

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 3706 Nakoma Rd. Madison, WI 53711

Aldermanic District: 10

2. PROJECT

Project Title/Description: Dividing the land at 3706 Nakoma Road in order to create another build-able parcel.

This is an application for: (check all that apply)

- New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):

DPCED USE ONLY	Legistar #:
	DATE STAMP  6/16/22 7:49 am
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: David Gordon

Company: 3706 Nakoma Road LLC

Address: [Redacted] Street Madison City WI State [Redacted] Zip

Telephone: [Redacted] Email: [Redacted]

Property Owner (if not applicant): _____

Address: _____ Street _____ City _____ State _____ Zip

Property Owner's Signature: [Signature] Date: 6-16-22

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

Dear Landmark Commission,

Thank you for the opportunity to submit this letter of intent to divide the lot on 3706 Nakoma Road.

After discussing with the Preservation Planner, and after completing the archeological survey, everything is in order to reasonably divide the lot. Attached, please find the Archeologist report on the property noting that there are no significant historical considerations for the lot that would prevent the division.

Additionally, please find the survey of the existing land proposing the new lot-lines, and a map of the surrounding lots, demonstrating that the size of the new lots will be compatible with the adjacent areas, and maintains the pattern of the historical district. This has been shared with the Zoning Administrator, and no objections were found.

If there are any follow up questions or matters to address, please let me know and I will be happy to do so.

I look forward to hearing from you and working with you in the future.

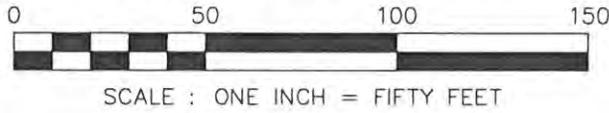
Best regards,

A handwritten signature in black ink, appearing to read 'D. Gordon', with a long horizontal flourish extending to the right.

