



Department of Planning & Community & Economic Development  
**Building Inspection Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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

**DATE:** April 30, 2013

**TO:** Plan Commission

**FROM:** George Hank, Director

**SUBJECT:** Demolition Permit – 1218 Artisan Drive

During the early morning hours of June 16, 2012, fire destroyed the single family home located at 1218 Artisan Drive on the City's East Side. The fire burned through the exterior walls and eventually the roof, opening the structure to the elements since the time of the fire. The house has been deemed a total loss.

The insurance company has stated that the policy was not in effect at the time of the fire and has denied coverage. The property was in foreclosure at the time of the fire and the owner does not have the means to raze the property. The City will raze the damaged structure in accordance with Madison General Ordinance 29.11 and Wisconsin State Statute 66.0143 and will recover the cost through a special assessment against the property.

As part of the demolition of the house, the City will remove the structure, tip in the foundation walls, backfill and seed the site, close the driveway and plug the sanitary sewer. The property could be developed in the future per the existing SR-C1 Zoning.

The building grade level doors and windows have been secured but this only prevents people who generally obey the law from entering the building. In its current condition, the building constitutes a public nuisance and should be removed as soon as possible. I am writing to urge support for the issuance of the Demolition Permit.



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**COPY**

**ORDER TO RAZE PROPERTY AT 1218 ARTISAN DRIVE**

**STASIA I. HARGIS, OWNER**  
716 N. THOMPSON DRIVE  
MADISON WI 53704-7834  
CASE #CB2012-313-09963

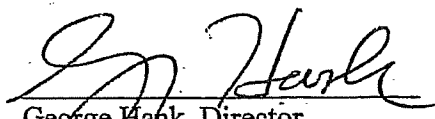
An inspection of the property located at 1218 Artisan Drive on November 9, 2012, revealed the severely fire damaged house has not been repaired, and remains dangerous, unsafe and unfit for human habitation. A check of Building Inspection records found no permits have been applied for or obtained to repair or raze the structure.

Pursuant to Madison General Ordinance section 29.11 and Wisconsin State Statute 66.0413, you are ordered to raze the fire damaged structure and remove all debris including the foundation from the lot. The basement floor may be perforated and foundation walls tipped into basement. The remaining excavation shall be properly backfilled and compacted. Grass or other suitable ground cover shall be established. The razing shall be completed no later than December 23, 2012.

If you fail to raze the fire damaged structure and remove all debris, including the foundation, from the lot by the date listed above, the City may raze the structure. All costs incurred by the City in this process will be assessed against the property as a special charge. There may be additional charges or penalties for failure to comply with this notice.

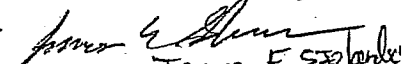
**Remedy from Order.** Any person affected by Orders issued under this subsection may, within thirty (30) days of service of the Order, apply to the Circuit Court for an Order restraining the City and the Director of Building Inspection from entering on the premises and razing the structure, or be forever barred. The Court shall determine the reasonableness of the Order to raze the structure.

If you have any questions regarding this notice, please call James Sjolander at (608) 266-4557.

  
George Hank, Director

Hand Served to Stasia Hargis on Nov. 17, 2012  
at 3:45 pm. Served at 716 N. Thompson St.  
Madison WI 53704, Also present was Zach Hargis  
her son and her boyfriend.

cc: Johnson Bank, 5133 W. Terrace Drive, Madison WI 53708  
Johnson Bank, Mortgage Loan Department, P.O. Box 248, Racine WI 53401-0248  
Capital One Bank, c/o Registered Agent, 11 South 12<sup>th</sup> Street, Richmond, VA 23218

  
James F Sjolander