127 W. Gilman Street

BUILDING INSPECTION DIVISION **PENALTY ACTION REVIEW**

Case No. CB2011-146-03893

Inspector: DAV

<u>Date:</u> 7/1/2013 <u>Supervisor:</u> KYLE BUNNOW

City Attorney Referral Citation

Property located at: 127 W. GILMAN ST

Preferred Party GILMAN LODGE LLC C/0 STEPHEN D BROWN

HEN D BROWN

Tenant:

Owner:
Operator:

Address: 120 W GORHAM ST

MADISON WI 52702

Telephone: 255-7100

MADISON, WI 53703 <u>Telephone:</u>

Photos Taken: Yes No No

Total No. of Units in Building

Check if Exterior Only

Building Owner Occupied Rental Commercial Vacant

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

<u>Initial Inspection:</u> 5/25/11 <u>Original Due Date:</u> 10/9/11 <u>Extension(s):</u> 6/17/12 7/1/13

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

<u>Activities:</u> 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 1695Grougher NO. 1004 PERMIT ISS	UED H GAS PERMIT	ISSUED 4-8-80 ISSUED BY
HEATING	STATE APPROVAL REQUIRED_	DATE APPROVED
CITY OF MADISON APPLICATION FOR PERMIT	New Existing X Residentia	1 X Commercial Industrial
TO THE BUILDING INSPECTION SOPERINGEDERT	44 - 2015年 2017年 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	am X Hot Water Electric
Hadison, Wis 3-28 - 19 80	Type of Fuel: Gas Fired X Oil F	ired Other Electric
The undersigned hereby applies for a permit to install heating plant equipment in accord-	1 7 Profession 2 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	400 Economite Conversion Burner.
ance with all City Ordinances and depart- mental rules relating to such work.	Name and Capacity of Baseboard: If gas, give input 380,000	Register or Net Output
Located at 127 W. Gilman Street 53703.	Mohnt Wash Tree of Building	119;362 вто
Street Address	Cubical Contest of Building:	rulation sheet on back of application) 23,040 Cu. Ft.
Comer Richard Ringglestetter Owner's Address P. 82 Sun Prairie, Wi 53	51	
Heating Contractor Make (0 by Midwest Heati	ng Now Wasting System, Schedule 1	schedule 1
Address 2003 Freeport Road	Replacement of Boiler or Purnace, S Air Conditioning, Schedule 2 Alterations or Additions. Schedule	
License Holder Signature	(Attach sketch and brief descrip	oction)
All information requested on this application must be completed before a permit can be	All Conversions, Schedule 4 Oil Tank Installations, Schedule 5 Wood Burners, 30.31(4) 6 30.32(4).	THE PERSONNEL PROPERTY OF THE PERSONNEL PROP
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OFFICIAL NOTICE

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

Date sent to City Attorney for legal action:

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

OF POSTMARK ON OFFICIAL NOTICE ENVELOPS. Appeal information

may be obtained by calling 266-4551.

420 N. Carroll St. Address: 53703 Michael Langer Violating , CORRECTIONS REQUIRED Completion Section No. Edd (S) 的复数语言形式 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 art; entry door to each apartment or lodging room that is not avequipped. For example, dwelling unit numbers 1, 9, 10 and 12 do not have door viewers. 27.05(2)(h) 27.05(2)(h)2. All doors into each dwelling unit shall have a deadholt 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 24 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 colit fully operable. No color (near April on lat) 3. 27.05(2)(h) 27.05(2) (h) 3. 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. K. 'r all defective or inoperable window locks. For example, some window locks in dwelling unit number one (1) do not function properly. No 1014 27:05(2) 27.05(2) [h)4 All double-hung and sliding windows and doors that are below the accond story or accessible by balconies, fire escapes, trees or other existing means shall be equipped with approved window ventilating each 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. Please notify the inspector when work is completed. Telephone:_ Inspected By: The violations shall be corrected on or before: Code Enforcement Officer: Reinspected: 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, Order completed by due date: ☐YES 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE BUILDING IN SPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN 1181 DAYS

B.×.U.

OFFICIAL NOTICE

Notice: As inspection disables that certain sections of the City Ordinances are being violated.

From: Building Inspections Department 210 Monons Avanue W ison, Wisconsin 53709

Preperty Located at

420 N. Carroll St.

Address: Michael Langer

127 W. Gilman St

Hadison, WI 53703

Owner's Name I tem? Violating Date of CORRECTIONS REQUIRED Section No. Completion Install window locks, as described above, on all windows that are not so equipped. Make sure the existing window ventilating each fasteners couply with the above requirement. Repair all defective or inoperable locks. For example the locks on the windows in the first floor rear spartment are incorrectly installed, Apartment 6 has no window ventilating each facteners. :5, 27.04(2)(g)5. Public nalls 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 occ pancies require full-time or automatic time-ewitched lighting. When dwelling unit doors open to the... outside, a minimum of two and one-half (2-1/2) foot condles of illumination at the locks are required. Replace all burned out or missing light bulbs in the halls; make sure all hail lights are operable. 27.04(2)(1) 6. Every residential building that will accommodate transients, ind 57.11 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 righ bearing the word "EXIT" or "OUT" in plain letters five (5) inches high, or a red illuminated? translucent exit sign may be used. Take whatever steps that are necessary to return all exit lights to an operable condition. Please notify the inspector when work is completed. Telephone: _ Date Issued Aviolations shall be corrected on at before: Code Enforcement Officer:

Reinspected:

SECTION WINDS SELECTION Order completed by due dete:

YES

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Date sent to City Attorney for legal action:

Any person violating any provision of the City Ordinantes Efforced by the Build ing Inspection Department is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 77, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE BUILDING IN SPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.

