

**From:** [Stephanie Jutt](#)  
**To:** [Cornwell, Katherine](#); [Scanlon, Amy](#)  
**Cc:** [John Imes](#); [Dailey, Lucas](#)  
**Subject:** Please restrict the building on Monroe Street and respect the wishes of the residents and the Landmark Commission!  
**Date:** Sunday, March 01, 2015 9:26:33 AM

---

**Dear Ms. Cornwell and Mr. Scanlon,**

I am a resident and home owner at 702 Leonard Street. Years ago, neighbors on my street joined forces to create a cul-de-sac on Leonard Street when Edgewood High School created their "new" main entrance at Leonard Street. We were successful in large part to constant vigilance, attendance at meetings and the wise counsel of attorney Sherwood Malamud, who also lived on the street. It helped us maintain the character and quiet nature of Leonard Street while continuing the "through-traffic" that was already established on Edgewood Street.

Mentioning this is simply to give my comments some context - the constant and large development of Monroe Street has been tolerated by the residents of our neighborhood because the size and scope of all the development has been somewhat reasonable. The big new development that abuts Wingra Park is there, the new building where Rice's garage was, the new building where Gates and Brovi is, and I'm sure I'm missing a few!

But this development idea, right next to the beautiful and historic Arbor House, is really an insult to the neighborhood and is way, way out of scale with anything that should be considered. The greed of the developers is so transparent, so unadulterated, that the city planners, unless they're totally in the pocket of the developers, cannot be ignored. Affecting the water table of the major project right across the street with huge underground digging for parking space, taking down major trees, and increasing the size of the development by 20% (!!) cannot not be tolerated. Respectful and thoughtful development is to be encouraged, and the neighbors will accept it. Completely ignoring the wishes of the Landmark Commission, the neighbors, the homeowners of our area, will not.

Please do everything in your power to stick to these guidelines.

Thank you very much for your consideration.

A homeowner,  
Stephanie Jutt  
702 Leonard Street

**Recommended Action:**

- Recommend to the Plan Commission that the proposed development is so large and visually intrusive as to adversely affect the historic character and integrity of the Landmark site. Appropriate recommendations to the Plan Commission should include:
- Increase the side yard setback to a minimum of 10 feet.
- Consult a Certified Arborist and provide extraordinary measures to preserve lot line trees on the Imes property to protect any buffering or visual screening for the Landmark site.
- Reduce the overall mass and scale by stepping back the 4th level facing the Landmark site and limit this level to internal walk-up units from the 3rd floor on Glenway Street. Results in three fewer apartments, no 4th floor common room and avoids need to extend elevator and stair chases to the 4th level. Adds additional apartment space and sleeping rooms for some 3rd floor units.
- Reduce the overall mass and scale by removing the ramp and expensive underground parking and restore surface parking to 16 total spaces. Use freed up floor space on the

- first floor to further reduce building mass at the SE corner.
- Restore the bioswale and rain garden within the side-yard setback at the SE corner near Monroe Street to protect a Burr Oak tree, the woodland garden and visual screening of the Landmark site.

*Stephanie Jutt*

Stephanie Jutt  
Professor of Flute, School of Music

Founder, UW-Madison Arts Enterprise  
[www.artsenterprise.wisc.edu](http://www.artsenterprise.wisc.edu)

University of Wisconsin-Madison  
School of Music  
3561 Humanities Building  
455 North Park Street  
Madison, Wisconsin 53706

UW Studio phone: (608) 263-0134  
Email: [sjutt@wisc.edu](mailto:sjutt@wisc.edu)

Artistic Director  
Bach Dancing and Dynamite Society  
P.O. Box 2348  
Madison, Wisconsin 53701-2348  
(608) 255-9866  
[www.bachdancinganddynamite.org](http://www.bachdancinganddynamite.org)

"Invoked or not,  
the gods will be present."  
-- Erasmus

"The past is never dead. It's not even past."

-- William Faulkner