

From: [amy gores](#)
To: [John Imes](#)
Cc: [Scanlon, Amy](#); [Dailey, Lucas](#)
Subject: Re: 3414 Monroe St. to be considered by Landmarks Commission this Monday, March 2
Date: Monday, March 02, 2015 10:34:51 AM

Having lived in the Dudgeon Monroe neighborhood for 20 years and as someone who walks my dog through this exact spot every day, I hope to God this building is scaled back. We don't need that corner to be a concrete corner with sun blocked by buildings. This is a residential neighborhood! We need grass between buildings and the street and trees -- that is part of the beauty of our mature neighborhood. I have not seen a scaled image of this in months, but from what I did see, I think the dwarfing of the Arbor House looks awful and sends a message that historic preservation will be stomped on in Madison. I am all for the nice, new charming buildings in our neighborhood, but this one is a bit a much. It should COMPLEMENT the Arbor House, not diminish it. I'm against the massive size of this building plan. Please downsize it.

Thank you.
Amy Gores

On Saturday, February 28, 2015 5:26 PM, John Imes <jimesother@gmail.com> wrote:

Greetings -- and a reminder that the Landmarks Commission will consider 3414 Monroe St. this Monday, March 2nd at 4:45pm in Room LL110 in the Madison Municipal Bldg. The following will be provided for Commissioners to consider along with recommended actions. Please feel free to provide written comments as indicated below and to contact me if you have any questions.

-- Best regards,
John

Please note the following as you consider the proposed building at 3414 Monroe St:

- The building as proposed would be almost 20 percent larger than the previous version and 30 percent larger than the adjacent Parman Place.
- The building height would increase from 40 feet in the previous version to 50 feet and would loom over the Landmark site including the Arbor House Annex height of 24.5 feet.
- Model inaccuracy: The materials submitted to the Landmarks Commission and made available to the neighborhood and other stakeholders misrepresent the proposed development. The [building images](#) underestimate the overall mass, scale, height and relationship to the Landmark site. To date, the applicant has not revised or corrected the Setback Comparison views for Commissioners and other stakeholders to consider.
- The number of apartments increases from 16 to 19 and the number of sleeping rooms from 20 to 32 – a 60% increase.
- The side-yard setback would remain at only six feet, undermining the preservation of mature lot line trees on the Imes property and any buffering or visual screening effect for the Landmark site.
- 9 foot wide walk-out roof party terraces facing the Landmark site would overlook the residence, guest rooms and the inn's sunroom and sauna area.
- According to the October 20th meeting minutes, the developer Patrick Corcoran explained that "...Parking cannot go underground due to pumping issues..." The new proposal includes a ramp and underground parking for 21 cars that would negatively impact the Wingra Springs and Arboretum.
- According to the October 20th meeting minutes, the architect Paul Cuta explained that "... the monumental corner tree on Corcoran's property will remain..." The tree is removed

- under this proposal.
- The current proposal removes a bioswale and rain garden within the side-yard setback at the SE corner near Monroe Street and replaces it with a concrete patio, walkway, stairs and constructed footings that would negatively impact a Burr Oak tree and woodland garden on the Landmark site.
 - The proposed development also ignores possible alteration of the Arbor House PUD zoning and infringement of Arbor House rights under an existing easement agreement.

The proposed building design comes after the Landmarks Commission voted that the previous smaller design was "...so large and visually intrusive as to adversely affect the historic character and integrity of the landmark site..." Minutes and discussion from the October 20, 2014 Landmarks Commission meeting note Commissioner recommendations for appropriate revisions, including: "...an increase in the side yard setbacks and the use of step-backs at upper floors..." "...not appropriate adjacent to a Landmark site...less square footage would make it less large..." "...need for a wider set-back area between the proposed building and the landmark property to create more "breathing" space to protect mature trees that will help visually separate the project from the adjacent Landmark site..." "...suggest a more sensitive relationship to the site...the proposed building is mostly paved hard space which does not relate to the adjacent Landmark site that has trees and green space and deeper setback in the context of the Arboretum..."

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.

We encourage you to continue following the project and provide written comments to:

*Landmarks Commission (scheduled for consideration on March 2nd), please send comments to: AScanlon@cityofmadison.com

*Plan Commission, please send comments to: kcornwell@cityofmadison.com

*Please copy jimesother@gmail.com and Alder Lucas Dailey district13@cityofmadison.com on any comments

*For more information on the proposed project please visit: <http://www.dmna.org/3414monroestreetupdates>

*For more on Arbor House including highlights over the last 20 years, please visit: <http://www.greenlodgingnews.com/arbor-house-celebrating-20-years-of-sustainability>

Please feel free to contact me if you have any questions and thank you again for your consideration.

-- Best regards,

John

John Imes

jimesother@gmail.com

Greetings -- and hope you saw The Badger Herald has a story on the project -- good reading!

<http://badgerherald.com/news/2014/10/30/new-apartment-proposal-conflicting-with-historic-monroe-street/#.VFJrUGdMuM8>

From the article: "...We just think this is too important. This is going to define and change and affect, we think in a negative way, this national historic landmark site and this national award-winning business and this very special neighborhood..."

*Please copy jimesother@gmail.com and Alder Lucas Dailey district13@cityofmadison.com and kcornwell@cityofmadison.com on any comments

John

Greetings -- last night, in a remarkable reversal of its Oct. 6th unanimous decision, the Landmarks Commission determined that the proposed redevelopment at 3414 Monroe St. (corner of Monroe and Glenway) is "...so large and visually intrusive as to adversely affect the historic character and integrity of the adjoining Arbor House landmark site..." We want to thank each and every one of the Commissioners for their careful and insightful review and thoughtful reconsideration of the mixed-use project.

Among specific concerns expressed by Landmarks Commissioners to be considered by the Plan Commission include:

- the overall mass and scale that is visually incompatible with the residential character of the landmark property
- the need for a wider set-back area between the proposed building and the landmark property to create more "breathing" space and to protect mature trees that will help visually separate the project from the adjacent landmark site
- the need to appropriately transition the building height on the side facing the landmark property to reduce its perceived scale and visual incompatibility
- the need to more sensitively transition the project, including at the rear of the proposed redevelopment where it abuts the landmark property

The Design Coalition architect's model showed Commissioners the true mass and scale and relationship of the proposed 22,000+ sq. ft. building (larger than Parman Place) to the historic landmark site and we're pleased the Landmarks Commission has made strong recommendations for project modifications to be considered by the

Plan Commission.

The developers continue to characterize that the neighborhood is in full support of the project. Public comment will be key to the process moving forward and we encourage you to review the attached information and provide written comments to:

*Plan Commission, please send comments to kcornwell@cityofmadison.com

*Please copy jimesother@gmail.com and Alder Lucas Dailey district13@cityofmadison.com on any comments

*To see the WI State Journal story on last night's Landmarks Commission meeting please visit [here](#):

*For more information on the proposed project please visit: <http://www.dmna.org/3414monroestreetupdates>

*For more on Arbor House including highlights over the last 20 years, please visit: <http://www.greenlodgingnews.com/arbor-house-celebrating-20-years-of-sustainability>

Please feel free to contact me if you have any questions and thank you again for your consideration.

-- Best regards,
John

John Imes
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