAS E-ELEC.				
NO	F WARM AIR	G WARM AIR	HW	STEAM	WOOD	ELECTRIC

WATER HEATER(S)	
NO	GAS OIL ELECTRIC OTHER GALS

ELECTRIC SERVICE								
2W	3W	4W	30A	60A	100A	200A	400A	NO METERS

1-1 COMPLAINT	2-1 INSPECTION	3-1 ORDERS	4-1 TRANSMITTAL	5-1 TRIAL	6-1 DISMISSED - NO VIOLATION
1-2 FIELD OBSERVATION	2-2 RE-INSPECTION	3-2 VERIFY	4-2 VERIFY	5-2 VERIFY	6-2 DISMISSED - OTHER
1-3 REFERRAL	2-3 RENT WITH AUTHORIZED	3-3 APPEAL	4-3 HEARING		6-3 COMPLIANCE
1-4 PROGRAMMED		3-4 CITATION			6-4 NON-COMPLIANCE - HARDSHIP
1-5 OTHER					6-5 NEW CASE
					6-6 CLOSED - NO FINE
					6-7 FINE PAID

CASE NUMBER
80-05634

1 COMPLAINT
2 FIELD OBSERVATION
3 REFERRAL
4 PROGRAMMED
5 OTHER

ACT. INSR DATE OPER.
CODE INITIALS NO DA YR INITIALS
11/24/80 plk

21 11/25/80 80

22 12/21/80 80

22 12/5/80 80

92 12/15/80 80

NEW CASE NO.

12-5-80 - called
pk 3 notes
tenant no longer there -
leak is fixed
I advised
him to paint
the ceiling

INSPECTOR
Kelley



CITY OF MADISON, WISCONSIN CODE ENFORCEMENT WORKSHEET

--CASE NUMBER--

81-00764

LOCATION

HOUSE NUMBER	DIR	STREET NAME	TYP
127	W	GILMAN	ST

NAME OF BUSINESS PERSON TO CONTACT ETC.

TAV.COM

APT #1 DAVID BROWN 256-8986

REMARKS

CALL REPAIR 9:00

LOW HEAT MUST USE ELEC

SPACE HEATER.

OWNER

NAME

MEAD-

ADDRESS

ZIP

DETERMINATION

NO. STRUCTURES COMPLETELY INSR	NO. UNITS COMPLETELY INSR	NO. UNITS ACCESSIBLE DISAB	TOTAL DEFECTS
1	2	3	4
5	6	7	8
9	10	11	12

NOTES

OWNER HAS
TAKEN CARE OF
PROBLEM

OBSERVED CONDITIONS 1-5

OCCUPANCY

TYPE	OWNER OCC	NO. UNITS	NO. STALLS	SURFACE
	YES NO			
UNIT NUMBER				TOTAL
NUMBER OF PEOPLE R OR 4				

HEATING PLANT(S)

O-OIL G-GAS E-ELEC.

NO.	F WARM AIR	G WARM AIR	HW	STEAM	WOOD	ELECTRIC

WATER HEATER(S)

NO.	GAS	OIL	ELECTRIC	OTHER	GALS

ELECTRIC SERVICE

2W	3W	4W	3CA	60A	100A	200A	400A	NO METERS

INSPECTOR

Kelley

9-3-81 21987 JMB.

NEW
CASE NO.

1-1 COMPLAINT	2-1 INSPECTION	3-1 ORDERS	4-1 TRANSMITTAL	5-1 TRIAL	6-1 DISMISSED-NO VIOLATION
1-2 FIELD OBSERVATION	2-2 RE-INSPECTION	3-2 VERIFY	4-2 VERIFY	5-2 VERIFY	6-2 DISMISSED-OTHER
1-3 REFERRAL	2-3 RE-INSPECTION	3-3 APPEAL	4-3 RE-INSPECTION		6-3 COMPLIANCE
1-4 PROGRAMMED	2-4 RE-INSPECTION	3-4 CITATION			6-4 NON-COMPLIANCE-HARDSHIP
1-5 OTHER					6-5 NEW CASE
					6-6 CLOSED-NO TIME
					6-7 FINE PAID

City of
MadisonCITY OF MADISON, WISCONSIN
CODE ENFORCEMENT WORKSHEET

LOCATION

HOUSE NUMBER	DIR	STREET NAME	TYPE
127	W	GILMAN	ST

NAME OF BUSINESS PERSON TO CONTACT, ETC.

TAVCOM

REMARKS

FILE DEPT REFERRAL

OWNER

NAME Langer, Michael L.
ADDRESS, CITY, STATE 420 N. Carroll St. ZIP CODE (03)NO. OF UNITS
INSPECTEDNO. OF UNITS
ACCESSIBLE DISAB.NO. OF DEFECTS
ON ORDERS

NOTES

Langer called for an extension
asked him to write a letter asking
why.

① Arch demo started looks like extension wks
needed.

② w/ Langer + Terry Spring discuss
porch white + like basement

③ Note Saffit repair more pictures of
Porch.

DETERMINATION	1	NONE	1-5 OBSERVED CONDITIONS * _____ _____
	2	SPACE	
	3	SNOW	
	4	EXITS	
	5	PLBG.	
	6	HTG.	
	7	ELEC.	
	8	STRUC.	
	9	PROP. NYC.	
	10	WEEDS	
	RENT WITH		

OCCUPANCY

TYPE	OWNER OCC.	NO. UNITS	NO. STALLS	SURFACE
	YES NO			
UNIT NUMBER				
NUMBER OF PEOPLE R ORU				
NO. OF BEDROOMS				

INSPECTOR

W. P. Langer

..CASE NUMBER..

81-02154

1	COMPLAINT	5/11/81
2	FIELD OBSERVATION	DATE
3	REFERRAL F.P.D.	APR
4	PROGRAMMED	INITIALS
5	OTHER	

ACT. INSP.		DATE			OPER.
CODE	INITIALS	MO	DA	YR	INITIALS
2-1	LAG	5	11	81	Kai

2-1	LAG	5	13	81	Kau
-----	-----	---	----	----	-----

3-1	LAG	7	11	81	MAB
-----	-----	---	----	----	-----

3-1	plk	6	3	81	MAB
-----	-----	---	---	----	-----

2-2	LAG	7	8	81	MAB
-----	-----	---	---	----	-----

2-2	LAG	7	29	81	MAB
-----	-----	---	----	----	-----

2-2	LAG	9	8	81	MAB
-----	-----	---	---	----	-----

4-1	LAG	9	11	81	MAB
-----	-----	---	----	----	-----

4-3	LAG	12	16	81	SB
-----	-----	----	----	----	----

2-2	LAG	12	8	81	MJB
-----	-----	----	---	----	-----

2-2	LAG	12	9	81	MJB
-----	-----	----	---	----	-----

4-3	LAG	2	5	82	KW
-----	-----	---	---	----	----

2-2	WJP	7	7	82	MAB
-----	-----	---	---	----	-----

--	--	--	--	--	--

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--	--	--	--	--	--

--	--	--	--	--	--

--	--	--	--	--	--

9-3	WJP	8	19	82	MJB
-----	-----	---	----	----	-----

NEW CASE NO.	
--------------	--

1-1 COMPLAINT
1-2 FIELD OBSERVATION
1-3 REFERRAL
1-4 PROGRAMMED
1-5 OTHER2-1 INSPECTION
2-2 RE-INSPECTION
2-3 RENT WITH AUTHORIZED3-1 ORDERS
3-2 VERIFY
3-3 APPEAL
3-4 CITATION4-1 TRANSMITTAL
4-2 VERIFY
4-3 HEARING5-1 TRIAL
5-2 VERIFY9-1 DISMISSED - NO VIOLATION
9-2 DISMISSED - OTHER
9-3 CON. LANCE
9-4 NON-COMPLIANCE - HANDSHIP
9-5 NEW CASE
9-6 CLOSED - NO TIME
9-7 FINE PAID

DEFECT/LOCATION

Exterior

- ① 27.05(2)(g) Repair all holes in the soffits and fascia
- ② 27.05(2)(i) Properly support the front ~~driveway~~ ~~entrance~~ porch on the driveway side
replace all rotted members ~~of the~~ of the
~~porch~~ porch including the ~~flooring~~ flooring.
- ③ 27.04(2)(f) Supply and install all missing Screens
27.07(2)(c)
- ④ 27.05(2)(h) Repair all cracked storm panels.