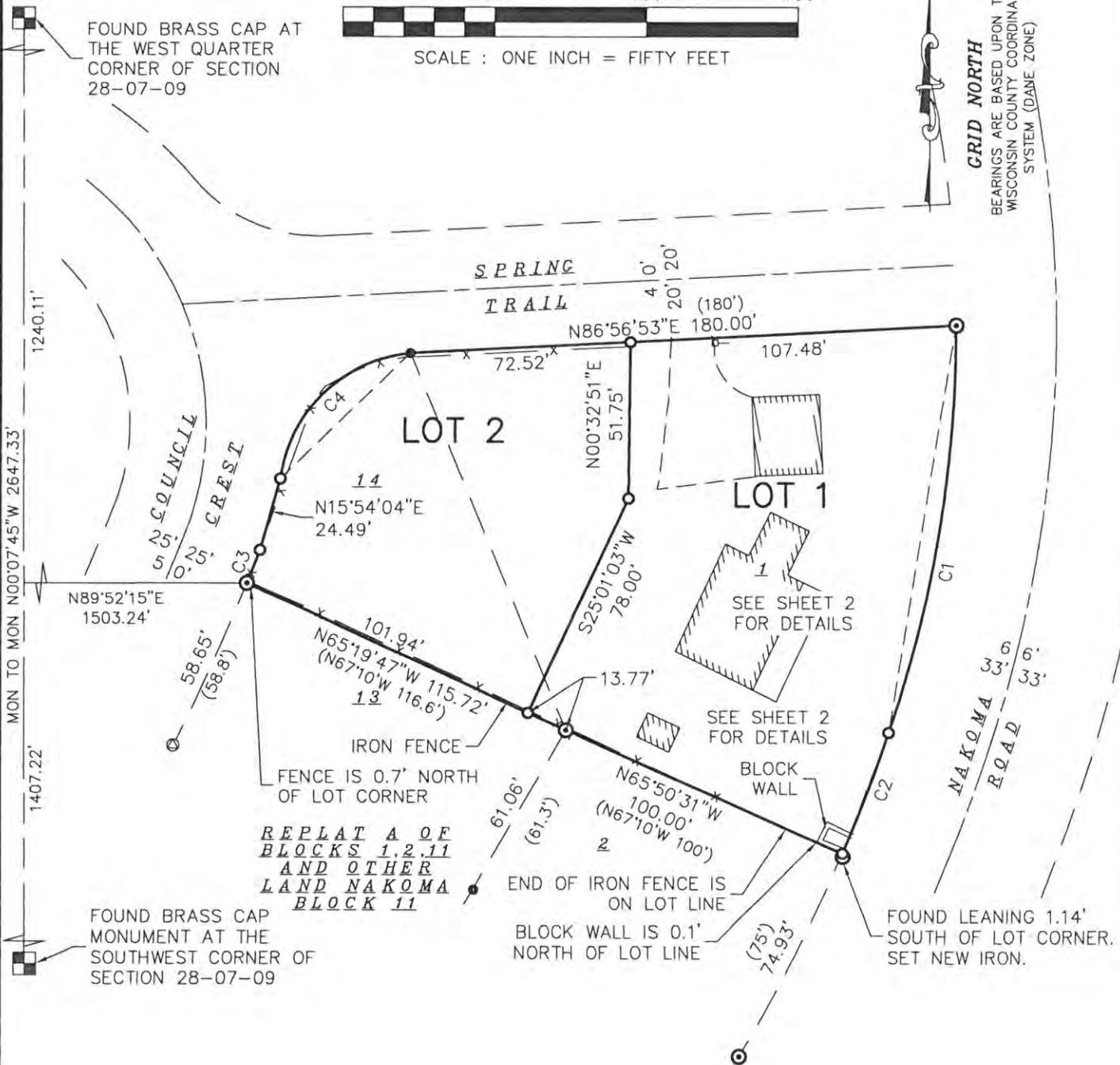
David Gordon

CERTIFIED SURVEY MAP No. _____

LOTS 1 AND 14, BLOCK 11, REPLAT A OF BLOCKS 1, 2, 11 AND OTHER LAND NAKOMA, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 4, AS DOCUMENT NUMBER 463246A, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



REPLAT A OF
BLOCKS 1, 2, 11
AND OTHER
LAND NAKOMA
BLOCK 11

NOTES:

1. SEE SHEET 2 FOR LEGEND.
2. SEE SHEET 2 FOR CURVE TABLE.
3. SEE SHEET 2 FOR EASEMENT DETAIL.
4. SEE SHEET 2 FOR BUILDING DIMENSIONS DETAIL.
5. THE LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE RESPONSIBLE FOR COMPLIANCE WITH MGO CHAPTER 37 AT THE TIME OF DEVELOPMENT.

LOT AREAS

LOT 1=16,694 SQ. FT.
OR 0.3832 AC.
LOT 2=10,783 SQ. FT.
OR 0.2475 AC.

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: June 15, 2022
Plot View: csm

