



Department of Planning & Community & Economic Development

## Building Inspection Division

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Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2984  
Madison, Wisconsin 53701-2984  
Phone: (608) 266-4551  
Fax (608) 266-6377  
[www.cityofmadison.com](http://www.cityofmadison.com)

**DATE:** August 2, 2019

**TO:** Heather Bailey, Preservation Planner  
John Strange, Assistant City Attorney  
Lisa Veldran, Legislative Services & Council Office Manager

**FROM:** Kyle Bunnaw, Plan Review and Inspection Supervisor

**SUBJECT:** 121 Langdon Street – Demolition Via Neglect

On July 3, 2019 the property owner of 121 Langdon Street submitted a formal notice of appeal of the finding by the Landmarks Commission of demolition by neglect regarding the property located at 121 Langdon Street. I am writing to provide you with an update and timeline of the Building Inspection related events at 121 Langdon Street.

### February 9, 2016

During course of regular duties, Building Inspection staff observed exterior deterioration at the property located at 121 Langdon Street. Case CB2016-040-01121 was opened and orders to make corrections were issued due August 21, 2016.

### November 21, 2016

An inspection of 121 Langdon Street revealed no attempt to complete the items outlined in Official Notice CB2016-040-01121 had been made and that the scope of work required had not been sufficiently identified by Building Inspection. For clarity CB2016-040-01121 was closed and reissued on April 21, 2017 as case CB2016-333-13997 outlining the correct scope of work with an assigned due date of July 16, 2017.

### July 25, 2017

An inspection of 121 Langdon Street revealed no attempt to complete the items outlined in Official Notice CB2016-333-13997 had been made, and the owner had not made any contact with Building Inspection. The case was referred to the City Attorney for prosecution to compel compliance.

### August 15, 2018

Building Inspection submitted notification of belief of demolition via neglect at 121 Langdon Street to the property owner as a result of failure to make exterior repairs, respond to communications from Building Inspection, or appear in Municipal Court for legal proceedings.

### May 29, 2019

An inspection of 121 Langdon Street revealed no attempt to complete the items outlined in Official Notice CB2016-333-13997 had been made.

June 3, 2019

Building Inspection submitted a memorandum to Preservation Planner Heather Bailey, outlining the lack of progress in completing work at 121 Langdon Street, reaffirming Building Inspections belief of demolition via neglect.

June 21, 2019

Building plans outlining the necessary repairs to the front porch were submitted to Building Inspection and building permit BLDNCC-2019-08848 to complete this work was issued on June 25, 2019

July 22, 2019

Building plans for the right side porch and rear porch and a revision to the approved site plan and were submitted to Building Inspection and building permit BLDNCC-2019-10856 to complete this work was issued on July 25, 2019.

August 2, 2019

An inspection of 121 Langdon Street revealed some work has been completed to correct items outlined in Official Notice CB2016-333-13997. Notably, all required permits and approvals have been obtained and the required masonry repairs to the building have been successfully completed. Progress across all remaining items has been made. The existing right side and rear porch structures have been removed except for their original roof systems. The porches are in the process of being re-built to meet today's building codes. The right side porch is approximately 60% complete and the rear porch is approximately 75% complete. Landscaping work and regrading of the site will need to be completed upon finishing the construction related activities. Other smaller details across the building still need to be repaired and finished as well.