Basement

- ⑤ 27.05(2)(j) Repair the furnace room door so that
it closes properly.
- ⑥ 27.05(2)(k) Repair the leaking water pipe in
~~the room containing~~ the room containing
containing the chimney.

IV 4.0

REFERRAL NOTICE

No. 934

Date MAY 7, 1981

FROM: MADISON FIRE DEPARTMENT
FIRE PREVENTION DIVISION

TO: BUILDING INSPECTION DEPARTMENT
CITY OF MADISON



WISCONSIN DEPARTMENT OF INDUSTRY,
LABOR AND HUMAN RELATIONS



You are hereby notified that on inspection of the premises

Located at 127 WEST GILMAN STREET

Description and Use APARTMENTS

Owned by MICHAEL LANGER

Address of Owner 420 NORTH CARROLL STREET

Occupied by VARIOUS

the following conditions were found to exist:

SOOT ON CHIMNEY AND HOT WATER HEATER
VENT PIPE - FURNACE ROOM.

*seems to be from
old corroded
vent pipe
since replaced*

Repair door closer on furnace room door
so it closes

On chimney am repair leaking water pipe

Donald M. Olson

FIRE MARSHAL

St Kenneth O. Vodak

INSPECTOR

IV42E-6-4531

**MADISON FIRE DEPARTMENT
REFERRAL INTRA-DEPARTMENTAL**

TO

F.P.B.

LOCATION

127 W. Calmar DATE 5-5-81

NATURE OF REFERRAL

The chimney at the point
which the hot water heater
enters the chimney is covered
with soot. I was unable to
determine where the soot was
coming from. A heating man
from the building inspection dept
should look at this.

FROM

J. F. C.

7 1091

FINAL DISPOSITION

BY

Buy Postage Stamp
SUNDAY **2** JULY

1978-1983 day - 182 days follow

Nimble Grubbe
Madison Ridge Insp
210 MONROE

Ms Grubbe

Follow our previous conversation
you stated that written notice
is necessary for a extension on
my 127 Calmar Per Use - This
is that notice. Thirty days should
be sufficient if current weather
conditions hold. I have
contacted to paint the outside the
building (as above) your co operate
one thing matters is greatly
appreciated

Thank you

Michael Dargatz
420 W. Carroll
251-6561

86-27

CITY OF MADISON 81-02154
OFFICIAL NOTICE

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

From: Building Inspections Department
210 Monona Avenue
Madison, Wisconsin 53709

Property Located at: 127 West Gilman Street

420 North Carroll Street

Owner's Name: Michael L. Langer

Address: Madison, WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED	Date of Completion
<u>Exterior</u>			
1.	27.05(2)(g)2.	Repair all holes in the soffits and fascia. <i>OK 12-9-81</i>	
2.	27.05(2)(1)	Properly support the front porch on the driveway side. Replace all rotted members of the porch including flooring. <i>OK 12-9-81</i>	
3.	27.04(2)(f) 27.07(2)(c)	Supply and install all missing screens. <i>OK 12-8-81</i>	
4.	27.05(2)(h)	Repair all cracked storm panels. <i>Removed</i>	
<u>Basement</u>			
5.	27.05(2)(g)3.	Repair the furnace room door so that it closes properly. <i>OK</i>	
6.	27.05(2)(i)	Repair the leaking water pipe in the room containing the chimney. <i>OK 12-8-81</i>	

Please notify the inspector when work is completed. Telephone: 266-4569

Inspected By: Linda A. Grubel

On: 5-13-81

Date Issued: 6-3-81

Violations shall be corrected on or before: July 11, 1981

Code Enforcement Officer: Linda A. Grubel

Reinspected:

Order completed by due date: ☐ YES ☐ NO

Date sent to City Attorney for legal action:

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

Proposal FROM <u>Gerald W. Andele</u> <u>121 W. Gilman</u> <u>Madison, Wisconsin</u> <u>235-1111</u>	Proposal No. Sheet No. Date
---	-----------------------------------

Proposal Submitted To	Work To Be Performed At
Name <u>Mr. Lang</u> Street <u>120 N. Gilman</u> City <u>Madison</u> State <u>Wisconsin</u> Telephone Number <u>231-5111</u>	Street <u>121 W. Gilman</u> City <u>Madison</u> State <u>Wisc.</u> Date of Plans <u>03/24/31</u> Architect

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of
painting building at 121 W. Gilman
Owner will allow 10 days for work
if not at that time of starting
scrap & prime building 150
Call anytime 236-5387
Would be glad to do all the work at 121
W. Gilman if the price is accepted

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$ 100.00)
 with payments to be made as follows:
When building is completely
Painted Total 850.00

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Gerald W. Andele

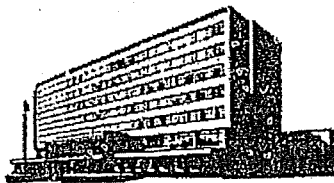
Respectfully submitted Gerald W. Andele
 Per _____

Note — This proposal may be withdrawn by us if not accepted within _____ days

ACCEPTANCE OF PROPOSAL

The above 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.

Accepted _____ Signature X Michael Lang
 Date _____ Signature X



Phone 266-4511

Henry A. Gempeler, CITY ATTORNEY, Room 401 city-county building, madison, wisconsin 53709

CITY OF MADISON

July 16, 1981

Michael Langer
420 N. Carroll Street
Madison, WI 53703

Re: Premises Located at 127 W. Gilman Street

Dear Mr. Langer:

We have been advised by the Development Assistance Unit of the Department of Planning and Development of the City of Madison that you have been issued an official notice by that Unit with regard to violations of the Building Code on your above-mentioned property. We are further advised that a follow-up inspection conducted subsequent to the issuance of the official notice revealed that you are still not in compliance with the ordinances.

Code Enforcement Officer Linda Grubb informed me that you wrote to her requesting an extension of the compliance date since you have contracted to have the building painted. I have reviewed the orders, your letter and contract and discussed the case with Ms. Grubb. This is to advise you that an extension of 30 days from the date of this letter will be granted on items 1 and 2 of the official notice (Case No. 81-02154). No extension will be granted on the remaining four items, however. By copy of this letter to Ms. Grubb, I am requesting that she reinspect the premises within 7 days to verify completion of items 3 through 6 and after 30 days, to verify completion of items 1 and 2. I trust everything will be adequately corrected by those dates.