\\BSE2589\dwg\Survey\BSE2589 v2018.dwg



SURVEYED FOR :
3706 NAKOMA ROAD LLC

SURVEYED BY :
Burse
surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

CERTIFIED SURVEY MAP No. _____

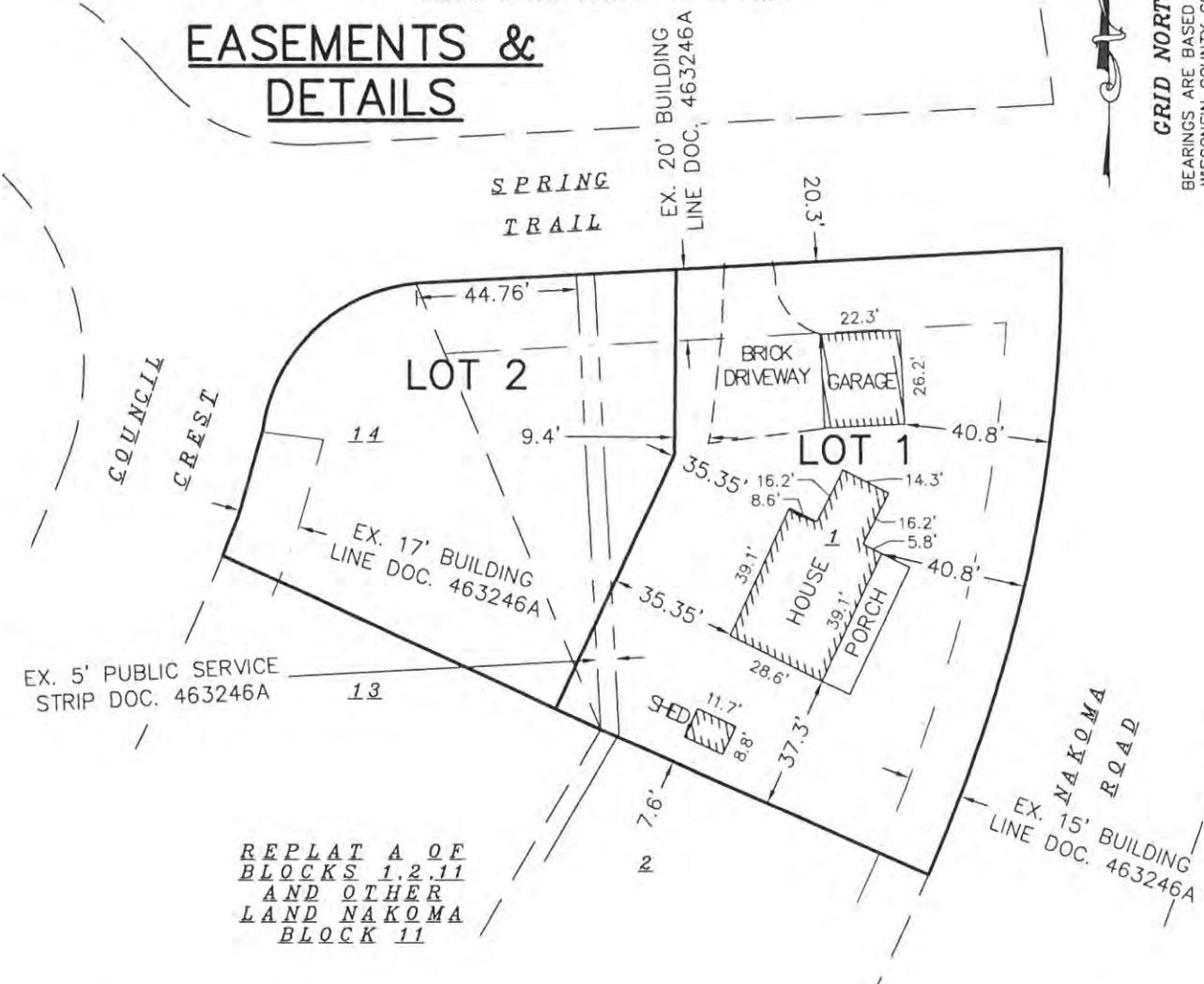
LOTS 1 AND 14, BLOCK 11, REPLAT A OF BLOCKS 1, 2, 11 AND OTHER LAND NAKOMA, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 4, AS DOCUMENT NUMBER 463246A, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = FIFTY FEET

EASEMENTS & DETAILS

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



REPLAT A OF
BLOCKS 1, 2, 11
AND OTHER
LAND NAKOMA
BLOCK 11

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	137.04'	408.30'	19°13'47"	S09°13'59"W (S7°25'W)	136.39'(136.5')
C2	42.97'	533.00'	4°37'10"	S20°40'28"W (S20°25'W)	42.96' (43')
C3	11.75'	741.30'	0°54'29"	N21°31'24"E	11.75' (12')
C4	64.29'	47.80'	77°03'27"	S45°46'57"W	59.55' (60.8')

SURVEYED BY :

Burse

surveying & engineering inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: June 15, 2022
Plot View: csm
\\BSE2589\dwg\Survey\BSE2589 v2018.dwg



LEGEND

- ⊙ 3/4" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

CERTIFIED SURVEY MAP No. _____

LOTS 1 AND 14, BLOCK 11, REPLAT A OF BLOCKS 1, 2, 11 AND OTHER LAND NAKOMA, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 4, AS DOCUMENT NUMBER 463246A, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION:

LOTS 1 AND 14, BLOCK 11, REPLAT A OF BLOCKS 1, 2, 11 AND OTHER LAND NAKOMA, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 4, AS DOCUMENT NUMBER 463246A, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of the owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 15 day of JUNE, 2022
Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



OWNER'S CERTIFICATE

3706 Nakoma Road LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

3706 Nakoma Road LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its _____ on this _____ day of _____, 2022.

3706 Nakoma Road LLC

By: _____
Name: _____
Title: _____

STATE OF Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2022, _____ of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin
My commission expires _____

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: June 15, 2022
Plot View: csm

\\BSE2589\dwg\Survey\BSE2589 v2018.dwg

SURVEYED BY :

Burse

surveying & engineering llc
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com



--	--	--	--	--	--	--	--	--	--

Map navigation controls including zoom in (+), zoom out (-), home, full screen, and directional arrows.