OFFICIAL NOTICE

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Date Sent to City Attorney Property located at 127 W G. Image St. Name(s) of Owner Michael Langer Agent Reg. Agent of Corporation Telephone No. (s) of Owner 25/656/ Agent Corp. Initial Inspection Date 6/30/80 Compliance Date 8/7/80 No. of Violations on Official Notice No. Corrected Photo(s) Taken Ves No No Corrected St. Date Complaint Signed Photo(s) Taken Ves No No Corrected St. No. of Dwelling Units Involved 4/ Check if common area only. Check if exterior only. Building Owner Occupied Non-Owner Occupied Non-Owner Occupied REMARKS (List Calls and/or Meetings Regarding Property) Atoms 5+6 ne done 10 ns downer or cloud felt the ne need and features. How when the owner Continues not inspected the ne need and features. He made nothing the split gent to the gard features that meet and features. ELIGIBLE FOR RENT WITHHOLDING VES 10 No Completed Supervisor Research Superintendent Superint	•		NONCOMPLIANCE NOTICE CASE NO. 80-03852
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CITY OF MADISON OFFICIAL NOTICE

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9	12.10	127 W. Gilman St.	•	420 N. Car	rell St.		
Prope	rty Located at: -		Ad	Idress: Madison, W	1 53703		
Owne	r's Name:	Michael L. Langer	respective A	1 77 17 17	110.49	TO SERVING	.स. ३ स्पृतसम्बद्ध
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	٠.		•				
						•	
	Will state of the			266-4335		4	
Pleas	e portify the inspe	tor when work is completed. Thomas H. Adamow.		6-30-80	Dec laws	7-7-80	1 3 3
Inspe	oted By:		ugust 21. 1980	Cade Enforcement Officer:_	Thomas	Alam	TVI (A)
Oide	pected: completed by d	ue date:	NO	Any person violating ony pring Inspection Department I Ordinance violated. ALL AP 19, 27, 28, 29, 30 and 31 SPECTION SUPERINTEND OF POSTMARK ON OFF may be obtained by calling 2	s subject to the penell PLICATIONS FOR A SHALL BE SUBMIT ENT IN WRITING V ICIAL NOTICE; EN	ies provided bý thi PPEAL OF CHAPI TED TO THE BL VITHIN FIFTEEN	appropriat FERS 17, 48 HLDING IN (15) DAY

Date sent to City Atterney for legal action:

" August 25, 1980

Hichael Langer 420 West Carroll Street Madison, NI 53703

Ra: 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 Ausut 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,

ga e

Thomas Adamowicz Code Enforcement Officer 266-4335

	Attn Rick Petri
	NONCOMPLIANCE NOTICE CASE NO. 80-03857
	e Sent to City Attorney 8/27/80
Date Date	Sent to tity Attorney
i E E consultation and an an	Property Tocated at 127 W. Gilman St.
	Name(s) of Owner Michael Langer
	Agent Reg. Agent of Corporation
	Agent Corp.
	Initial Inspection Date 7/7/80 Compliance Date 8/2-1/80 Follow-up Date 8/22/80
	Follow-up Date 8/23/80
	No. of Viclations on Official Notice
	No. Corrected O No. Not Corrected _ /
arie (at to) State	Date Complaint Signed Photo(s) Taken Yes No
	No. of Dwelling Units Involved Check if common area only.
ARANA" I.	Check if exterior only.
	and the control of th
	Butlding Owner Occupied Non-Owner Occupied
	Inspector(s) Thomas Adamounica
	REMARKS
	(List Calls and/or Meetings Regarding Property)
. 10	10 exit lights installed
	Mr. Langer Called R. W. Fries and said the work
	would be alone by they 29. Touch you hold this
	month then shirt star rooms
	ELIGIBLE FOR RENT WITHHOLDING YES NO
	ROUTING RECORD
	(Please Sign As You Pass This File)
insp	pector Thomas Admonica Date \$125/80
102.10	ervisor <u>ACSERT COLE</u> Date 8-26-80
1.	erintendent State 8/26
	- Carrier
. Cler	willipplist Date 8-2750