Very truly yours,


Carolyn S. Hogg
Assistant City Attorney

CSH:sle

cc: Linda Grubb, Code Enforcement Officer

NONCOMPLIANCE NOTICE

CASE NO. 81-02154

Date Sent to City Attorney 9-9-81
Property located at 127 W Gilman
Name(s) of Owner Michael Langer
Agent _____
Reg. Agent of Corporation _____
Telephone No. (s) of Owner _____ Agent _____ Corp. _____
Initial Inspection Date 5-13-81 Compliance Date 7-11-81
Follow-up Date 9-8-81
No. of Violations on Official Notice 6
No. Corrected 3 No. Not Corrected 3
Date Complaint Signed _____ Photo(s) Taken Yes ☐ No ☐
No. of Dwelling Units Involved _____ ☐ Check if common area only.
None ☒ Check if exterior only.
Building Owner Occupied ☐ Non-Owner Occupied ☒
Inspector(s) G. G. G. G.

REMARKS

(List Calls and/or Meetings Regarding Property)

ELIGIBLE FOR RENT WITHHOLDING YES ☐ NO ☒ EXT ONLY

ROUTING RECORD

(Please Sign As You Pass This File)

Inspector	<u>G. G. G. G.</u>	Date	<u>9-9-81</u>
Supervisor	<u>ALBERT COLE</u>	Date	<u>9-10-81</u>
Superintendent	<u>1/8</u>	Date	<u>7/10</u>
Rent Clerk	<u>Kaw</u>	Date	<u>9-11-81</u>
Clerk Typist	<u>Thib</u>	Date	<u>9-11-81</u>

PARCEL: 0709-144-1804-5

127 W GILMAN

ST

53753

ADDRESSEE: LAJGER, MICHAEL L

AGENT: NO

MANAGER: NO

MORTGAGE: 000

420 N CARROLL ST

MADISON

WI

53703

CODE:
CLASS: MULTI
UNIT-USE: 123
ZONING: R&H

LOT DATA:
WIDTH: .00
DEPTH: .00
SQ FT: 6,864.00
SHAPE: NORMAL LOT

FRONTAGE: 0052.00
STREET: 3266
LOT: 0005
BLOCK: 0062

LEGAL DESCRIPTION: ORIGINAL PLAT NE 52 FT OF

OCCUPANCY (OTHER THAN RESIDENTIAL):

Renter Occupied

DWELLING UNITS 1ST FLOOR 1 - 4 Bedroom 1 - Room

OR
LODGING ROOMS 2ND FLOOR 5 - 6 Rooms

(NUMBER OF BDRMS.
& OCC. FOR EACH
UNIT)

OTHER

REPORT - CLASS NUMBER OF STALLS 8 NUMBER ILLEGALLY RENTED 7

AVERAGE STALL RENTAL FEE NUMBER OF STALLS ILLEGALLY EXISTING

OFFICIAL NOTICE NOW SECTION NUMBERS

ORDER NUMBERS

FUTURE SECTION NUMBERS

ORDER NUMBERS

555-704

L60-650

QW2807

R51-118

V74-347

W52-916

COMMENTS:

① Parking on dirt in backyard, on cement slab
and along drive.

* no plan in dead file.

Over space (missed dirt back right (24x36)) cars that

Asphalt drive - not a ramp, concrete; no bump, no screws, no blocking
no lighting

Inspector

Landlord must be notified

Several should similar parking pattern exist

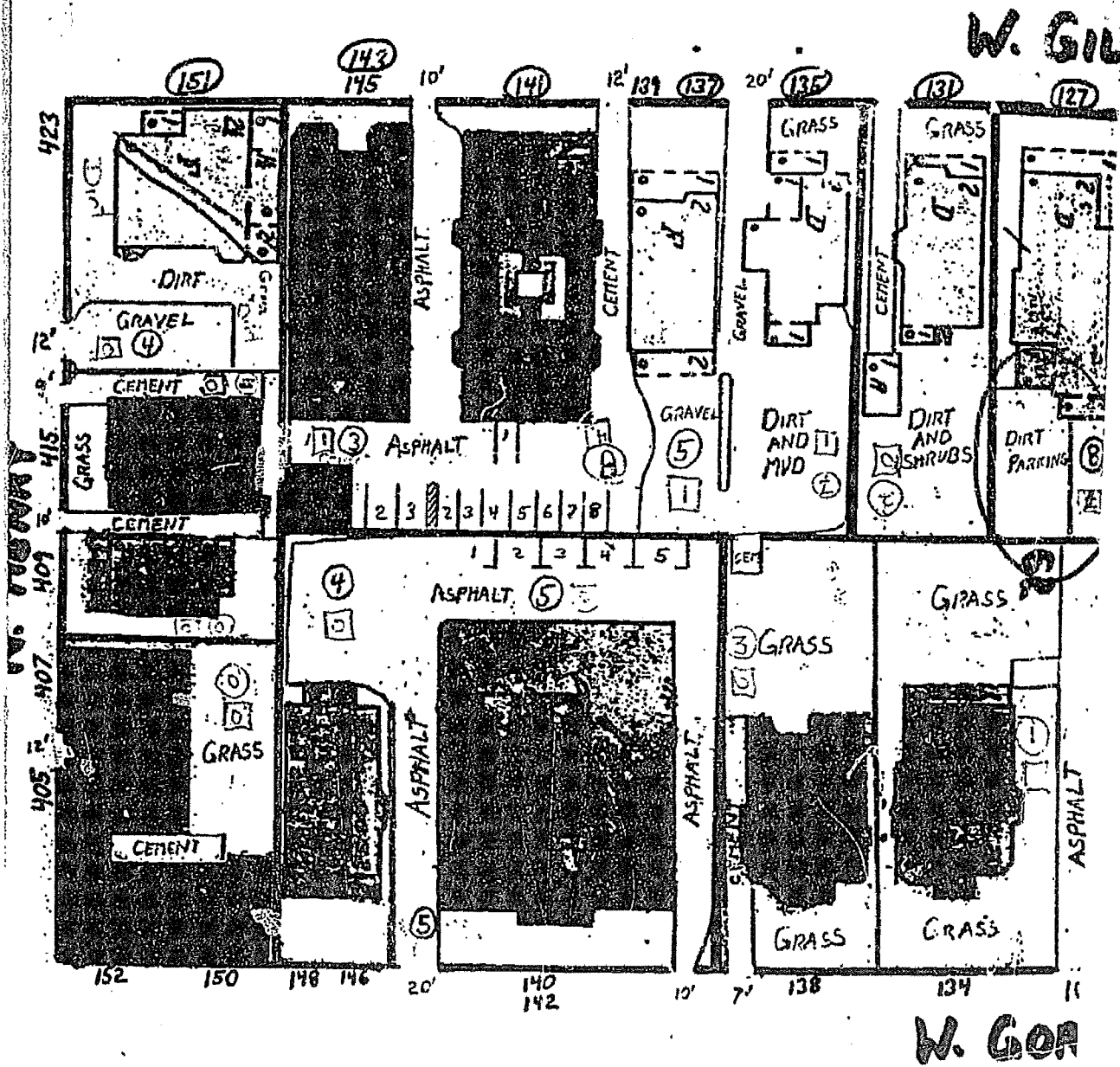
INSPECTOR

DATE

SUPERVISOR

no plan - driving lot is illegal
No parking violation at this time

⑧



City of
Madison



CITY OF MADISON, WISCONSIN CODE ENFORCEMENT WORKSHEET

CASE NUMBER

86-05462

LOCATION

HOUSE NUMBER	DIR	STREET NAME	TYPE
127	W	Belmont #10	

NAME OF BUSINESS PERSON TO CONTACT ETC.

