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Robert L. Reynolds, Jr. (1930-1994)
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November 11, 2019

Heather Mailey
Landmarks Commission

Sent via e-mail: Hbailey@cityofmadison.com

RE: 121 Langdon Street

Greetings:

As you know I am the attorney representing Harold Langhammer, the principal of the LLC which owns 121 Langdon. Please have this communication go to the Landmarks Commission for their meeting tonight, and if they send this matter to the Council, please have this communication go to the Council as well. Thank you.

I am writing because you have let me know that the Commission is going to be told that the property owner failed to fully comply with the site plan requirements associated with the Certification of Appropriateness for the property. The property had been the subject of a claim of Demolition By Neglect, however, the Council gave the owner an extra month to finish all the work on the building itself and that work did get done by that date. The Commission referred the matter to the meeting today to examine whether the site work had been completed by November 1st, the deadline for that work.

However, it is true that the owner had not, by November 1st, completed all the site work. I am not sure whether the Commission is considering somehow reopening the Demolition by Neglect claim because of this, but I certainly hope not. All the work on the building itself was completed by the earlier deadline. The only items remaining open had to do with site work exterior to the building itself. While some work has not been finished by the deadline, a finding of Demolition by Neglect is most certainly very wide of the mark at this point.

I am most certainly not suggesting that my client should not get these items completed. I am simply requesting an appropriate response in light of the specifics of the situation.

I am attaching a memo from the Building Inspection Department from this morning which touches upon the items. I will note that BID is NOT asking for any enforcement action or penalty. Please note in that communication the following points:

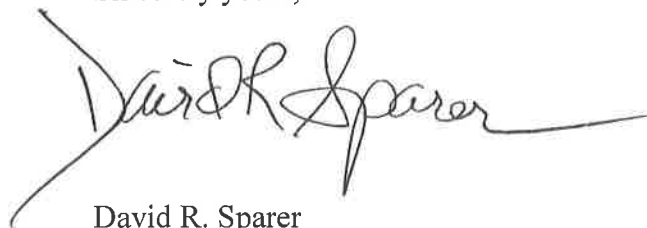
1. It is noted that while photos of cars on the lawn had been submitted earlier, the cars on the area to become lawn are moved. When the photos were taken, without advance notice to the property owner, they were taken the very day that the tenants could not park in the normal parking areas because that was the day that the blacktop was being poured. It was for that reason alone that the tenants parked in a location otherwise inappropriate, and it lasted for only one day.
2. Three of the five items in the BID list are identified as matters which can not be addressed until next spring because of the winter weather. We live in Wisconsin in the midst of crazy global weather patterns. In other development projects in Madison, upon which I am working, this year we have had the installation of final landscaping prevented because of the highly unusual early snow and cold temperatures. This has been an extremely unusual year in terms of wintery weather arriving well earlier than would be normal.
3. The fourth and fifth items - the curb stops have been ordered and should arrive in a matter of a few days; the new parking sign has been ordered as well, and also should be up in a few days. My client believed that the sign that was put up earlier was sufficient, and is glad to put in a different one instead.

In summation, if some appropriate fine must be imposed because the paving was not done until a few days beyond the deadline, I can not argue with that. The landscaping could have been completed timely at the end of October had the weather been as would be expected, but the winter weather in late October has prevented it here in Madison, just as it has been a problem all over the city.

I write to ask that if the Commission feels the need to impose some fine, please have it be a reasonable amount. I write to ask that the Commission not send this matter back to the Common Council, for these same reasons.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "David R. Sparer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David R. Sparer

enclosure
DRS/ms
cc: Harold Langhammer

David Sparer

From: Bunnow, Kyle <KBunnow@cityofmadison.com>
Sent: Monday, November 11, 2019 10:32 AM
To: info1
Cc: Bailey, Heather; Moskowitz, Jacob; David Sparer
Subject: 121 Langdon Street

Harold,

Zoning Inspector Jacob Moskowitz was to 121 Langdon to meet Garth last Friday 11/8 and review the site and site plan conditions. Cars had been moved to the appropriate locations. Several issues still remain and will need get resolved. The weather conditions will no longer allow for much of this work to be completed until next spring summer.

1. Nearly all of the landscaping was missing – see page C2 for trees and landscape elements required. (Weather)
2. Aside from a small portion of the site which was newly paved, most of the lot was mud/gravel (needs to be paved in accordance with the site plan). Garth indicated this was paved area and the mud needed to be cleared from the site. If true and the pavement is in good condition no paving would need to be done. This cannot be evaluated until site is cleared of the mud. (Weather)
3. Nearly all of the parking lot striping was missing. (Weather)
4. The required car curb stops were missing in designated parking locations.
5. The handicap parking sign did not meet state requirements.



Kyle Bunnow, P.E.

Plan Review and Inspection Supervisor

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