



Department of Planning & Community & Economic Development

## Building Inspection Division

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August 14, 2015

JERRY G NEWTON  
620 HILLCREST DR  
OREGON WI 53575

**Subject:** Notice of Demolition by Neglect - 801 Williamson Street

Mr. Newton,

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

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

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

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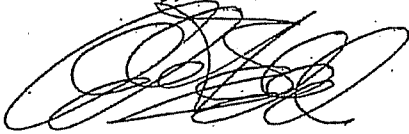
replacing rotted wood siding, trim, and window sills, replacing deteriorated or missing paint, restoring the rain gutter and downspout system to a properly functioning condition, repairing a failing front porch system, etc.

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

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

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

Sincerely,



Adrian Van Berkel  
Code Enforcement III

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