Lina Castagnone 256-2893

TAXIDOL

REMARKS

inconsistent heat but usually under
65°. No secure door & equipment

OWNER

NAME: Langer, Michael L.
ADDRESS, CITY, STATE: 420 N. Carroll ZIP CODE: 03

NO OF UNITS
INSPECTED

NOTES

in waste - elec
problem also

NO OF UNITS
ACCESSIBLE DISAB.

leave a.m. before 10:30.

NO OF DEFECTS
ON ORDERS

2-1 12-8-86 3:00pm NA called AM
2-1 12-9-86 1:00pm NA called AM
2-1 12-11-86 NA called no ans.
2-1 12-12-86 3:25pm NA
2-1 12-18-86 2:00pm NA (apt)

DETERMINATION

- 1 ZONING
- 2 SP. JW
- 3 ENERGY
- 4 PLBO
- 5 MTC
- 6 ELEC
- 7 STRUC.
- 8 PROP
- 9 MTC
- 10 WEEDS
- 11 SECURITY

1-8
OBSERVED CONDITIONS
INTERIOR EXTERIOR

DATE ENERGY CERTIFICATE ISSUED

OCCUPANCY

TYPE	OTHER DEC	UNITS	STAIRS	S. FACT
	YES NO			
UNIT NUMBER				
NUMBER OF PEOPLE R ORU				
NO OF BEDROOMS				

INSPECTOR

Mike Schultz

96 MJS 12/26/86

NEW
CASE NO.

91 DISMISSED NO VIOLATION
92 DISMISSED OTHER
93 COMPLIANCE
94 NO COMPLIANCE - FURTHER
95 NO COST
96 CLOSED - NO TIME
97 FINE PAID

City of
Madison



CITY OF MADISON, WISCONSIN CODE ENFORCEMENT WORKSHEET

LOCATION

HOUSE NUMBER	DIR	STREET NAME	TYPE
127	W	Belmont #10	

NAME OF BUSINESS PERSON TO CONTACT ETC.

NAME	PHONE
Lisa Castagnone 256-2893	

REMARKS

inconsistent heat but usually under 65°. No secure door & squeaks

OWNER

NAME	ADDRESS, CITY, STATE	ZIP CODE
Langer, Michael L.	420 N Carroll	03

NO OF UNITS INSPECTED

--

NO OF UNITS ACCESSIBLE DISAB.

--

NO OF DEFECTS ON ORDERS

--

NOTES

In walls - elec
problem also

home a.m. before 10:30.

2-1 12-8-86 3:00pm NA called AM
2-1 12-9-86 1:00pm NA called AM
2-1 12-11-86 NA called no ans.
2-1 12-12-86 3:25pm NA
2-1 12-18-86 2:00pm NA (apt)

DETERMINATION

1	ZUNING
2	DRUM
3	ENERGY
4	PLBO
5	HTG.
6	ELEC.
7	STRUC.
8	PAOP
9	MTC.
10	WEEDS
11	SECURITY

1-8
OBSERVED CONDITIONS
INTERIOR EXTERIOR

DATE ENERGY CERTIFICATE ISSUED

OCCUPANCY

TYPE	OWNER OCC	UNIT NO	STAIRS	SURFACE
	YES NO			

INSPECTOR

Mike Schult

96	MJS	12/20/86
----	-----	----------

NEW
CASE NO.

1-1 COMPLAINT
1-2 FIELD OBSERVATION
1-3 REFERRAL
1-4 PROGRAMMED
1-5 OTHER

2-1 INSPECTION
2-2 RE-INSPECTION
2-3 REPAIR WITH
AUTHORITY

3-1 CALLS
3-2 WORK
3-3 EXTENDED VISIT
3-4 TATION

4-1 TRANSFERRED
4-2 PUBLIC FINE
4-3 PEERING

5-1 TRIAL
5-2 VERBS

6-1 DISMISSED - NO VIOLATION
6-2 DISMISSED - OTHER
6-3 COMPLIANCE
6-4 NON COMPLIANCE - HANDSH
6-5 NEW CASE
6-6 CLOSED - NO TIME
6-7 FINE PAID

CASE NUMBER

86-05462

1	COMPLAINT	12/14/86
2	FIELD OBSERVATION	DATE
3	REFERRAL	INITIALS
4	PROGRAMMED	INITIALS
5	OTHER	INITIALS

ACT. INSP. DATE OPER.

CODE	INITIALS	MO	DA	YR	INITIALS
25518A 101	MJS	12	5	86	R

City of
Madison

CITY OF MADISON, WISCONSIN CODE ENFORCEMENT WORKSHEET

LOCATION

HOUSE NUMBER	DIR	STREET NAME	TYPE
127	W	Gilman apt A	

NAME OF BUSINESS PERSON TO CONTACT ETC.

NAME	PHONE
Rebecca Lorenz 255-5098	

REMARKS

2 rooms not insulated - water control in shower
cannot be regulated - faucets leak - and around
tests - no window locks

OWNER

NAME	ADDRESS, CITY, STATE	ZIP CODE
Michael Langley	430 N. Carroll St.	53703

NO OF UNITS
INSPECTEDNO OF UNITS
ACCESSIBLE DISAB.NO OF DEFECTS
ON ORDERS

NOTES

5/12/87 called for an appointment. This
is from weeks on the calendar & could
not get in 5/14/87 at 3:00.

5/14/87 was not home for the 3:00
appointment.

5/15/87 called and woman said
that Michael has been out of town
for a couple of days. I gave my
name & address that if I don't hear
from her 5/18 then I'll cancel out
her complaint.

5/18/87 I called and saw a lady is moved
on will be by the end of the day. She said
to cancel it.

DETERMINATION

- 1 ☒ ZONING
2 ☐ SNOW
3 ☐ ENERGY
4 ☐ PLOD
5 ☐ HTG
6 ☐ ELEC
7 ☐ STRUCT
8 ☐ PROP
9 ☐ MECH
10 ☐ SECURITY

OBSERVED CONDITIONS
INTERIOR EXTERIOR

DATE ENERGY CERTIFICATE ISSUED

OCCUPANCY

TYPE	OWNER OCC	NO UNITS	NO STALLS	SURFACE
	YES NO			

UNIT NUMBER	NUMBER OF PEOPLE	NO OF BEDROOMS

INSPECTOR

W. J. W. R. S.

CASE NUMBER

87 02082

1 COMPLAINT	2 FIELD OBSERVATION	3 REFERRAL	4 PROGRAMMED	5 OTHER
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACT. INSP. DATE OPER.

