

From: [John Imes](#)
To: [Scanlon, Amy](#)
Subject: Fwd: 3414 Monroe Development -- Please protect trees and habitat.
Date: Sunday, March 01, 2015 7:33:39 PM
Attachments: [015-PloughInnMaple.pdf](#)
[Monroe 3414 Trees pics.pdf](#)

----- Forwarded message -----

From: **Perry Sandstrom** <[REDACTED]>
Date: Tue, Feb 3, 2015 at 12:02 PM
Subject: 3414 Monroe Development -- Please protect trees and habitat.
To: jimesother@gmail.com, Lucas Dailey Alder <district13@cityofmadison.com>, kcornwell@cityofmadison.com, Perry Sandstrom <[REDACTED]>

Hi Alder Dailey, Katherine Cornwell, John Imes

Although I have not seen the new plans, I want to chime in by email in case I am not able to attend the Dudgeon School meeting at 6pm on Thursday. Please accept or pass on my comments below in any way they may be useful.

I still feel strongly that any development that goes closer to Monroe than all the other buildings (for about the next six blocks going east) does not "fit in" to the neighborhood. Retaining the current setback of 20' to 25' is still compatible with significant commercial profitability at that site. The three large and healthy maples on that corner represent 200-300 tree-years that should not be destroyed to make a developer's income stream marginally bigger in the short run.

Of particular concern is this reality: If the developer builds on that existing front green space, no tree (or plant of any species) will likely ever grow there again while mankind persists. This makes the emerald ash-borer seem quite benign in comparison.

The Importance of large trees in an urban setting are particularly pronounced at a high-traffic T-corner like this. These urban giants owe their almost miraculous existence in that spot to the "new urbanism"-inspired foresight of the original architect William Kaiser and builder Marshal Erdman, who apparently retained them as part of a landscape design that was coherent with the natural surroundings. The building that is slated for destruction was their prototype suburban clinic and arguably a significant landmark as well. The trees on the front lawn may even be a legacy of famed conservationist Aldo Leopold.

It was mentioned by an elder at an earlier public meeting that these trees were among Leopold's phenological "research trees". If so, it can be surmised that they were chosen because of their prominent location on Aldo Leopold's daily walk to work at the Arboretum:
<https://wingrasprings.wordpress.com/2013/03/06/aldo-leopold-and-the-lake-wingra-watershed/>

In the long term, the 3414 property itself would be substantially diminished by the loss of large trees (and space for eventual replacements). The Glenway and Monroe

streetscapes, the adjacent properties and the local neighborhood would also be negatively impacted by the loss of shade, habitat and aesthetic value provided by trees allowed to grow larger than houseplants at that corner. There is also a young bur oak (young oaks are alarmingly all too rare around here) on the Plough-Inn property line that would likely succumb if the new construction goes closer to the sidewalk.

Does anyone know if the developer still wants to kill all these trees?
Does the city even keep track of large trees when they are sacrificed for a building, or even count their rings?
It would seem fairly important to do something like this, as it takes 100 years to grow a 100 year-old tree, for example, but an afternoon to eradicate it.

These relatively ancient trees were recently given a new lease on life by the removal a few years ago of the overhead HV lines that previously encroached their canopy. They have even started recovering where they were previously trimmed back.

Aside from the parking saturation and traffic clotting, cramming 12+ units into a lot that size represents gas emissions, noise and light pollution that is a substantial multiple of the environmental burden presented by any of the (approximately sixteen) already existing apartment buildings in the immediate neighborhood. These are all 4-6 units, mostly located where the arboretum ends along the other side of Monroe. All of those existing two and three-story apartment buildings respect the generous setback that makes Monroe street an attractive tree-lined habitat for people, birds and other creatures, instead of a canyon-like cement desert that a few former city dwellers apparently see as an acceptable future for our neighborhood.

While some may argue that density must be continually increased as a "given", our neighborhood already has some of the narrowest residential lots in the city (40'), along with a large number of "high-density" residential developments both new and old. We have a lot of old-growth trees because they were never sacrificed for the urbanization sidewalks, and we like it that way.