3706 NAKOMA RD, City of Madison, X Q

Show search results for 3706 NAKOMA R...



60ft

Archaeological Survey of the Back Lot of the Historic Old Spring Tavern, 3706 Nakoma Rd, Madison, Dane County, Wisconsin

Robert A. Birmingham
Consulting Archaeologist
May 2022

Abstract/ Executive Summary

During the first week of May, 2022, an archaeological survey was conducted on an approximate .4 acre sloping back yard of the historic Old Spring Tavern house at 3706 Nakoma Rd., Madison, Wisconsin to determine if burials and/or other significant archaeological deposits were present. The project area is located in the SW 1/4 of the NE 1/4 of the SW 1/4, Section 28, T7N R9E. The Old Spring Tavern was built in 1854 as a stage coach stopping place and inn and became a private residence in 1895. It is listed on the National Register of Historic Places and is a City of Madison Landmark. The property is also within the boundaries of an uncatalogued burial site, the Nakoma Mounds (47 Da-153) consisting of two linear mounds for which the exact location had been uncertain. Surface evidence of the mounds appear to have been destroyed but sometimes burials found beneath mounds remain and would be protected under Wisconsin state law, *Wis. Stats. 157.70*. Ancient Native American artifacts have been found in the vicinity and it was possible that intact historic period archaeological deposits or features were present associated with the original inn that would be of historic importance. The survey, which included historical research and close order shovel testing, was conducted because the new owner, David Gordon, seeks to develop part of the back lot and so information on the presence of burials and other important archaeological and historic deposits needs to be determined for Wisconsin Historical Society and City of Madison historic preservation approvals. Research indicates that the mound group was likely on an adjacent property and the survey found that there had been considerable disturbance to the land due to previous erosion and modern landscaping and found no evidence of burials, mounds or other Native American use of the property and no evidence of deposits or features associated with the historic Old Spring Tavern.

Introduction

During the first week of May, 2022, an archaeological survey was conducted on an approximate 0.4 acre sloping back yard of the historic Old Spring Tavern house at 3706 Nakoma Rd., Madison, Wisconsin to determine if burials and/or other significant archaeological deposits are present (**Figures 1, 2, 3**). The project area is located in the SW 1/4 of the NE 1/4 of the SW 1/4, Section 28, T7N R9E. The Old Spring Tavern was built in 1854 as a stage coach stopping place and inn and became a private residence in 1895. It is listed on the National Register of Historic Places and is a City of Madison Landmark. The property is also within the boundaries of an uncatalogued burial site, the Nakoma Mounds (47 Da-153), consisting of two linear mounds for which the exact location had been uncertain. Surface evidence of the mounds appear to have been destroyed, but sometimes burials found beneath mounds remain and would be protected under Wisconsin state law, *Wis. Stats. 157.70*. Ancient Native

American artifacts have been found in the vicinity and it was possible that intact historic period archaeological deposits or features were present associated with the original inn that would be of historic importance. The survey, which included historical research and close order shovel testing, was conducted because the new owner, David Gordon, seeks to develop a part of the back lot and so information on the presence of burials and other important archaeological and historic deposits needs to be determined for Wisconsin Historical Society and City of Madison historic preservation approvals.

Environment

The property is located along Nakoma Rd. just west of wetlands bordering Lake Wingra, a small, spring fed body of water that drains to Lake Monona and the Yahara River drainage system. A large spring is located on the east side of Nakoma Rd. and access to this as a fresh water source would have been vital for location of the stage coach inn at this place. The original land survey records maintained by the Board of Commissioners of Public Lands describe pre-settlement vegetation of the area as oak forest with marsh to the east that is associated with Lake Wingra.

The soils are classified as McHenry Silt Loam, *Eroded* found on slopes.(USDA 1978:43). The McHenry Loam series has a characteristic profile consisting of a seven inch dark brown silt loam, a brown and yellow brown silty clay loam and brown sandy clay loam B Horizon extending to a depth of 18-33 inches, and a light yellow brown C Horizon below that.