CODE	INITIALS	MO	DA	YR	INITIALS
DAV		5	11	87	

2-1 DAV <th>5 <th>11 <th>87 <th> </th></th></th></th>	5 <th>11 <th>87 <th> </th></th></th>	11 <th>87 <th> </th></th>	87 <th> </th>	

- 11 COMPLAINT
12 FIELD OBSERVATION
13 REFERRAL
14 PROGRAMMED
15 OTHER

- 21 INSPECTION
22 RE INSPECTION
23 RENT ADJ. AUTHORIZED

- 31 ORDERS
32 VERIFY
33 EXTENDED VERIFY
34 CITATION

- 41 SENT TO C.A.
42 HOLD TIME
43 HEARING

- 51 TRIAL
52 VERIFY

- 91 DISMISSED - NO VIOLATION
92 DISMISSED - OTHER
93 COMPLIANCE
94 NON COMPLIANCE - HARSHIP
95 NEW CASE
96 CLOSED - NO TIME
97 FINE PAID



CITY OF MADISON, WISCONSIN CODE ENFORCEMENT WORKSHEET

CASE NUMBER
87-04998

LOCATION

HOUSE NUMBER	DIR	STREET NAME	TYPE
127	W	Belmont	Apt A

NAME OF BUSINESS PERSON TO CONTACT ETC	TAX.COM
Barbara Jack - 251-8498	

REMARKS
mice - no ventilation in bathroom
leaky sink - cracked window

OWNER NAME	ADDRESS CITY STATE	ZIP CODE
Michael Janger	700 N. Carroll St	53703

NO. OF UNITS INSPECTED	1
NO. OF UNITS ACCESSIBLE DISAB.	
NO. OF DEFECTS ON ORDERS	12

NOTES

owner: Michael & Jane Janger
Mad Apts.
Call anytime - mid p.m.
best time -
like after 10-11

1	<input checked="" type="checkbox"/>	ZONING
2	<input type="checkbox"/>	SNOW
3	<input checked="" type="checkbox"/>	ENERGY
4	<input type="checkbox"/>	PLUMB
5	<input type="checkbox"/>	HTG
6	<input checked="" type="checkbox"/>	ELEC
7	<input type="checkbox"/>	STRUCT
8	<input checked="" type="checkbox"/>	PROP MTC
9	<input type="checkbox"/>	WEEDS
10	<input checked="" type="checkbox"/>	SECURITY

OBSERVED CONDITIONS	
INTERIOR	EXTERIOR
3	3
3	3

DATE ENERGY CERTIFICATE ISSUED

OCCUPANCY

TYPE	OWNER OCC	NO. UNITS	NO. STALLS	SURFACE
Multifamily	YES	NO		
UNIT NUMBER				
NUMBER OF PEOPLE IN OR				
NO. OF BEDROOMS				

INSPECTOR

1-1 COMPLAINT	2-1 INSPECTION	3-1 ORDERS	4-1 SENT TO C.A.	5-1 TRIAL	6-1 DISMISSED - NO VIOLATION
1-2 FIELD OBSERVATION	2-2 REINSPECTION	3-2 VERIFY	4-2 IN/LD FINE	5-2 VERIFY	6-2 DISMISSED - OTHER
1-3 REFERRAL	2-3 POTENTIAL RENT ABATEMENT	3-3 EXTENDED VERIFY	4-3 HEARING		6-3 COMPLIANCE
1-4 PROGRAMMED	2-4 POSTED NO OCCUPANCY	3-4 CITATION			6-4 NON-COMPLIANCE - HARSHIP
1-5 OTHER					6-5 NEW CASE
					6-6 CLOSED - NO TIME
					6-7 FINE PAID

1 COMPLAINT	10/12/87
2 FIELD OBSERVATION	10/12/87
3 REFERRAL	
4 PROGRAMMED	
5 OTHER	

ACT INSP		DATE			OPER
CODE	INITIALS	MO	DA	YR	INITIALS
ASSIGN TO:	GH	10	5	87	GH

2-1	6CH	10	7	87	CH
-----	-----	----	---	----	----

2-3	6CH	10	7	87	CH
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2-2	6CH	10	16	87	CH
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3-1	6CH	10	14	87	CH
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3-3	6CH	01	01	88	CH
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9-3	6CH	11	17	88	CH
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NEW CASE NO.	
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City of Madison OFFICIAL NOTICE

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

Page 1

From: Inspection Unit
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53710

Property Location: 127 West Wilson Street

Address:

420 North Lincoln Street

Owner's Name:

Michael L. Lamm

Madison, WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED	Inspection Record
		COMPLAINT INSPEC FOR 127 West Wilson Street APARTMENT A	
1.	27.05(2)(h)*	All doors to each dwelling unit shall be equipped with door hinges as arranged as to be inside the dwelling unit or with approved locking pin hinges. Install locking pin hinges on the front door to the apartment.	OK 11-16-81
2.	27.05(2)(h)*	Replace the broken windows in the following locations: 1. Front bathroom window. 2. Living room window. 3. Kitchen window. <i>OK</i>	OK 11-16-81
3.	27.05(2)(h)*	Replace the broken sash cords or install sash clips on all the windows in the apartment. The windows shall open, close, lock and stay in the open position with the use of blocking.	OK 11-16-81
4.	27.05(2)(h)*	Replace or reinforce all the inoperable sash locks on all the windows in the apartment.	OK 11-16-81
5.	27.05(2)(h)*	Replace the broken sash cords or install sash clips on all the windows in the apartment.	OK 11-16-81
6.	27.05(2)(h)*	Install the missing tile by the front of the bathroom near the floor.	OK 11-16-81
7.	27.04(2)(c)*	Repair or replace any broken light fixture in the front hall or the apartment.	OK 11-16-81

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 OFFICIAL NOTICE

07-01-1988

Notice: A- Inspection discloses that certain sections of the City Ordinances are being violated.

From: Inspection Unit
215 Martin Luther King Jr. Blvd
Madison, Wisconsin 53710

Property Located at: 127 West Gilman Street

220 North Carroll Street

Owner's Name: Michael Larver

Madison, WI 53710

Item No.	Violating Section No.	CORRECTIONS REQUIRED	Inspection Report
8.	27.05(2)(b)*	Repair the self-closing device on the oven door. The door shall stay in the closed position without the use of the door lock.	OK 11-16-88
9.	27.04(2)(g)*	All exterior doors & windows shall have storm windows or storm doors properly installed no later than October 15, but no later than November 15 annually. If storm windows are installed in the required operating season, at least one-half (1/2) of the area shall be operable. Install the missing storm windows throughout the building. 1-9-88 tenant said all storm on NO 11-16-88	OK 11-16-88
10.	27.05(2)(c)*	Install the missing door closer for rear front side door.	OK 11-16-88
11.	27.05(2)(b)*	Install the missing pull handle for the front door to the building.	OK 11-16-88
12.	27.04(2)(g)*	Repair or replace the inoperable front porch light fixture.	OK 11-16-88
NOTE:		Items marked by an asterisk (*) are listed in the schedule for rent-improving violations and tenants may be eligible for rent abatement if these items are not corrected by the due date. Actual abatement, if applied for, will be determined by the 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.	

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.

87-04993

From: Inspection Unit
215 Martin Luther King Jr. Blvd
Madison, Wisconsin 53710

Address:

14-01604, 14-016570

Any person violating any provision of the City Ordinance, 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.

Mr Hank

87-04998- 127 w. Gilman Pleases
Extent Jim number nine til
January 1 1988

Thinks
Michael Rango

Department of Planning
and Development
Inspection Unit

City of
Madison



Date: 11-17-87

To: Michael Langer
127 W. Gilman 420 N. Carroll St
Madison WI 53703

RE: PREMISES LOCATED AT: 127 W. Gilman
OFFICIAL NOTICE #87-04998 ISSUED ON 10-14-87

Dear Mr Langer:

Your request for an extension of time to complete the code corrections at
127 W. Gilman has been considered.

(Insert Phrase # here 1) we are granting an extension on Items Number(s)
9.