Finally, please do not mistake this project as "urban infill" or allow it to be promoted as such.

Because of its separation from other business areas by substantial residential spans, this site is actually sort of the opposite of what the term "infill" means (*e.g.* see various East Washington developments). If anything, maybe a new term "outfill" might be employed for this class of development. If the architecture looks or scales anything like the earlier attempt, "landfill" might be the most appropriate term.

Lucas and Katherine,
Thanks for reading this and taking any of these ideas into consideration. I welcome any questions or comments.

John,
Thanks for all your efforts- I hope whatever happens is respectful to these historic sites and your years of thoughtful stewardship.
Sorry that Madison's principles and priorities seem to be increasingly aligned more with Gordon Gekko and Donald Trump than with Aldo Leopold and John Muir.

Regards,

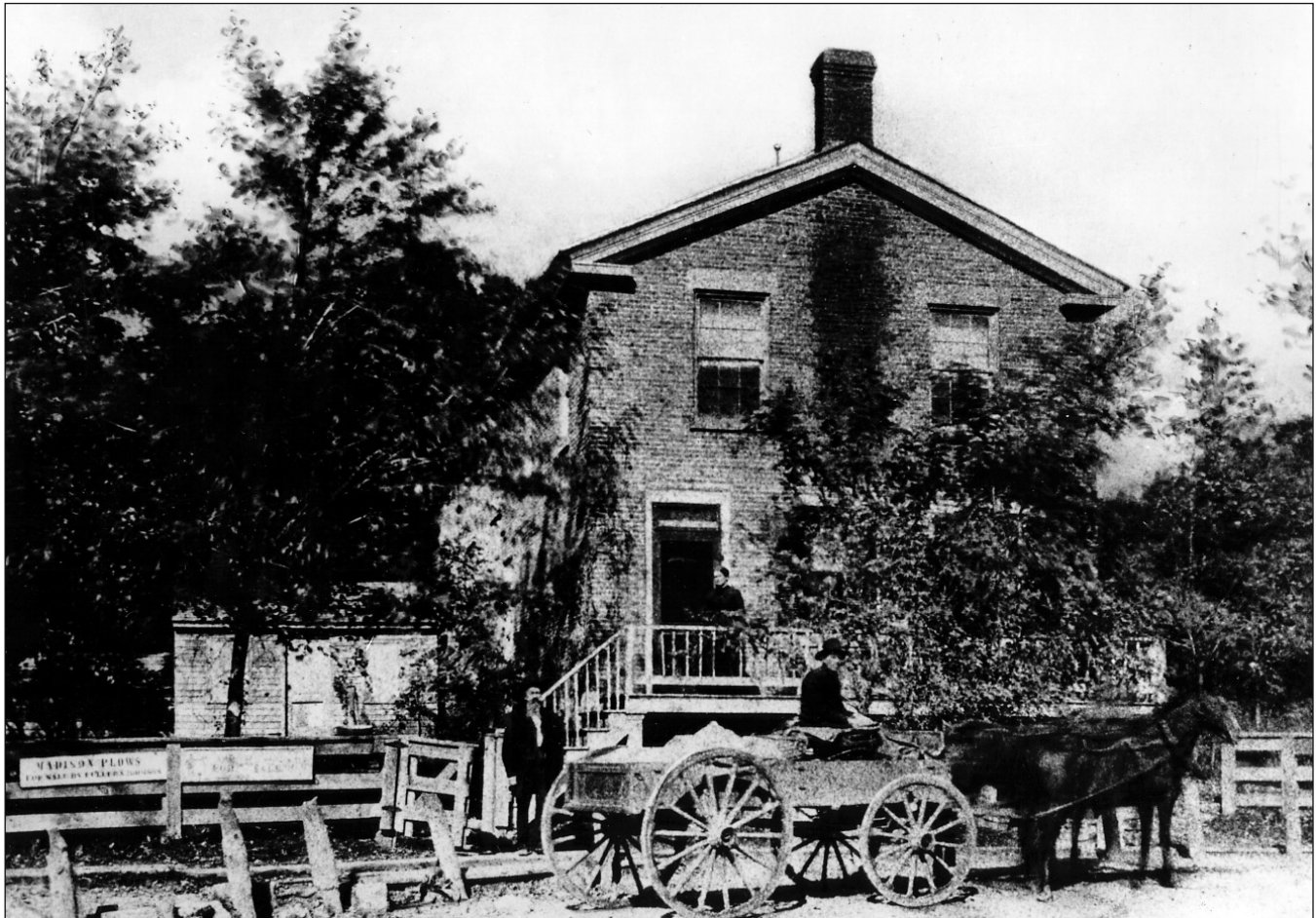
Perry Sandstrom
Gregory Street-Briar Hill Section