The modern visible landscape consists of the two story brick house, formerly the Old Spring Tavern, a modern garage, and a large backyard occupying a modest to rather steep slope that had been terraced in the 1990s to improve drainage and deter erosion, according to the most recent former landowner, John Stowe (**Figures 3, 4**). The terraces had been graded and bordered with limestone features on the upslope sides. There are small flower gardens, bushes and several trees at the edges of the lot including an oak at the south end.

Background Research

Prior to the field survey all relevant historic documents and maps were reviewed along with archaeological studies and reports for the area. Prehistoric artifacts and one mound group, the Nakoma Mounds (47 Da-0153), were recorded for the vicinity of the project area by Charles E. Brown in 1915, but, since then, the mounds have been destroyed by house and /or road construction. Brown reported that the group consisted of two linear mounds measuring 80-100 ft. long and 12 -15 ft. wide on the property of J.F Baker located immediately west of “Verona Rd” (modern day Nakoma Rd.) and 170 ft. north of the westward bend in the road (Brown 1915:109-110) (**Figure 5**). The mounds were once part of an ancient Native American mound landscape that surrounded Lake Wingra and its wetlands consisting of over 10 effigy mound groups with at least 233 effigy, conical and linear mounds that date between A.D. 700 and 1100 (Birmingham 2011:147-160).

J. F. Baker's *circa* 1915 address could not be found, but the probable exact location of the mounds were identified in 2018 when an archaeological report on the monitoring gas repairs at 3622 Nakoma Rd. reported that, according to the landowner, mounds had existed on the property but had been destroyed by terracing of the property by a previous landowner (Sterner 2018). This is almost certainly a reference to the Nakoma Mounds and this location generally corresponds to Brown's description. This information places the mounds on the property just north and directly across the east-west running street, Old Spring Road, which is now a dead end (**Figure 6**).

According to the National Register of Historic Places nomination at the Wisconsin Historical Society (Dean 1973) and the City of Madison Landmarks Commission, the Old Spring Tavern is a two story brick structure built by Charles Morgan in 1854 as a stopping place and inn on stagecoach road between Madison and the southwest Wisconsin lead mining region. The location was no doubt selected because of the existence of large spring to the east that would have provided water for horses, oxen, and humans. Morgan's partner James Gorham bought the property in 1860 and converted it to a private

residence in 1895.

Both the Wisconsin Historical Society and the City of Madison Landmarks Commission state that the back of the current house facing west was originally the front of the house and the stage coach road ran along it to the northeast. The source of this information are not given. If this was so, the change would have probably taken place under Gorham's ownership. An 1861 map of Dane County in the Library of Congress shows a road (now Nakoma Rd) running generally north-south just east of the inn. (Ligowski 1861). Since this presumably would be the front entrance of the inn, it would have been where it is now (**Figure 7**). Another structure is shown across the road that could have been a stable or a barn. As further discussed below, there is no evidence of a road in the current back yard in the form of linear depressions, compressed soils, wagon ruts along with broken wagon parts, horse shoes, and other debris from activities that would have taken place on or near a road or trail. However, the former landowner, John Stowe, reported that modern landscaping in front of the Old Spring Tavern house along Nakoma road unearthed a variety of wagon parts as well as horse shoes, which he collected. With this in mind, the “Old Farm Road” noted by Brown (**Figure 5**) may, in fact, be the old stage coach trail that ran by the property at 3622 Nakoma Rd. and the Old Spring Tavern on the next lot to the south.

Field Investigation

The field investigation took place between May 2 and May 4, 2022 . Following visual examination of the property, twenty close shovel tests were placed in the back lot to identify cultural deposits, burials, and other features, and these were accompanied by soil coring. The interval between tests was generally five meters although adjustments were made around the rock terraces, bushes, and an oak tree with an extensive root system. The shovel tests measured 30-38 cms (12-15 inches) in diameter and dug through a 25 to 36 cms (10-14 inches) thick layer of dark brown topsoil into an underlying yellow clay loam subsoil where any disturbances could be easily detected in the lighter colored soil

such as burial pits and other features, prehistoric and historic (**Figure 8**). The holes were troweled and examined and back dirt was screened to recover small artifacts. Soil cores using a 3/4 inch soil corer were placed at the bottom of many tests adding another 15 to 20 cms (six to eight inches) of soil that was also carefully examined for disturbances.