These items shall be corrected no later than 1-1-88.

You must contact the inspector, on or before the extended due date, and arrange for a reinspection. If you fail to complete the work by the extended due date, or if you complete the work and fail to contact the inspector to arrange for a reinspection, this case will be promptly forwarded to the City Attorney for appropriate legal action pursuant to the directions of the City Council.

Yours very truly,

W. G. Bakken, Unit Director
Inspection Unit

Inspector: George L. Hank
Phone No.: 266 4849

Supervisor: _____
Phone No.: _____

NAP - Job C (System 6)
Phrase - ExtA & ExtB (B25)

Madison Municipal Building
215 Monona Avenue
Madison, Wisconsin 53710
608 266 4551

Department of Planning
and Development
Inspection Unit

City of
Madison



November 20, 1987

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53710
608 266 4551

Michael Langer
420 N. Carroll Street
Madison, WI 53703

RE: PREMISES LOCATED AT: 127 W. Gilman Street
OFFICIAL NOTICE #87-04998
ISSUED ON October 14, 1987

Dear Mr. Langer:


Your request for an extension of time to complete the code corrections at 127 W. Gilman Street has been considered.

Since there has been substantial progress in getting the violations corrected, we are granting an extension on Item Number 9.

These items shall be corrected no later than January 1, 1988.

You must contact the inspector, on or before the extended due date, and arrange for a reinspection. If you fail to complete the work by the extended due date, or if you complete the work and fail to contact the inspector to arrange for a reinspection, this case will be promptly forwarded to the City Attorney for appropriate legal action pursuant to the directions of the City Council.

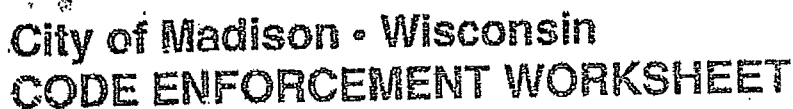
Yours very truly,


W. G. Bakken, Unit Director
Inspection Unit

Inspector: George Hank
Phone No.: 266-4849

Supervisor: Linda Grubb
Phone No.: 266-4905

WGB:pah/21.1



4-4 NON-COMPLIANCE - HARSH
4-5 NEW CASE
4-6 CLOSED - NO TWE
4-7 FIVE DAY

rac.

City of Madison

95-01049

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

OFFICIAL NOTICE

Page 1

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

Property Located at: 127 W GILMAN STOwner: STEPHEN D BROWN120 W GORHAM STAddress: MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
<p align="center">127 West Gilman Street PROGRAMMED INSPECTION</p> <p>NOTE: ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.</p> <p>General</p>		
1.	27.04(2)(f)* OR 6/26	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.

95-01049

City of Madison

OFFICIAL NOTICE

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

Page 2

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

Property Located at: 127 W GILMAN STOwner: STEPHEN D BROWN120 W GORHAM STAddress: MADISON WI 53703

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(2)(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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rae

City of Madison

95-01049

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

OFFICIAL NOTICE

Page 3

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

Property Located at: 127 W GILMAN STOwner: STEPHEN D BROWN120 W GORHAM STAddress: MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
19.	27.04(2)(b) 27.05(2)(j) OK 6/26	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) OK 6/26	Install a door latch on the boiler room door.
22.	27.05(2)(i) OK 6/26	Secure the stairs that lead into the boiler room.
23.	ILHR 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)* OK 6/26	Room 1 Remove all locks on the front entrance door except for the 1 inch deadbolt lock.
25.	27.05(2)(h) OK 6/26	Replace the cracked side window.
26.	27.05(2)(h)5* OK 6/26	Room 3 Install a vent lock on the front window.

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rae

City of Madison

95-01049

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

OFFICIAL NOTICE

Page 4

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

Property Located at: 127 W GILMAN STOwner: STEPHEN D BROWN120 W GORHAM STAddress: MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
27.	27.05(2)(h)4* OK 6/26	Install a sash lock on the side window.
		Room 5
28.	27.05(2)(h)4* OK 6/26	Install sash locks on the windows.
29.	27.04(2)(g)* OK 6/26	Install a cover plate on the electrical outlet.
		Kitchen
30.	27.05(2)(g)1* OK 6/26	Install a baseboard around the edges of the kitchen flooring where the flooring does not meet the wall.
31.	27.04(2)(g)* OK 6/26	Install a cover plate on the electrical outlet.
		Porch Roof
32.	27.05(2)(i)* OK 6/26	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.
		Room 6
33.	27.05(2)(h)5* OK 6/26	Install a vent lock on the back window.
		Room 7
34.	27.04(2)(g)* OK 6/26	Install a cover plate on the electrical outlet.

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rac

City of Madison

95-01049

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

OFFICIAL NOTICE

Page 5

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

Property Located at: 127 W GILMAN STOwner: STEPHEN D BROWN120 W GORHAM STAddress: 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)(h)4* <i>OK 6/20</i>	Install sash locks on the windows.
		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. <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.
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 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. **NOTED: 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




HOUSE NUMBER	DIR.	STREET NAME	TYPE
127	W	Gilman	St
NAME OF BUSINESS PERSON TO CONTACT, ETC.			

NAME OF BUSINESS PERSON TO CONTACT, ETC.	
REMARKS	
Long Term	

OWNER	
NAME	Stephen D. Brown
ADDRESS, CITY, STATE	120 W. Gorham St
ZIP CODE	03

NO. OF UNITS INSPECTED	NOTES

	4/3 Met with Don Kinnaird to discuss apt violations + code req.
NO. OF UNITS ACCESS. DISAB.	

2

NO. OF DEFECTS ON ORDERS	
-----------------------------	--

8

DETERMINATION

✓

1 ☐ ZONING

2 ☐ SNOW

3 ☐ ENERGY

4 ☐ PLUMBING

5 ☐ HEATING

6 ☐ ELECTRICAL

7 ☒ STRUCTURAL

8 ☒ PROP. MTC.

9 ☐ WEEDS

10 ☐ SECURITY

1-6 OBSERVED CONDITIONS	
INTERIOR:	EXTERIOR:

[illegible]

rae

City of Madison

95-01048

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

OFFICIAL NOTICE

Page 1

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

Property Located at: 127 W GILMAN STOwner: STEPHEN D BROWN120 W GORHAM STAddress: MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
<p align="center">127 West Gilman Street PROGRAMMED INSPECTION</p>		
	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

City of Madison

95-01048

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

OFFICIAL NOTICE

Page 2

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

Property Located at: 127 W GILMAN STOwner: STEPHEN D BROWN120 W GORHAM STAddress: 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>E.L. OR THA</i></p>

Please notify the inspector when work is completed.

Telephone: 266-7289Inspected By: Linda ElmoreOn: 2-15-95Date Issued: 2-22-95

The violations shall be corrected on or before:

September 5, 1995Code 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 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

EXTENSION REQUEST

PROPERTY ADDRESS:

127 W. Main

PROPERTY OWNER OR OPERATOR:

Steve Brown

OFFICIAL NOTICE NUMBER:

95-01048

I HEREBY REQUEST AN EXTENSION OF THE DUE DATE FOR ITEM NUMBER(S):

1, 2, 6

ON THE OFFICIAL NOTICE NUMBER INDICATED ABOVE UNTIL:

Nov 30 1995

REASON FOR EXTENSION:

Contractor has a schedule that extends past the deadline

DATE:

9-18-95

SIGNATURE (OWNER/OPERATOR):

[Signature]

OWNER/OPERATOR AGREEMENT

Regarding beginning date for rent abatement eligibility for their tenant(s)

By signing below I acknowledge that if the Extension is granted, I am making an agreement that the rent abatement eligibility date at this property shall occur on a date earlier than previously established by the Building Inspection Unit. The date of the reinspection, listed below will be the revised rent abatement eligibility date for my tenants.

