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February 17, 2014

Members of the Landmarks Commission:

Our firm has been retained by the Mansion Hill Highlander Steering Committee in regard to the project proposed by Steve Brown Apartments (SBA) for 121-123-127 West Gilman. It appears to us that the proposed project does not comply with terms and conditions of the Landmarks Ordinance (Chapter 33.19 of the Madison General Ordinances).

Specifically, it appears SBA has failed to satisfy the clearly-defined maintenance standards required by 33.19. That language is as follows:

Every person in charge of an improvement on a landmark site or in a Historic District shall keep in good repair all of the exterior portions of such improvements and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvements to fall into a state of disrepair. (33.19(7)).

SBA's refusal to comply with this code was why the building inspector decided to turn this case over to the city attorney on July 1, 2013 for prosecution for demolition by neglect.

Also, the buildings proposed by SBA for this site do not come close to satisfying 33.19 volume requirements.

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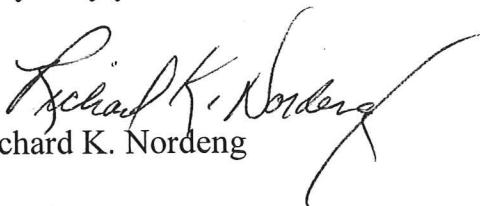
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Our group urges the Landmarks Commission to uphold its duty to preserve the Mansion Hill Historic District and reject the SBA proposed project.

Very truly yours,



Richard K. Nordeng

RKN:kps

cc: Michael May
Steven Cover
Katherine Cornwell
Amy Scanlon
Steven Brown
Margaret Watson
Steven Fry
Bill White