

# 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: 3701 Council Crest, Madison, WI 53711 Alder District: 10

## 2. PROJECT

Project Title/Description: New home construction

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**
- Development 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.)
- Informational Presentation**
- Other (specify):**

DPCED USE ONLY	Registrar #:
	<b>DATE STAMP</b> <b>RECEIVED</b>  4/24/23 10:43 am

## 3. APPLICANT

Applicant's Name: Jon and Brenda Furlow Company: \_\_\_\_\_

Address: 2120 Girard Ave S, Minneapolis, MN 55405  
Street City State Zip

Telephone: 608-852-4506 Email: jon.furlow@gmail.com

Property Owner (if not applicant): \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Property Owner's Signature:  Date: 4/21/2023

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 12:00pm 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](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

Jon and Brenda Furlow  
2120 Girard Ave S, Minneapolis, MN 55405  
[jon.furlow@gmail.com](mailto:jon.furlow@gmail.com) 608.852.4506  
[bsfurlow71@gmail.com](mailto:bsfurlow71@gmail.com) 608.692.0175

April 21, 2023

Dear Landmarks Commission:

Thank you for the opportunity to submit this letter of intent for new construction of a home at 3701 Council Crest, which is a designated landmark lot adjacent to the Old Spring Tavern. Brenda and I lived in Nakoma on Oneida Place for 22 years, were very active in the neighborhood and raised our family there. In 2015, we relocated to Minneapolis for job-related reasons, and are now in a position to return to Madison. We purchased this lot so could return to the Nakoma neighborhood.

We are aware of and have been closely following the controversy and concerns over the lot division and the construction of a home. We have been in contact with the Preservation Planner to understand the process, and have been working with arborists, the archeologist who studied the site, as well as our builder and landscape professional to find a solution for construction that is consistent with the Nakoma area, is reasonable and addresses the concerns raised during the land division hearings.

Our application includes the following required items for your consideration:

1. Architectural drawings, including dimensioned site plans, elevations, and floor plan views of levels and roof.
2. Front and rear exterior renderings.
3. A landscape plan.

As long time Nakoma residents, we have no interest in proposing a house that doesn't fit within the neighborhood. Since last September, we have devoted countless hours and significant resources to plan and design a house that is consistent with existing construction in Nakoma, and addresses the concerns raised by neighbors. We can address any or all of this at a hearing, and are certainly available to field questions and concerns by neighbors.

Here are some of the considerations that we worked with as we planned this project and worked with various professionals to develop this house:

1. **Respecting Native American Heritage.** Although long ago there were some artifacts found at this site, they were removed to the Wisconsin Historical Society.<sup>1</sup> Since then, there has been significant site excavation for landscaping purposes. And most recently, in the Summer of 2022, a full archeological study and report by a respected archeologist was completed and

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<sup>1</sup> Bruce Allison. *Every Root and Anchor, Wisconsin's Famous and Historic Trees* (Wisconsin Historical Society Press 2005), 20.

previously submitted for this site. The archeologist 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. Rather, the burial mounds in the area were located across Spring Trail at the property now known as 3622 Nakoma Road.

- 2. The Site Has Already Been Altered and Developed Over Time.** Historically, this site was open space populated by a large black walnut tree as well as oak trees. The oak trees were cut down years ago perhaps to build the Tavern (Allison 2005, 22), and the black walnut tree remains. Since then, the site has been landscaped with gardens and various retaining walls were installed. Likewise, the Tavern site has been changed with the construction of a large driveway and parking pad, patio area, as well as a garage complex and shed:



View east toward Tavern from Council Crest

View west from Tavern toward Council Crest

- 3. Preserving the Black Walnut Tree.** By some accounts, the black walnut tree is 300 years old. A better estimate is that the tree is about 234 years old using forestry methods calculating DBH (52") x 4.5, which is the growth factor for black walnut trees. The average lifespan of a black walnut is 250 years based on the DNR Handbook of Silverculture (Chpt. 45), and that is reduced by 20% to 200 years for urban trees according to the Illinois Horticultural Extension. So regardless of construction, this tree probably does not have a lot of years remaining.

Still, we have no plans to cut the tree down, and have instead taken steps to preserve the tree. We have worked with arborists to configure and reduce (*i.e.* notch in) the foundation footprint near the tree to mitigate root impacts. And we are planning steps during construction to minimize root impacts. Nothing is guaranteed, but we are taking reasonable steps to preserve this tree.

- 4. Preserving Other Existing Site Elements.** The site is bordered by a black wrought iron fence with a gate, and contains a large number of stones that were used to construct various retaining walls. We are planning to retain the fence around the site, and repurpose the existing stone work as part of the final landscaping work.

5. **Planning for A Smaller Second Floor to Reduce The Profile.** A central concern during the lot division hearings was that a “McMansion” would be built on the site. We’re sensitive to that and set out to plan a house that was consistent with the immediate area. Like many lots in Nakoma, this lot is on a hill. And Nakoma houses on hills with lots that slope away have exposed basements at the rear of the lot so the adjacent house below looks up at three full floors. The Tavern is an example of this:



Nakoma Road Tavern View with Exposed Basement

Because our lot is at the top of the slope, an exposed basement is inevitable. In an effort to reduce the size of the house looking up from the Tavern, we did not add a full second floor, but limited the size of the second-floor area to about 35% of the first-floor area. Reducing the size of the second floor also reduces the profile from the Council Crest side. Put differently, rather than propose a full two-story house on Council Crest, which from the Tavern would appear as three full floors, we incorporated a smaller second floor that reduces the size from the Tavern side.