REINSPECTION DATE:

DATED:

WITNESSED BY:

INSPECTOR:

DATED:

PROPERTY OWNER OR AGENT AGREES TO THESE TERMS
BY SIGNING BELOW AND STATES THAT HE/SHE HAS
AUTHORITY TO MAKE THIS AGREEMENT.

PROPERTY OWNER/AGENT:

Department of Planning & Development
Inspection Unit

City of
Madison



September 25, 1995

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
608 266 4551
FAX 608 266 6377

Stephen D. Brown
120 West Gorham Street
Madison, WI 53703

RE: PREMISES LOCATED AT 127 West Gilman Street
OFFICIAL NOTICE # 95-01048
ISSUED ON

Dear Mr Brown:

Your request for an extension of time to complete the code corrections at the above referenced address has been considered by supervisory staff.

Since there has been substantial progress in getting the violations corrected, an extension is being granted on Item Numbers 1, 2, and 6.

The extended due date for these items is November 30, 1995.

Please contact me, on or before the extended due date, and arrange for a reinspection. The work must be completed by the extended due date in order to avoid legal action. The Inspection Unit cannot consider second extensions.

Yours very truly,

A handwritten signature in cursive script that reads "Linda Elmore".

Linda Elmore
Inspector
Phone No.: 266-4289



City of Madison

CODE ENFORCEMENT

Worksheet

DUE DATE

10/09/2011

REVIEW DATE

07/02/2013

0709-144-1804-5

127 W Gilman ST Madison, WI 53703		INSP Vorhees, Al	CASE NBR CB2011-146-03893	CASE TYPE Programmed
NAME OF PERSON TO CONTACT, ETC.			EMP	DATE
h: w:			ACTIVITY	
REMARKS			Inspections 05/26/2011 - Open Status	
PI, EXTERIOR OF A VACANT BUILDING. LONER TERM			DAV - 05/25/2011 - Official Notice	
			DAV - 06/02/2011 - Completed	
			DAV - 10/12/2011 - Reinspection	
			DAV - 10/13/2011 - Completed	
			DAV - 06/20/2012 - No Fee Reinspection	
			DAV - 07/09/2012 - Reinspection	
			DAV - 11/27/2012 - Reinspection	
			DAV - 07/01/2013 - City Attorney Referral	
OWNER		ORIGINAL TO:		
GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703		GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703		
CC 1:		CC 2:		
NOTES			Workflow 05/26/2011 - Open Status	
05/25/2011	5/25/11 Inspected		NAP - 05/27/2011 - Issued	
06/02/2011	6/2/11 CF with manager, went over notice and expected repairs. They asked questions regarding the demo process.		Due Date - 10/09/2011	
10/12/2011	10-12-11 With managers. Nothing done. Working with neighborhood on redevelopment plan. Soon they will approach the alderperson regarding their plans and proceed from there. They have received bids for the work and will complete if redevelopment plans fall through.		EFW - 10/18/2011 - Extension Mailed	
10/13/2011	10-13-11 Director wanted verification the building would be secure through the winter.		Due Date - 07/01/2013	
06/20/2012	6-20-12 Checking building because of internet complaint filed. No work being done. Checked with planning and no contact with them. Left message with owners contact to call me with an update.		EFW - 08/03/2012 - Extension Mailed	
07/09/2012	7-9-12 Reinspected and nothing done. Left e-mail 6/25/12 asking for an update on the demo process and received a response. Will check with planning if any action through their section.		Due Date - 07/01/2013	
11/27/2012	Building vacant and secured. Nothing more done. Owners working through a redevelopment plan.		EFW - 12/04/2012 - Extension Mailed	
07/01/2013	Nothing done.		Due Date - 07/01/2013	
07/02/2013	CA Processing Review		KPB - 07/02/2013 - Authorized	
			Due Date - No Date Necessary	
			KET - 07/05/2013 - Processed	
			Due Date - No Date Necessary	

07/02/2013

Ok to prosecute

Printed 12/2/2013 8:46:56AM



City of Madison

DUE DATE

06/05/2011

REVIEW DATE

CODE ENFORCEMENT

Worksheet

0709-144-1804-5

127 W Gilman ST Madison, WI 53703		INSP Vorhees, Al	CASE NBR CB2011-146-03892	CASE TYPE Programmed
NAME OF PERSON TO CONTACT, ETC.			EMP	DATE
h:			w:	
REMARKS			Inspections 05/26/2011 - Open Status	
PI, EXTERIOR OF A VACANT BUILDING			DAV - 05/25/2011 - Official Notice	
			DAV - 06/03/2011 - Compliance	
OWNER		ORIGINAL TO:		
GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703		GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703		
CC 1:		CC 2:		
NOTES			Workflow 05/26/2011 - Open Status	
05/25/2011	5/26/11 Inspected exterior of a vacant building.		NAP - 05/27/2011 - Issued	
06/03/2011	6-3-11 done		Due Date - 06/05/2011	

Printed 12/2/2013 8:42:34AM



City of Madison

DUE DATE

CODE ENFORCEMENT

REVIEW DATE

Worksheet

0709-144-1804-5

127 W Gilman ST Madison, WI 53703		INSP	CASE NBR	CASE TYPE	
		Vorhees, Al	CB2011-122-03192	Programmed	
NAME OF PERSON TO CONTACT, ETC			EMP	DATE	ACTIVITY
					Inspections 05/02/2011 - Open Status
					DAV - 04/29/2011 - Official Notice
REMARKS					
PI EXTERIOR OF A VACANT BUILDING					
OWNER		ORIGINAL TO:			
GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703		GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703			
CC 1:		CC 2:			
NOTES					
04/29/2011 4/29/11 inspected the exterior of a vacant building.					
Workflow 05/02/2011 - Open Status					
Due Date -					

Printed 8/22/2012 8:57:39AM



City of Madison

DUE DATE

CODE ENFORCEMENT

REVIEW DATE

Worksheet

0709-144-1804-5

127 W Gilman St	INSP.	CASE NBR.	CASE TYPE	
	MLR	209251047	COMPLAINT	
NAME OF PERSON TO CONTACT, ETC.		EMP	DATE	ACTIVITY
h: w:		gch	09/08/09	FIRST ENTRY
REMARKS		MLR	09/16/09	INSPECTION
trash cans on front porch.		MLR	09/16/09	NO VIOLATION
OWNER				
GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703		h: w:		
Original To:				
CC:				
CC:				
CC:				
NOTES				
09/16/09 NEGATIVE				



City of Madison

CODE ENFORCEMENT

Worksheet

DUE DATE

04/18/03

NEW DUE DATE

04/18/03

0709-144-1804-5

127 W Gilman St		INSP.	CASE NBR.	CASE TYPE
		PAL	203098030	FIELD OBSERVATION
NAME OF PERSON TO CONTACT, ETC.		EMP	DATE	ACTIVITY
h: w:		PAL	04/08/03	FIRST ENTRY
REMARKS		PAL	04/08/03	INSPECTION
front yard parking r-6		PAL	04/08/03	ORDER TYPING
		SLB	04/09/03	ISSUED
		PAL	04/22/03	RE-INSPECTION
		PAL	04/22/03	COMPLIANCE
OWNER				
GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703		h:		
		w:		
Original To: GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703				
CC:				
CC:				
CC:				
NOTES				



