



Department of Planning & Community & Economic Development

## Building Inspection Division

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October 23, 2020

RYAN J REDA  
719 JENIFER ST  
MADISON WI 53703

**Subject: Notice of Demolition by Neglect – 719 Jenifer Street**

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 of designated landmark buildings as outlined in Madison General Ordinances Chapter 41.

Your property located at 719 Jenifer Street is located in the Third Lake Ridge Local Historic District 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. This is in addition to all other maintenance requirements in MGO 27.

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 CB2019-259-05665 (issued on September 18, 2019) requiring corrections be made to the exterior building maintenance and its subsequent referral to the Office of the City Attorney for prosecution.
- Failure to respond to Official Notice CB2020-141-02108 (issued on May 28, 2020) ordering you to obtain a building permit for interior alterations.
- Currently no building, plumbing, electrical, or HVAC permits have been obtained to make alterations or repairs to the property.
- Currently no Certificate of Appropriateness that has been obtained to make alterations or repairs to the property.
- The Assessor's Office Records show that you have owned the property at 719 Jenifer Street since July of 2017. During your period of ownership, there has been no visible attempt to maintain or improve the property.

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Based on this information and with no clearly defined plan for compliance, it is the belief of the undersigned inspector that your property at 719 Jenifer Street is currently undergoing demolition by neglect as outlined in MGO 41.15, and as defined in MGO 41.02. This letter shall serve as written notice of Building Inspection's belief that demolition by neglect is likely occurring as required by MGO 41.15(1). The Landmarks Commission shall now issue a public hearing notice and hold a public hearing to determine whether the landmark or improvement is undergoing demolition by neglect as required in MGO 41.15(2).

Sincerely,



Jose Maria Donoso  
Housing Inspection Supervisor  
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cc: Heather Bailey, Preservation Planner  
Heather Stouder, Planning Director  
City of Madison Landmarks Commission  
John Strange, Assistant City Attorney  
Marsha Rummel, District 6 Alder  
Amber McReynolds, Assistant City Attorney  
George Hank, Building Inspection Director  
Adrian Van Berkel, Code Enforcement Officer III