: , :	⊠Electrical □Plumbing □HVAC	e e				MENT (NO FEE) APPLICATION
	(use separate form for	each)		DATE	9-15-80	
	•	CITY O	F MADISON	-		
	120	BUILDING INSP	ection division			
	PRCZERTY LOCATED AT 124 1 NO. D	W. Gilman	Street P	ERMIT NO. 2	23552	Art - in
	NO. OF CONHERCIAL UNITS	NO. OF DWELLI	NG UNITSVO	ucher no	4803	48321
	LIC. HOLDER NO. 01722					
٠,	MASTER PLMBR. LIC. NO.	ر المراجع المر المراجع المراجع	MAILING ADDRESS:	420 N. Carr	oll Street	- Madison
	TELEPHONE NUMBER 255-6761		FROM: Endres Ele	etric Co. tor/Owner (Inc.	
	TO: BUILDING INSPECTION SUP 210 MONONA AVENUE Hadison, WI 53709	ERINTENDENT	312 West 12	evton Stree	l-Maison	n, Wisc.
		_	Cctrac	oy/Owner (
	NEW BUILDING : EXISTING	BUILDING:] addition (] alteration] replacement			
	ELECTRICAL [See 19.14(1)(g)]	HVAC [See 30.0	1(11)]	PLUMBING	[See 16.10	(2)
	ELECTRICAL [See 19.14(1)(g)] SERVICE O.H. U.G. VOLTS FHASE AMPS	HEATING UNIT:			WATER CALCU	
	VOLTS PRASE	STEAM D NO	DEL NO.	FAMELY B	S FORM FOR UILDINGS.	1 0 2
	AMPS	HW ☐ IN	PUT: BTU/H TPUT: BTU/H			
	NO. OF OPENINGS ADDED:	H. Marec ☐ or	TPUT:BTU/H		ATER CALCUL ALL OTHER	ATIONS WITH BUILDINGS.
	(includes: conv. ortlets, swithces, fixtures and	FUEL: GAS	TOTAL BLDG. LOSS:	NO. OF F	XURES ADD	ED OR
	fixed appliance	OIL	BTU/R		(Existing	
	connections) 13 @ \$1.00 = 13.00	COAL COAL	*	Fiv	tures & \$3.	00 =
	(Minimum Fee \$5.00)	HOOD V	SUBMIT HEAT LOSS CALCULATIONS		ures @	
			WINT THIS FORM	1	ures @ 10.	
	SERVICE ENTRANCE REPLACED @ \$20.00 =	SCHEDULE	(Check one):	F130	ures e in.	of =
						`
	TOTAL FEE: \$ 13.00	TOTAL FEE:	\$	TOTAL FEE	\$	
٠,	BRIEF DISCRIPTION OF WORK BE	ING PERFORMED:	-	Print Tarris		
	*WATER SERVICE AND DISTRIBUT: A. Pressure available for		si/100. G. Tot	analawah te	d length be	
	B. Low pressure at main		vat	er main and	highest ar	nd/or most
	C. Pressure needed at ful		e. rem	ote fixture	in feet x	1.5.
	D. Difference in height land highest fixture in			er service lding water	size. : distrubit:	ion
	E. Pressure loss due to			n size.	weerednt [~~!!
	softner, etc. F. Distance from main to		JWat	er supply f	ixture uni	ts.
	Show water calculations or re	efer to applicabl	le H 62.13 tables:	13a; 13b; o	r 13c.	
	Form X210 4/16/80					
,	and the second second					

		CASE NUMBER
	CITY OF MADISON, WISCONSIN	
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	LOCATION	SETERAL HICHARD AND AND AND AND AND AND AND AND AND AN
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Tiy	INSPECTOR	
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City of Madison	• ;	··CASE NUMBER··
Madison	CITY OF MADISON, WISCONSIN	81-02154
(X)	CODE ENFORCEMENT WORKSHEET	01-02/3/
		E COMPLAINT 5 // 8/
	LOCATION HOUSE NUMBER DIR STREET NAME TYPE	3 REFERENAL F. P NOW
	5.0	5 OTHER MITTALS
		CODE INITIALS NO DA YN INITIALS
1	NAME OF BUSINESS-PERSON TO CONTACT- ETC. TAY.COM	10 LAG 5/1/81 Kai
		21 1 AG 5 13/8/ Kau
REWARK	FIRE DEPT REFERRAL	8-2446 7/11 8 mas
9	1	B-4146 [1 11 61 1140]
ď	NAME Langer, Michael L.	31 ole 63 81 mas 4
OWNER	ADDRESS, CITY, STYJE 420 N. Carroll St. (03)	22
		22 KAG 7 8 81 746 0
50 Mary 100		2-2 LAG 7/29/8/1985
	INSPECTED Larger called for an extension asperd him to white a letter asker gi	
	NO OF UNITS Why.	22 LAG 9:8 8/19/19/19
	ACCESSIBLE DISAB. O porchdomo storled tooke like extensive with	41 LAG 9/11/8/ MAB
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Parket Control	Porch.	2-2149 12 8 81 MJG
	NONE	22 LAG 12 9 81 MJG (S)
	t SPACE	413 LAG 215 82 KM
13 23 2	2 SNOW	
ETERMINATION	3 Exits	2-2 WJP 7 7 82 mas
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DEFECT/LOCATION Exterior (1) 2705(2)(3) Lepain cell halos in the soffits and f (2) 27.05(2)(i) Peoperly support the front discounting the soft on the drucey Repeder cell natted members of public specific for the property and install all messes (3) 27.04(2)(f) Supply and install all messes (2) 27.07(2)(c)						
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REFERRAL NOTICE

	No. <u>934</u>
	Date MAY 7, 1981
FROM:	MADISON FIRE DEPARTMENT FIRE PREVENTION DIVISION
тэ:	BUILDING INSPECTION DEPARTMENT CITY OF MADISON
	WISCONSIN DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS
You at	e hereby notified that on inspection of the premises
	Located at 127 WEST GILMAN STREET
	Description and Use <u>APARTMENTS</u>
•	Owned by MICHAEL LANGER
	· · · · · · · · · · · · · · · · · · ·
•	Address of Owner 420 NORTH CARROLL STREET
	Occupied by VARIOUS Sagment to provi
	oliowing conditions were found to exist:
2	DOT ON CHIMNEY AND HOT WATER HEATER SINCE
<u> </u>	ENT PIPE - FURNACE ROOM.
	epain don close on furnace un don
	In Cheminers am new our leaking water pi
	In Chemosy am repair leaving water py
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Verbert Halle House	
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3	Jonald M. Olson At Counth O Vodak
-	TRE MARSHAL INSPECTOR

V4 TE MADISON FIRE DEPARTMENT. REFERRAL INTRA-DEPARTMENTAL	Buy Post nase Strings sunday 2 July 1978: \$183/d day - 182 days follow
TODATE S-5-81	Musla Drives Magner Belg Losp 210 Merion A
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Comming from. A heating man from the history enspection dept should look at the history phother	ue Dufficent of Current Weellu condition of old Trains I House the
7 1691 FINAL DISPOSITION	one this matter is greatly appreciated
	- While Songer
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81-02154

OFFICIAL NOTICE

Notice: Sun inspection discloses that certain sections of the Chy Ordinances are being violated.