PS: attached is an early map drawn by Increase Lapham that shows Lake Wingra and "Monroe Road" along with a number of burial/effigy mounds- I wonder if the Inn is the house noted there?

I also attached an interesting article from a DNR tree book about the Plough Inn in case people haven't seen it.

Attached is also a few photos of the so-called "three wise men" trees from a photo study taken early last May.

Feel free to pass any of it on to anyone...



Plough Inn Maple

Wisconsin Historical Society, WHI(X3)28642

The Plough Inn Maple

Madison

A fascinating history of the early days of Wisconsin could consist only of tales about taverns. Often the first residences in an area, these sometimes rough and ready hostelries sprang up along the military, territorial and plank roads, especially on stagecoach routes. They supplied food and drink, entertainment, warmth and society, and, if not a bed, some floor space and a buffalo robe to the haulers, teamsters, stage coach passengers, foot travelers, wagoners and horse back riders who thronged those early thoroughfares. The Old Plough Inn on Wiota Road was such a place.

Now an ecologically friendly bed and breakfast called Arbor House, it still stands at 3402 Monroe Street in Madison. It is marked with a plaque, put up in 1973 by the Daughters of the American Revolution (DAR), stating that the Plough Inn and stage coach

stop is one of the oldest existing houses in Madison, built in 1853 on a tract of land entered in the U.S. Land Office in 1836.

Until 1981 when a fierce windstorm demolished it beyond repair, one of the oldest maple trees in Wisconsin looked over the structure. It was there long before the land was platted or passing travelers needed a spot to rest and refresh themselves.

A stonecutter named Paunack built the home/inn of brick and native sandstone from a nearby quarry, and its 18-inch walls, hand-hewn beams and wide plank maple floors attest to its strong construction.

John Whare, a short, heavy Englishman with a quick temper, bought the place in 1858 and turned it into a tavern. He also sold plows (being an Englishman, he spelled it "plough"), hence the earlier name. On the lower floor he served soup and beer to miners from Mineral Point and wagoners hauling loads of ore. Dancers could whirl and stomp on the upper floor. Always ready for a fight himself, Whare was well able to handle any rowdiness that might occur

Excerpted from *Every Root an Anchor: Wisconsin's Famous and Historic Trees* by R. Bruce Allison
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under his roof. Apparently there was considerable, much to the detriment of the furnishings.

Harry Ellsworth Cole, in his book *Stage Coach and Tavern Tales of the Old Northwest*, wrote that Whare was as testy with his family as he was with his unruly guests. One day at dinner, when his son angered him, he knocked the boy clean across the room. Recovering quickly, the son dumped a steaming bowl of gravy over his parent's head and sprinted for the woods handily surrounding the tavern, as his Pa grabbed for the shotgun. How long the youth hid out is unknown.

Another tale passed along from guest to guest, probably in front of a flickering fire, on a dark and stormy night, claimed that the body of a man killed in a drunken brawl at the Plough Inn lay buried a short distance away. There are similar tales about other taverns, and maybe they are all true. In those days, neither accommodations nor patrons were always elegant, and frontiersmen often made their own laws.

Source: Lorraine Wilke, Madison

3414 Monroe St.

View of threatened trees & habitat from across Monroe



View from Glenway
towards Arboretum



View from across Glenway



View from Wiota
towards 3414



Just because developers ignore trees doesn't mean that the city should