Results

Shovel testing within and outside the terraced areas revealed that much of the dark brown loam topsoil had been disturbed by the 1990s landscaping in the central part of the back yard extending down to the house. Elsewhere, the 25 -36 cms (10-14 inches) thick dark silt loam topsoil covering the yellow clay loam appeared to be original but eroded. No features of any sort were observed in the shovel tests and the back yard of the historic house as a whole was found to be remarkably clean of artifacts. Only two objects were recovered: a piece of a brick and a sherd from a modern screw top jar.

Conclusions

No significant archaeological deposits, artifacts or features were found during the May, 2022 survey of the back lot/back yard of the historic Old Spring Tavern at 3706 Nakoma Rd., Madison Wisconsin. The area had been disturbed by recent landscaping and previous erosion, but even so, the lack of remnants of cultural features and absence of cultural material indicated that important archaeological deposits including human burials had never existed on the back lot slope. In my professional opinion, plans to develop the back lot would be able to proceed without affecting historic or prehistoric sites, subject to approval of the Wisconsin Historical Society Division of Historic Preservation and the City of Madison Landmarks Commission.

Bibliography

Birmingham, Robert A.

2011 *Spirits of Earth: The Effigy Mound Landscape of Madison and the Four Lakes*. University of Wisconsin Press, Madison, Wisconsin.

Brown, Charles E.

1915 Lake Wingra. *The Wisconsin Archeologist*, O.S.14 (3):75-115.

Dean, Jeffrey

1973 National Register Nomination for the Old Spring Tavern, Madison, Dane County, Wisconsin. Wisconsin Historical Society Division Of Historic Preservation, Madison, Wisconsin.

Ligowsky, A.

1861 *Map of Dane County, Wisconsin*. Menges and Ligowsky, Madison, Wisconsin.

<https://www.loc.gov/item/2012593187/>.

Sterner, Katherine

2018 Technical Memo: Emergency Gas Repairs, MGE J#41701565. 3622 Nakoma Rd, Madison, Dane County, Wisconsin. University of Wisconsin-Milwaukee CRM Technical Memo 2018-126. Milwaukee, Wisconsin.

United States Department of Agriculture

1978 *Soil Survey of Dane County, Wisconsin*. United States Department of Agriculture, Madison, Wisconsin.



Figure 1. The historic Old Spring Tavern at 3706 Nakoma Rd.