From: Building Inspections Department 210 Monana Avenua Madison, Wistonsin 53709

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Phone 266-4511

Henry A. Gempelor. 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 your

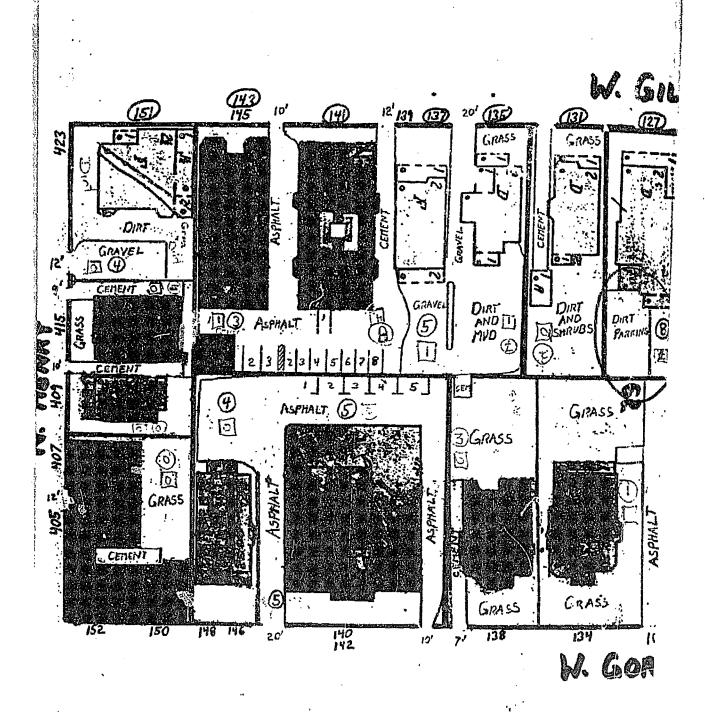
Carolyn S. Hogg Assistant City Attorney

CSH:sle

cc: Linda Grubb, Code Enforcement Officer

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NONCOMPLIANCE NOTICE CASE NO. 81-0	<u> </u>
Date Sent to City Attorney 9-9-8/	·
Property located at 127 W Gilman	
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Agent	37
Reg. Agent of Corporation	ingular maran
Telephone No. (s) of Cwner Agent Corp	·
Initial Inspection Date $5-/3-8/$ Compliance Date $2-//-6$	8/
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Date Complaint Signed Photo(s) Taken Yes No	
No. of Dwelling Units Involved Check if common area only	y.
Check if exterior only.	
Building Owner Occupied Non-Owner Occupied	,
REMARKS (List Calls and/or Meetings Regarding Property)	
ELIGIBLE FOR RENT WITHHOLDING YES NO DE EXT OVEY	
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Supervisor Acoes Coce Date 9-10-81	
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City of Madison OFFICIAL NOTICE

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From: Inspection Unit 215 Martin Luther King Jr. Medison, Wiscontin 53710

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Notice: An importion discloses that certain sections of the City Ordinances are being vinated.

Any perion violating any provision of the City Ordinances enforced by the inspection Unit is subject to the penalties provided by the appropriate Ordinance violated, ALC, APPLICATIONS FOR APPEAL OF CHAPTERS 17, 118, 149, 27, 28, 29, 30, and 31, SHALL SEE SUBMITTED TO THE INSPECTION SUPERINTEDENT IN WHITTING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.



Notice: A- Inspection discloses that

City of Madison OFFICIAL NOTICE

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From: Inspection Unit 215 Martin Luther King Jr. Bi Madison, Wiscons 9 537.10

cartain sections of the ty Ordinances are being viciated.

· Hovelossdinosition Participation All exterior doors . Windows shall have storm windows or fatorm doors thotavit installed no earlier than Cotoborn Dabut no later yoan Javesoes 15 annually. If storm windows are installed in the rejurred omenable bash, at least one half (1/2) of the area shall be openable. inerall the missing storm windows throughout the building; 58 Tenent said all storm on Install the missing door closer for the front story door inotell the missio, still fencia for the front door to the 27.05(2)(5)* building. 27.04(2)(3)* If tems herked by the asterisk to are listed in the schedule; and the rent impering violations and topack the asterist for rent is before the first near items at not corrected by the automate actual the tement, if applied for, if the determinant but increasing to a shearing to a shearing to a shearing to a shearing the automater.

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From: Inipaction Unit

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٠.	Sec. Sec.	710.07.73	CALL	THOUSAND CO.	b: 11-2-44	1104 1	3, 47	CONNY 122 Paret	The Mile State (March)	the car of making
2.1	1	-								

Minsterior By: Ceorge C. Hans

10-7-87

10-14-87 Date instruct

This riginations shall be corrected on or before: (covabor 16, 1987)

Code Enforcement Ullies:

Any person violating any provision of the City Ordinance and for inspection Unit is subject to the possible provided by the appropriate Ordinance aviolated, ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 18, 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 266-4561.

