

Date: March 2, 2015
To: Madison Landmarks Commission
Re: File #35614, 3414 Monroe Street

We recommend that the Landmarks Commission adopt the staff recommendation: “Staff recommends that the Landmarks Commission advise the Plan Commission and Urban Design Commission that the proposed development is not so large and visually intrusive that it adversely affects the historic character and integrity of the adjoining landmark or landmark site.”

The Arbor House bed and breakfast is definitely a unique and valued asset in our neighborhood and the loving care with which the 1854 Plough Inn building has been restored is outstanding. It is that building that defines the property at 3402 Monroe Street as a landmark site, not the building constructed in 1994 that is part of the Arbor House.

Many of our neighbors argue that the six foot setback proposed by the developer of the 3414 Monroe Street property and required by the TSS zoning designation (unless a conditional permit is issued) is insufficient for a historical site. However, pacing off the distance from the Plough Inn historic building finds that it is at least seventy feet from the 3414 Monroe Street lot line. That distance, which includes the 1994 building and the Arbor Inn's landscaping, provides a more than sufficient buffer between the historic building and any adjacent development.

We also do not think that height or size of the proposed design for 3414 Monroe Street would adversely impact the Plough Inn building. The current design, in response to neighborhood input, includes basement parking because neighbors have strongly argued that there should be off-street parking. A fourth floor now is proposed because neighbors also requested increased second and third floor setbacks along the east lot line and suggested the lost space could be placed above.

The proposed building for 3414 Monroe Street is consistent with standards set in the Monroe Street Business Plan adopted by the Common Council, which recommends that buildings not exceed three or four stories in height.

The Dudgeon Monroe Neighborhood Association has not taken a stand on the current proposal since DMNA Council meetings are scheduled for the first Wednesday of the month. We want the members of the Landmarks Commission to know that votes on development are not always unanimous and that there are activists in the neighborhood that support the Madison planning goals of increased residential density along transportation corridors such as Monroe Street.

We are communicating with the Landmarks Commission as an individuals but, in the interest of full disclosure, want the Commissioners to know that we the current President and Vice President of the Dudgeon Monroe Neighborhood Association, respectively, and have a substantial involvement with DMNA.

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