City of Madison

CODE ENFORCEMENT

Worksheet

DUE DATE

06/15/02

NEW DUE DATE

06/15/02

0709-144-1804-5

127 W Gilman St		INSP.	CASE NBR.	CASE TYPE
		tHa	201311029	FIELD OBSERVATION
NAME OF PERSON TO CONTACT, ETC.		EMP	DATE	ACTIVITY
h: w:		tHa	11/06/01	FIRST ENTRY
REMARKS		tHa	11/06/01	INSPECTION
holes in roof ans soffit		tHa	12/11/01	INSPECTION
		tHa	01/22/02	CONFERENCE
		tHa	01/24/02	ORDER TYPING
		tHa	01/24/02	COPY NEW CASE
		SLB	01/28/02	ISSUED ABATEMENT
		tHa	06/24/02	RE-INSPECTION
		tHa	06/24/02	COMPLIANCE
OWNER				
GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703		h: w:		
Original To: GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703 CC: CC: CC:				
NOTES				

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:
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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PROGRAMMED INSPECTION

NOTE: ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.

LONGER TERM NOTICE

127 E. GILMAN STREET

At the time of this inspection this building was vacant and the interior was not inspected.

EXTERIOR

- | | | |
|----|--------------|--|
| 1. | 27.05(2)(g)2 | Replace all deteriorated wood in the soffits/fascia, repairing all holes. Secure any loose wood. Provide a weather-tight and animal-proof surface. |
|----|--------------|--|

- | | | |
|----|-------------|--|
| 2. | 27.05(2)(e) | Scrape and repaint the exterior surfaces of the building where the existing paint is deteriorated, chipping, cracking, or peeling. |
|----|-------------|--|

NOTE: Buildings constructed before 1978 are likely to have paints containing lead. Care must be taken when disturbing lead painted surfaces. For more information on the proper procedures for lead-safe home improvement, please call Public Health for Madison and Dane County at 266-4821. You can view or download a lead-safe home improvement guide from the City website at:
http://www.cityofmadison.com/health/envhealth/pdf_files/LeadGuide.pdf

- | | | |
|----|------------|--|
| 3. | 27.05(2g)2 | Repair the foundation under the rear one story area. |
|----|------------|--|

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215 Martin Luther King, Jr. Blvd.
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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
4.	27.05(2)(i) 27.05(2)(g)2	Repair the first floor front porch upper beam. Replace the rotten and deteriorated wood. Ensure this beam will properly support the loads imposed.

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.

**THE MADISON GENERAL ORDINANCES REQUIRE THAT A FEE OF
\$50.00 BE CHARGED FOR REINSPECTIONS THAT DO NOT RESULT IN
COMPLIANCE. ATTEMPTED REINSPECTIONS (NO ENTRY) ARE
BILLED AT \$35.00 EACH.**

Please notify the inspector when work is completed. Telephone: 266-4834
Inspected by: Al Vorhees On: 5-25-11 Date Issued: 5-26-11
The violations shall be corrected on or before: OCTOBER 9, 2011

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.

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:
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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PROGRAMMED INSPECTION

NOTE: ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.

SHORTER TERM NOTICE

127 E. GILMAN STREET

EXTERIOR

1. 27.05(2)(c)
28.04(6)(e) Clean all exterior property areas including terraces, yards, and open porches.
Remove all junk, trash, debris, physical hazards, and stored items from the exterior
property. This includes but not limited to the rocks, broken concrete and debris at the
rear of the building.

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.

**THE MADISON GENERAL ORDINANCES REQUIRE THAT A FEE OF
\$50.00 BE CHARGED FOR REINSPECTIONS THAT DO NOT RESULT IN
COMPLIANCE. ATTEMPTED REINSPECTIONS (NO ENTRY) ARE
BILLED AT \$35.00 EACH.**

Please notify the inspector when work is completed. Telephone: 266-4834
Inspected by: Al Vorhees On: 5-25-11 Date Issued: 5-26-11
The violations shall be corrected on or before: June 5, 2011

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.

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

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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FIELD OBSERVATION

1. 28.04(6)(e)2.d. Discontinue parking any vehicle, including the KIA, license #578-CNJ, in the required front yard at 127 West Gilman Street except entirely on the existing driveway.

The existing driveway cannot be further expanded in the required front yard.

Compliance to the above named code(s) shall be on a continual basis.

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.

Please notify the inspector when work is completed. Telephone: 266-4429
Inspected by: Peter Laritson On: 4-8-03 Date Issued: 4-9-03
The violations shall be corrected on or before: April 18, 2003

Code Enforcement Officer: _____

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.

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
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Ordinances are being violated.

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
-------------	--------------------------	----------------------

FIELD OBSERVATION

NOTE: ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.

SHORTER TERM NOTICE

- 27.05(2)(c) Clean the yards; remove all junk, trash and debris. Remove the broken glass on the left side of the building.

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.

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: February 10, 2002

Code Enforcement Officer: _____

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.

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
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Ordinances are being violated.

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

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
-------------	--------------------------	----------------------

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: _____

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.

**BUILDING INSPECTION DIVISION
PENALTY ACTION REVIEW**

Case No. CB2011-146-03893

Inspector: DAV

Date: 7/1/2013

Supervisor: KYLE BUNNOW

City Attorney Referral ☒ **Citation** ☐

Property located at: 127 W. GILMAN ST

Preferred Party GILMAN LODGE LLC
For Action: C/O STEPHEN D BROWN

Tenant: ☐

Owner: ☐ **Operator:** ☐

Address: 120 W GORHAM ST
MADISON, WI 53703

Telephone: 255-7100
Telephone:

Photos Taken: **Yes** ☒ **No** ☐

Total No. of Units in Building

Check if Exterior Only ☒

Building Owner Occupied ☐ **Rental** ☐ **Commercial** ☐ **Vacant** ☒

Comments: Hazards, Unusual or Significant Conditions: Foundation deteriorated under the rear addition, holes in soffits/fascia, badly peeling paint entire building

Initial Inspection: 5/25/11

Original Due Date: 10/9/11

Extension(s): 6/17/12
7/1/13

Reinspections: 10/12/11 6/20/12 7/9/12 7/1/13

Activities: Several reinspections and extensions, the owner wants to demo this building and several others to redevelop the block. Extensions were given to allow time for the planning process. As of 7/1/13 no additional work done on the building and the planning process has also stopped.

No work has been done and the case is no longer eligible for extension. The building has been vacant for some time and the exterior continues to erode and is need of repair. The owner has indicated several times that they desire to raze the building however they are not taking the necessary steps to get approval for demolition. Extensions have been granted to allow the owner time to properly apply for demolition permit and get approval however the owner has not followed through on this process. The building is located in a historic district so demolition may not be possible and it appears that the owner attempting to allow the building erode through neglect and plans on using deteriorated conditions as justification and support for demolition at future date. Exterior repairs need to be made to stop the building from further

degrading until a time when owner can properly apply for a demolition permit based on the merits of the application and not the deteriorated conditions through neglect. Please prosecute to compel compliance.

(Please sign as you pass this file)

Supervisor _____

Date _____

Clerk Typist _____

Date _____