Mr Hank 97-04998 127 y Gener Pleases Ortent Jan Wender Vine Ill January 1 788 Milel Fanz Department of Planning and Development Inspection Unit

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City of Madison	त्रिक्षेत्रिक स्थापना विकास स्थापना है। स्थापना स्थापना स्थापन	Date: 11-17-8	
Made	are Langer 0 1 1 1 20 1 100 00 53 203		
RE: PREMISES OFFICIAL	LOCATED AT: 127 W. NOTICE #87-04998	GI/MUM SSUED ON 10-14-	<u>en</u>
Dear Mr /	anget:	,	
1274.6	for an extension of time to	lderea.	
(Insert Phras	e # here) we are gran	nting an extension on	Items Number(s)
These items s	hall be corrected no later	than	· · · · · · · · · · · · · · · · · · ·
You must contra reinspection	act the inspector, on or be n. If you fail to complete the work and fail to contac se will be promptly forward pursuant to the directions	efore the extended due the work by the exte to the inspector to ar led to the City Attorn	range for a reinspec-
Yours very tre	uly,		
	W. L. Discontant	•	OK Lin
W. G. Bakken. Inspection Un			•
Inspector: Phone No.:	6,000g C Han 266 4849	<u>R</u>	•
Supervisor: Phone No.:			
NAP - Job C (System 6)		
Phrase - ExtA	& ExtB (B25)		

Madison Municipal Building 216 Monona Avenue Madison, Wisconsin 53710 608 266 4551 Department of Planning and Development Inspection Unit

City of Madison

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



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, 1928.

You must contact the inspector, on or before the extended Jue 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,

G. Bakken, Unit Director

Inspection Unit

Inspector: George Hank Phone No.: 266-4849

Supervisor: Linda Grubb Phone No.: 266-4905

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WGB:pah/21.1

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11-1 COMPLAINT 2-1 INSPECTION
12-10 DUSCRYATION 2-2 REINSPECTION
13-10 REFERRAL 2-3 POTENTIAL RENT ABATEMENT
14-PROGRAMMED 2-4 POSTED NO OCCUPANCY
15-0THER

G-1 OHDERS 32 VERFY 3-3 EXTENDED VERFY 3-4 CULATION

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5-1 TRIAL 5-2 VERIFY

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B-7 DATE BATE

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

City of Madison OFFICIAL NOTICE

Page I

95-01049

From: Inspection Unit P.O. Box 2984

215 Martin Luther King Jr. Blvd. Madison, Wisconsin 53701

Prop	perty Located at: 1	27-W GII MAN ST Owner STEPHEN D BROWN 120 W GORHAM ST Address MADISON WI 53703	
Item No:	Violating Section No.	CORRECTIONS REQUIRED	
		127 West Gilman Street PROGRAMMED INSPECTION	
	NOTE:	ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.	
1.	27.04(2)(f)*	General Install screens on all windows.	
2.	27.04(2)(g) (YK(0)-3/2	Entrance Hallway Install a cover on the junction box by the mailbox.	
Э,	27.05(2)(h)2*	Apartment A Install locking pin hinges or equivalent on all outward swinging apartment entrance/exit doors.	
4.	27.05(2)(h)	Replace the middle hinge on the entrance door.	
5.	27,05(2)(h)	Install a door knob and latch assembly on the entrance door.	
6. 	27.05(2)(h) Cle (o)(c)(o	Replace the door casing on the inside of the bathroom door.	
7.	27:05(2)(g)1 042(5)(d(0	Install a floor strip on the flooring by the bathroom door.	
		i. Nakanasa Karamanan da manasa menangan kanasa menangan kanasa menangan berasa menangan berasa menangan berasa m	

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

City of Madison OFFICIAL NOTICE

Page 2

95-01049

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

		Owner: STEPHEN D BROWN	
Prop	envicocated at	120 W GORHAM ST Address: MADJSON WI 53703	-
Item	Violating Section.No.	CORRECTIONS REQUIRED	
No 8. ≐	27.05(2)(g)1*	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)(b)5* (3)€(b)∂(c	Install a vent lock on the bathroom window.	
10.	27.05(2)(g)3	Recaulk between the bathtub and flooring.	
11.	27.05(2)(g)1*	Repair the hole in the bathroom floor by the toilet.	
12.	27.04(2)(h) Oktol	Install control knobs on the heaters in the third and fourth bedrooms.	
.5	27.051(4)(a)2 ()K(1)Q(Weatherstrip around the rear entrance door in the fourth bedroom.	
14.	27.05(2)(g)1*	Paint the walls and patch the ceiling in the storage area by the old stairs to the second floor.	
15.	27:05(2)(i)* (5)((-0)(5)	Basement Replace all rotted wood on the stairs to the basement from the outside.	調整を対け
16 .	27:05(2)(Q)3 (A)2(J)(J)	Patch all holes in the boiler room walls and ceiling to maintain the required one hour fire rating.	, ,
17.	27,05(2)(g)2	Clean out the fireplace chimneys.	
18.	27.05(2)(u) CV(Q\Q(2)	Remove or encapsulate all friable material in the basement.	
Secretary of the second	医海绵性坏疽 化二氯化甲酚 医二氯甲二氯甲酚 医二甲基酚 医复形	またとうにもなりにはなっては、1990年により、これは1990年には、1	

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

City of Madison OFFICIAL NOTICE

Page 3

95-01049

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

Prop	erty Located at:1	27 W tril MAN ST	Owner:	STEPHEN D BROWN 120 W GORHAM ST MADISON WI 53703	
		The second second	Address:	MADISON WI 33703	
Item No.	Violating Section.No.	50. TA 487 TO THE TOTAL THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL THE TOTAL TO THE TOTAL	CORREC	TIONS REQUIRED	
19.	27:04(2)(b) 27:05(2)(j)	Install a proper discharge p shall be the same size as the above the floor and shall no	e relief valve (outlet. It shall terminate at i	r. The discharge pipe not more than ten inches
20.	27.05(2)(g)2	Install a cast iron or stampe	ed metal clean	out door in the chimney.	material and the state of the s
21.	27,05(2)(h) () () ()	Install a door latch on the b	eoiler room do	eor.	
22.	27.05(2)(i) UR(0)3(0	Secure the stairs that lead in	nto the boiler	room.	
		General			
23.	īLHR57.16(1)	(b)*Install an approved smoke smoke detector may be pla- area; it may not be located	ced elsewhere	e in the apartment within six	oom The feet of the sleeping
		Room 1			
24.	27.04(2)(d)*	Remove all locks on the fro	ont entrance d	oor except for the 1 inch de	adbolt lock.
25 .	27.05(2)(1)) 0/2(6\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Replace the cracked side w	vindow.		
		Room 3			
26.	27.05(2)(b)5*	Install a vent lock on the fi	ont window.		
	Section Co. S. C. Property		•		