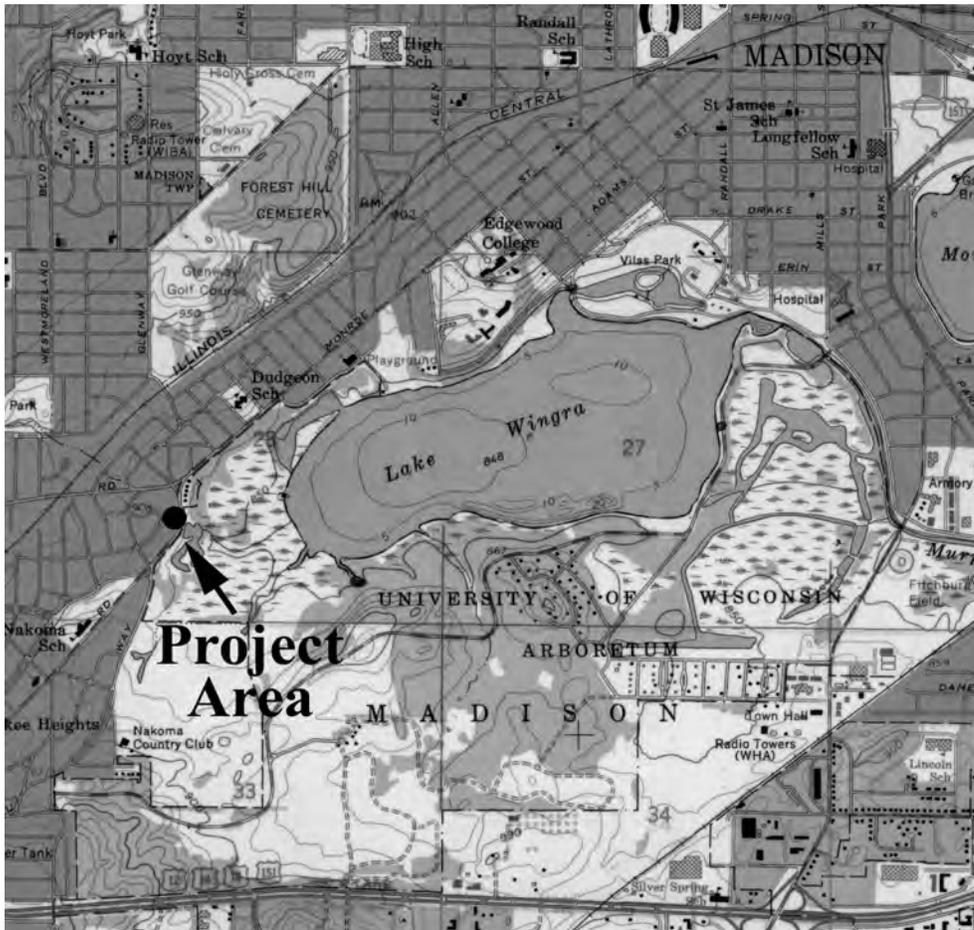


Figure 2. Portion of Madison West USGS quadrangle showing location of the project area.



Figure 3. Map showing survey area at the Old Spring Tavern property on Nakoma Rd.



Figure 4: The back yard , looking south towards the back of the house.



Figure 4. Above, sloping back yard looking west; below, looking southwest.

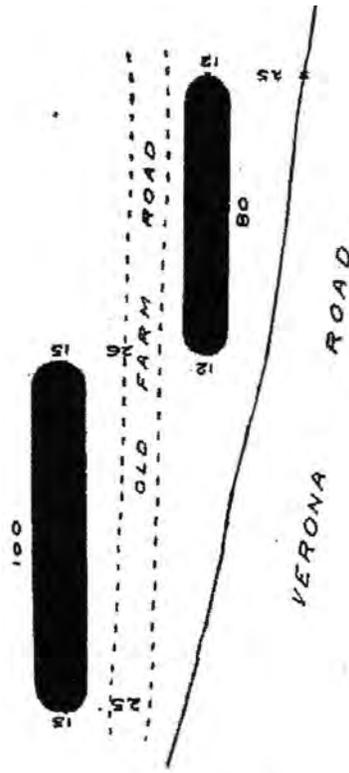


Figure 5. The Nakoma Mounds (47 Da-0153) as mapped by Charles E. Brown, adjusted for orientation with up being north.

