



Department of Planning & Community & Economic Development

Building Inspection Division

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August 15, 2018

121 LANGDON STREET GROUP
% SHAKESPEARE'S BOOKS
513 N LAKE ST
MADISON WI 53703

Subject: Notice of Demolition by Neglect – 121 Langdon St

Dear Property Owner:

The City of Madison puts a lot of effort into keeping its neighborhoods and housing stock in good repair. An important part of this effort is effective, consistent and efficient code enforcement. This includes oversight of the general maintenance of buildings located within local historic districts and designated landmark buildings as outlined in Madison General Ordinances Chapter 41.

Your property located at 121 Langdon Street is a designated local landmark and as such is subject to the requirements of MGO 41. This includes MGO 41.14(1) requiring building owners to protect the improvement against exterior decay and deterioration, keep the improvement free from structural defects, and maintain interior portions of the improvement, the deterioration of which may cause the exterior portions of such improvement to fall into a state of disrepair.

A review of the property and past actions taken at the site lead Building Inspection to conclude are you are not in compliance with MGO 41.14(1). Evidence of non-compliance include but is not limited to the following:

- Failure to respond to Official Notice CB2016-333-13997 requiring corrections be made to the exterior building maintenance and its subsequent referral to the City Attorney for prosecution.
- Failure to communicate with Building Inspection or respond to multiple inquiries regarding the maintenance of the building.
- Failure to appear in Municipal Court for legal proceedings pertaining to Official Notice CB2016-333-13997.

Based on this information and no clearly defined plan for compliance, it is Building Inspections belief that your property at 121 Langdon Street is currently undergoing demolition by neglect as outlined in MGO 41.15. This letter shall serve as written notice of Building Inspections belief of demolition by neglect as required in MGO 41.15(1). The Landmarks Commission shall now issue a public hearing notice under Sec. 41.06 and hold a public hearing to determine whether the landmark or improvement is undergoing demolition by neglect.

Sincerely,

A handwritten signature in black ink, appearing to read 'KB', with a long horizontal flourish extending to the right.

Kyle Bunnow
Housing Inspection Supervisor

cc: Harold Langhammer, 513 N Lake St Madison WI 53703
Rebecca Cnare, Interim Historic Preservation Planner
Heather Stouder, Planning Division Director
Landmarks Commission
John Strange, Assistant City Attorney
George Hank, Director of Building Inspection
Ledell Zellers, Adler District 2