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

City of Madison OFFICIAL NOTICE

Page 4

95-01049

From: Inspection Unit P.O. Box 2984

215 Martin Luther King Jr. Sivd. Madison, Wisconsin 537u1

Property Located at: STEPHEN D BROWN Owner: . 120 W GORHAM ST MADISON WI 53703 Address: Violating **CORRECTIONS REQUIRED** No. Section No. Install a sash lock on the side window. 05(2)(h)4* Room 5 Install sash locks on the windows. Install a cover plate on the electrical outlet. Kitchen 27.05(2)(g)1* Install a baseboard around the edges of the kitchen flooring where the flooring does not meet the wall. 31. Install a cover plate on the electrical outlet. Porch Roof Replace the guardrails on the porch roof. The guardrails shall be a minimum of 42 inches 27.05(2)(i)* 32. 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 Install a vent lock on the back window. Room 7 Install a cover plate on the electrical outlet



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

City of Madison OFFICIAL NOTICE

95-01049

From: Inspection Unit P.O. Box 2984

215 Martin Luther King Jr. Blvd. Madison, Wisconsin 53701

Prop	erly Located at	27 W GII MAN ST Owner: STEPHEN D BROWN	
		120 W GORHAM ST Address: MADISON WI 53703	
		The state of the s	
item. No.	Violating Section No.	CORRECTIONS REQUIRED	<u> </u>
		Third Floor Bathroom	
35.	27,05(2)(g)3	Caulk between the bathtub and the flooring.	
36.	27.05(2)(g)1*	Replace the missing flooring in the bathroom.	
		Third Floor Kitchen	
37.	27.05(2)(g)1*	Replace the missing baseboard in the kitchen.	-
		Room 12	
2	27,05(2)(b)4*	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. 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 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.	

Picase notify the inspector when work is completed.
Inspected By: Linda Elmore On:
The violatious shall be corrected on or before: 2-15-95

Telephone:

266-4289

Date Issued: 2-22-95

June 15, 1995

Code Enforcement Officer:

Any person violating any provision of the City Ordinances entorced by the inspection Unit is subject to the penalties provided by the appropriate Ordinance violation. 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

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ŕ	HOU'SE NUMBER	R DIR. STREET NAME	TYPE	3 ☐ REFERRAL .	INITIALS
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*		NAME OF BUSINESS PERSON TO CONTACT, ETC.		S OTHER	TE OPER.
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Notice: An inspection discloses that certain sections of the City Ordinances are being violated.

City of Madison OFFICIAL NOTICE

Page 1

95-01048

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

Prop	erty Located at:L	7/ W GIL MAN ST Owner STEPPER IL BRUWN	
NOW Y	∤ + . •	120 W GORHAM ST Address: MADISON WI 53703	
		Address: MADISON WI 53703	
Item No.	Violating Section No.	CORRECTIONS REQUIRED	
1			
		127 West Gilman Street	
125.00		PROGRAMMED INSPECTION	
	NOTE:	ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.	
1.	27.05(2)(i)	Tuckpoint the posts for the front porch.	
2.	27.05(2)(i)	Repair the floor boards on the front porch.	
	25.25.25.25	Replace the storm window on the left side of the building that has a hole in it.	
1	27.05(2)(h) 0)(9-18)	Replace the storm willow on the left side of the building and the different	
4.		Secure the soffit boards on the left side of the building that are loos	
	27.05(2)(g)2 ()k9 -\B		
<i>5</i> .	27.05(2)(g)2	Secure the siding on the back of the building that is coming off.	
÷	CK 4-18		
6.	27.05(2)(e)	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	ø
		paint shall be applied to provide adequate resistance to weathering and to maintain an	
	0/12-1	attractive appearance.	
	Obla	8/1604	
7.	27.05/2)(6)?	Tuckpoint the brick foundation wall of the back right side of the building.	
. 35%	27.05(2)(g)2 ()(() - \()	I deal of the contract of the	
	AT 04:0\.\\	Secure the compustion air duct on the right side of the building.	
》 3.	27.04(2)(h)	Secrite the composition an index of the right side of the partonis.	
Age .			
(1), -5			

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

inspected By:

Linda Elmore

The violations shall be corrected on or before:

City of Madison OFFICIAL NOTICE

Page 2

95-01048

From: Inspection Unit P.O. Box 29t'4 215 Martin Luther King Jr. Blvd. Madison, Wisconsin 53701

Prope	erty Located at:	127 W GIL MAN ST Owner. STEPHEN D BROWN
	1,3	120 W UNITARIO
		Address:
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 will refer the situation to the City Attorney's Office.
	·	The Inspection Unit is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below. You should also contact me on or before the due date if you wish to attend the follow up inspection.
	2	
	-	
	١	
		Ext. Of THA
P	ease notify the i	nspector when work is completed. Telephone: 266-289