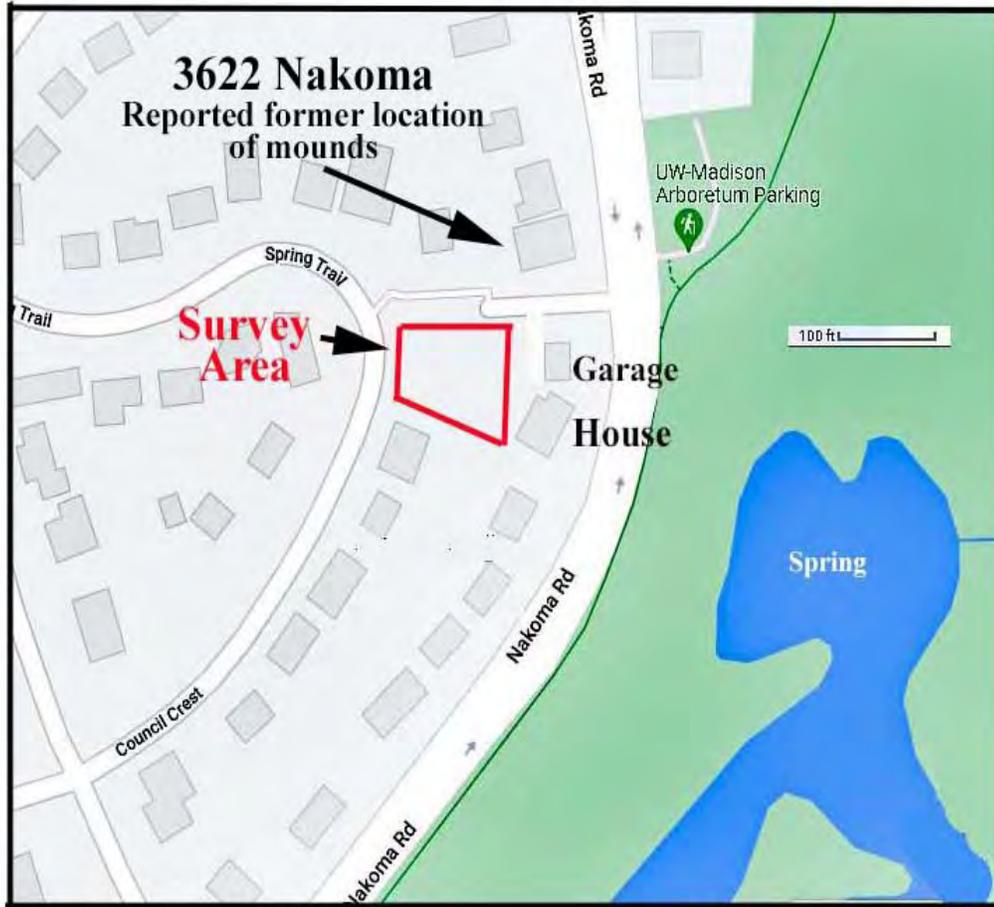


Figure 6. Reported location of former mounds at 3622 Nakoma Rd.

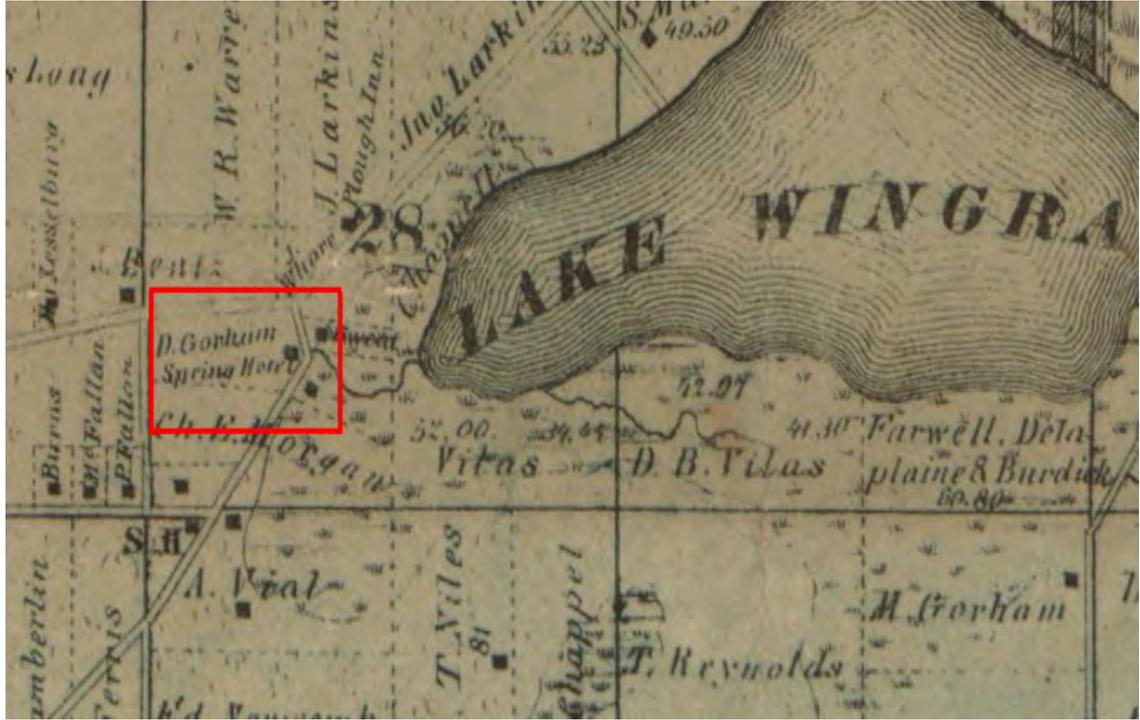


Figure 7: Detail from the 1861 Map of Dane County in the collections of the Library of Congress showing area of the location of the Old Spring Tavern.



Figure 8. Sample shovel test showing disturbed soil into underlying yellow-brown clay loam