



## CITY OF DODGEVILLE

100 E. Fountain St.  
Dodgeville, WI 53533  
[www.dodgevillewi.gov](http://www.dodgevillewi.gov)

Re: William Johnson Detached Garage Inspection  
306 E. Church St.  
Dodgeville, WI 53533

On February, 28<sup>th</sup>, 2023 I sent this report to City Attorney Eric Hagen  
Report to: City Attorney Eric Hagen

In early December 2022, it was brought to my attention that the detached garage at 306 E. Church St. may be in a state of disrepair that would require repairs or razing.

I looked at the garage from Church St and determined it was definitely in need of repair or razing. On 12/5/2022, I called the owner, Mr. Johnson to see what his intention was in regard to the detached garage. He indicated he intended to raze the structure, but was working out of Town and had not been able to find someone to take it down.

After a couple more phone calls to Mr. Johnson, it was determined that time was of the essence to get the building removed as it is in such a state, that it could collapse at any time.

Mr. Johnson granted an inspection request and I made the inspection on February, 15<sup>th</sup> 2023.

The following are my findings:

- 1) Entry inside the garage would be a big risk and was not attainable anyway since the out-swinging service door was blocked by the elevated concrete slab outside the door.
- 2) Observations were made and pictures taken through 2 broken windows and from the exterior
- 3) The wood frame of the garage including wall studs, plates, rafters, and roof sheathing are all rotten beyond salvage.
- 4) Holes in the roof have allowed stormwater and snow to make the insulation in the attic and the ceiling material collapse and fall to the garage floor.
- 5) The shingled roof has no life left in the shingles.
- 6) The cement floor may or may not be salvageable and could not be fully seen due to the insulation and other rotted building material that was covering it, but the foundation exterior has separated at the one corner (NE) that is exposed.
- 7) The 2 overhead garage doors would not be able to be opened since the tracks that support the doors when open have lost their support and are just hanging mid height in the garage.
- 8) The east wall is bowed out approximately a foot and is the area of biggest concern as far as the building collapsing to one side.
- 9) The only salvageable parts of the garage may be the 2 overhead doors and the hardware associated with them although they were not totally observable from the locations I had available.



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February 28, 2023 I sent a letter to Mr. Johnson stating that the Detached garage is “condemned “ and gave the reasons for that. The letter also requested that Mr. Johnson provide a written proposal to the City with a timetable to remove the structure and the name/s of contractors that have been engaged to complete the work.

The February 28 letter stated that Mr. Johnson would have 30 days to submit the proposal to the City. As of April 4<sup>th</sup>, 2023, no such proposal has been submitted to me, therefore I am recommending that the City issue a Raze order for the structure .

Sincerely,

*Larry Gilles*

Larry Gilles, Building Inspector  
City of Dodgeville