Code Enforcement Officer: Any parson violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance Any parson violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance Wildfuller, ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SMALL BE SUBMITTED TO THE INSPECTION SUBJECTION OF SUBJECT OF THE INSPECTION OF SUBJECT OF THE INSPECT
On:

Donne

2-15-95

September 5, 1995

Date Issued:

2-22-95

EXTENSION REQUEST

PROPERTY ADDRESS:	
(1276) Himan	
PROPERTY OWNER OR OPERATOR: OFFICIAL NOTICE NUMBER:	
OFFICIAL NOTICE NUMBER:	3. 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
95-01048	· · · · · · · · · · · · · · · · · · ·
	1907 1
HEREBY REQUEST AN EXTENSION OF THE DUE DATE I	FOR ITEM NUMBER(S):
1, 2,6	्रा क्षेत्र । संदर्भ
ON THE OFFICIAL NOTICE NUMBER INDICATED ABOVE U	DATIL:
Nov 30 1995	
REASON FOR EXTENSION:	, in the second
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PATE:	SIGNATURE (OWNER/OPERATOR):
9-18-95	THE DUSCHELL
ÓWNERO	PERATOR AGREEMENT
	r rent abatement eligibility for their tenant(s)
,	· · · · · · · · · · · · · · · · · · ·
signing below I acknowledge that if the Extension te at this property shall occur on a date earlier that	is granted, I am making an agreement that the rent abatement eligibilit n previously established by the Building Inspection Unit. The date of th
rspection listed below will be the revised rent abo	thement eligibility date for my tenants.
The state of the s	REINSPECTION DATE:
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Annual victories and residence	AND CONTROL OF THE PROPERTY OF THE ADDRESS OF THE A
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AND THE PROPERTY OF THE CONTRACT OF THE PROPERTY OF THE PROPER	DROBERTY OFFICE OF LATER 1
W.TNESSED BY:	PROPERTY OWNER OR AGENT AGREES TO THESE TERMS BY SIGNING BELOW AND STATES THAT HE/SHE HAS AUTHORITY TO MAKE THIS AGREEMENT.
SPECTOR:	PROPERTY OWNER/AGENT:
	THE ENT OMERAGEN.

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

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

RE: PREMISES LOCATED AT 127 West Gilman Sweet

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,

Linda Elmore Inspector

Phone No.: 266-4289

Junda Elmore



DUE DATE 10/09/2011

REVIEW DATE 07/02/2013

CODE ENFORCEMENT

0709-144-1804-5

Worksheet

127 W G	ilman ST		INSP	CASE NBR	CASE TYPE
Madison	, WI 53703		Vorhees, Al	CB2011-146-03893	Programmed
	NAME OF PERSON TO	O CONTACT, ETC.		EMP DATE	ACTIVITY
No. Charles and Section 2015 and Section 2015		h:	w:	Inspections 05/26/2011	- Open Status
	REM	ARKS		DAV - 05/25/2011 - O	
PI, EXTERIO	OR OF A VACANT BUILDI	ING. LONER TERM		DAV - 06/02/2011 - C DAV - 10/12/2011 - R DAV - 10/13/2011 - C DAV - 06/20/2012 - N DAV - 07/09/2012 - R DAV - 11/27/2012 - R	einspection ompleted o Fee Reinspection einspection einspection
OWNER		ORIGINAL TO:		DAV - 07/01/2013 - C	ity Attorney Referral
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07/02/2013	Ok to prosecute	:
		Printed12/2/2013 8:46:56AM

Page 2 of 2



DUE DATE 06/05/2011

REVIEW DATE

CODE ENFORCEMENT

0709-144-1804-5

Worksheet

127 W Gilman ST		INSP	CASE NBR	CASE TYPE
Madison, WI 53703		Vorhees, Al	CB2011-146-03892	Programmed
NAME OF PERSO	N TO CONTACT, ETC.		EMP DATE	ACTIVITY
PI, EXTERIOR OF A VACANT BU	h: REMARKS IILDING	w:	Inspections 05/26/2011 DAV - 05/25/2011 - O DAV - 06/03/2011 - C	fficial Notice
OWNER GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703	ORIGINAL TO: GILMAN LODGE LI % STEPHEN D BRO 120 W GORHAM ST MADISON, WI 53703	OWN		
CC 1:	CC 2:			
	DTES d exterior of a vacant b	oullding.	Workflow 05/26/2011 - O NAP - 05/27/2011 - Is Due Date - 06/05/20	sued

Printed12/2/2013 8:42:34AM



CODE ENFORCEMENT

REVIEW DATE

Worksheet

0709-144-1804-5		Sylvania de la companya de la compa		CASETYPE
127 W Gilman ST		INSP	CASE NBR	Principle - Control of the Control o
Madison, WI 53703		Vorhees, Al	CB2011-122-03192	Programmed
NAME OF PERSON T	ro contact, etc.		EMP DATE	ACTIVITY
Control of American Control of the C	h:	w:	Inspections 05/02/2011	
REN	MARKS		DAV - 04/29/2011 - 0	Official Notice
PI EXTERIOR OF A VACANT BUILD		-		
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			_	
OWNER	ORIGINAL TO			•
GILMAN LODGE LLC	GILMAN LODGE L			
% STEPHEN D BROWN	% STEPHEN D BRO			
120 W GORHAM ST MADISON, WI 53703	MADISON, WI 5370			
CC 1:	CC 2:			
NO			Workflow 05/02/2011 -	Open Status
	d the exterior of a va	cant	Due Date -	
building.			Due Date -	
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CODE ENFORCEMENT

DUE DATE

REVIEW DATE

Worksheet

0709-144-1804-5 CASE TYPE INSP. CASE NBR. 127 W Gilman St COMPLAINT **MLR** 209251047 NAME OF PERSON TO CONTACT, ETC. EMP DATE **ACTIVITY** gch 09/08/09 FIRST ENTRY h: w: MLR 09/16/09 INSPECTION REMARKS MLR 09/16/09 NO VIOLATION trash cans on front porch. **OWNER** GILMAN LODGE LLC h: % STEPHEN D BROWN 120 W GORHAM ST w: MADISON, WI 53703 Original To: CC: CC: CC: NOTES 09/16/09 NEGATIVE



CODE ENFORCEMENT

Worksheet

DUE DATE 04/18/03

NEW DUE DATE **04/18/03**

0709-144-1804-5		egong to be a second	I say and	3 000 A	A OF TYPE
127 W Gilman St		INSP.	CASE NB	3,002 / 37.0	ASE TYPE IELD OBSERVATION
127 W Gilman St		PAL	20309803	U FJ	ELD OBSERVATION
NAME OF PERSON TO C	ONTACT, ETC.		EMP DA	Markethaldschool	ACTIVITY
h:	w:			/08/03 /08/03	FIRST ENTRY INSPECTION
REMARKS			PAL 04	08/03	ORDER TYPING
front yard parking r-6	•			/09/03 /22/03	
				/22/03 /22/03	
OWNER					
GILMAN LODGE LLC		A CONTRACTOR OF THE STATE OF TH	100		
% STEPHEN D BROWN	h:				
120 W GORHAM ST MADISON, WI 53703	w:				
Original To:					
GILMAN LODGE LLC					
% STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 537	03				
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CODE ENFORCEMENT

Worksheet

DUE DATE **06/15/02**

NEW DUE DATE **06/15/02**

0709-144-1804-5

10E W. CD. C.		INSP.	CASE NBR	CASE TYPE	
127 W Gilman St		tHa	201311029	FIELD OBSERVATION	
NAME OF PERSON TO CO	NTACT, ETC.		EMP DAT	E ACTIVITY	
h: REMARKS	w:		tHa 11/0	06/01 FIRST ENTRY 06/01 INSPECTION	
holes in roof ans soffit			tHa 01/2 tHa 01/2 tHa 01/2 SLB 01/2	11/01 INSPECTION 12/02 CONFERENCE 14/02 ORDER TYPING 14/02 COPY NEW CASE 18/02 ISSUED ABATEMENT 14/02 RE-INSPECTION	
OWNER				24/02 COMPLIANCE	ı
GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST	1:				
MADISON, WI 53703	v:	•			
Original To: GILMAN LODGE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703 CC: CC:					
NOTES					

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Page 1

CB2011-146-03893

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

Madison, Wisconsin 53701-2984

Property Located At: 127 West Gilman Street

City of Madison OFFICIAL NOTICE

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

OWNER:

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

Item No.	Violating Section No.	CORRECTIONS REQUIRED
		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.

From: Building Inspection Division 215 Martin Luther King, Jr. Blvd. P.O. Box 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

Madison, Wisconsin 53701-2984

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. <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.
***	*****	**************
***	· · · · · · · · · · · · · · · · · · ·	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 th	e inspector when	work is completed.	Telephone:	266-4834	
Inspected by:			5-25-11	Date Issued:	5-26-11

OCTOBER 9, 2011 The violations shall be corrected on or before:

Code Enforcement Officer: _

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CB2011-146-03892

From: Building Inspection Division
215 Martin Luther King, Jr. Blvd.
P.O. Box 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

Madison, Wisconsin 53701-2984

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

Item No. Violating Section No.

CORRECTIONS REQUIRED

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.

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

34110 3, 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.

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.

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203098030

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

Violating Item CORRECTIONS REQUIRED Section No. No. FIELD OBSERVATION Discontinue parking any vehicle, including the KIA, license #578-CNJ, in the 28.04(6)(e)2.d. 1. 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

4-8-03 On:

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.

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202024008

From: Inspection Unit

215 Martin Luther King, Jr. Blvd.

P.O. Box 2984

Property Located At:

Madison, Wisconsin 53701-2984

127 West Gilman Street

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

OWNER:

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

Violating Item CORRECTIONS REQUIRED No. Section No. FIELD OBSERVATION ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES. NOTE: SHORTER TERM NOTICE Clean the yards; remove all junk, trash and debris. Remove the broken glass on the 1. 27.05(2)(c) 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. On:

266-6503 Telephone:

Inspected by:

Thomas Adamowicz

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

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201311029

City of Madison OFFICIAL NOTICE

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

Property Located At:

P.O. Box 2984

127 West Gilman Street

215 Martin Luther King, Jr. Blvd.

Madison, Wisconsin 53701-2984

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.
4.	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

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	Violating	CORRECTIONS REQUIRED
No.	Section No.	CORRECTIONS REGUINED

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.

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

<u>Date:</u> 7/1/2013 <u>Supervisor:</u> KYLE BUNNOW

City Attorney Referral Citation

Property located at: 127 W. GILMAN ST

Preferred Party GILMAN LODGE LLC C/0 STEPHEN D BROWN

O STEPHEN D BROWN

Tenant:

Owner:
Operator:

Address: 120 W GORHAM ST <u>Telephone:</u> 255-7100

MADISON, WI 53703 <u>Telephone:</u>

Photos Taken: Yes No No

Total No. of Units in Building

Check if Exterior Only

Building Owner Occupied Rental Commercial Vacant

<u>Comments: Hazards, Unusual or Significant Conditions:</u> 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

<u>Activities:</u> 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.

	lease sign as you pass this file)	
Supervisor	Date _	
Clerk Typist	Date _	