6. **Our Construction is Consistent with Adjacent Development.** There has been a lot of adjacent and nearby development since the Tavern was built in 1854. There have been additions to the Tavern itself, including the garage complex, driveway and shed. These are all attractive and totally practical, but they are not historic elements:



Tavern Driveway and Parking Area



Tavern Garage Complex

There is a more contemporary looking house on Nakoma Road directly adjacent to the Tavern. And there is a similarly contemporary looking two-story house at 3705 Council Crest with the exposed basement which the Tavern looks at from the rear patio and driveway area:



View from Nakoma Road – 3714  
Nakoma Road Adjacent to Tavern



View from Corner of Tavern Lot to  
House at 3705 Council Crest

- 7. Our Proposed House is Consistent in Style and Size With Nakoma Development.** Our proposed house is a stucco, Tudor-style house which is common in Nakoma. Although on the larger side for Nakoma, there are a number of larger homes in the neighborhood, including some on the adjacent streets. We have compared our proposed house to others in Nakoma with three measurements based Madison property tax records.

We first compared houses by “living area” sq./ft as reported by Madison property tax records (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> floor). Using this measure, there are at least 20 houses in Nakoma (and at least two in the surrounding blocks) that are larger than our proposed house.<sup>2</sup> We next compared houses by total sq./ft (all floors, porches, patios and basement). Using this measure, there are at least 10 homes, including the Tavern, that measure over 5000 square feet and 5 of those are larger than our proposed house.<sup>3</sup> And third, we compared houses by looking at total sq./ft (all floors, porches, patios and basement) as a percentage of lot size. Using this measure, there are at least 8 houses larger than our proposed house, including 3 on the adjacent streets.<sup>4</sup>

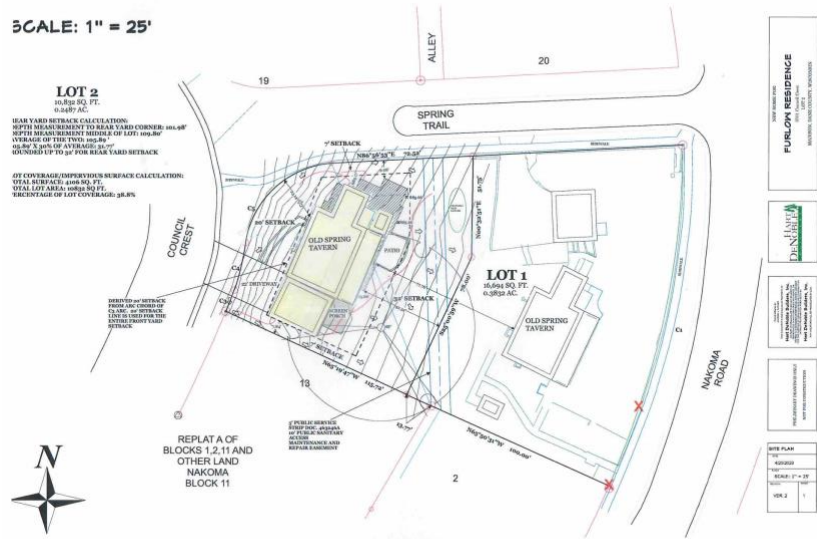
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<sup>2</sup> 734 Huron Hill, 726 Oneida Pl, 822 Miami Pass, 3833 Council Crest, 3810 Council Crest, 701 Ottawa Trail, 802 Huron Hill, 745 Miami Pass, 821 Miami Pass, 737 Oneida Pl, 3710 Council Crest, 809 Ottawa Trail, 741 Oneida Pl, 3614 Spring Trail, 722 Huron Hill, 713 Ottawa Trail, 722 Miami Pass, 833 Miami Pass, 3841 Nakoma Road, 3914 Cherokee Drive, 702 Oneida Pl, 3630 Spring Trail, 718 Miami Pass, and 726 Huron Hill.

<sup>3</sup> 809 Ottawa Trail, 745 Miami Pass, 822 Miami Pass, 701 Ottawa Trail, 3614 Spring Trail, 3833 Council Crest, 802 Huron Hill, 3706 Nakoma Road, 726 Oneida Pl, and 734 Huron Hill.

<sup>4</sup> 3629 Spring Trail, 3618 Nakoma Road, 3630 Spring Trail, 726 Oneida Pl, 4010 Naheda Trail, 737 Oneida Pl, 74 Miami Pass and 821 Hiawatha Drive.

Compared to the Tavern, our proposed house has a slightly larger footprint taking into account the house, porches, garage and patio areas (although if you added in impervious driveway the Tavern would likely have a larger footprint):



Site Plan, with Tavern Footprint Superimposed Over Proposed Construction Footprint

Our proposed footprint is larger because we reduced the size of our second floor to about 35% of the overall footprint to address viewshed concerns. We could have planned a house with a footprint closer in size with the Tavern, and included a full sized second floor. But that didn't make sense to us since the overall house would then look larger both from the Tavern view (two full floors, plus a full exposed basement) and the Council Crest view (two full floors).

- 8. **Our Project Takes Steps To Mitigate Drainage to the Tavern Lot.** The approved CSM creating our lot includes a drainage easement in favor of our lot on to the Tavern lot. We have been in contact with the Tavern owners and have talked about drainage, in part because the Tavern already has water seepage into the basement. To help mitigate impacts from our lot, we are working with the landscape professionals and plan to reduce grass in favor of natural plantings, direct drainage away from the Tavern structure and install a rain garden.

Thank you again for considering our Application.

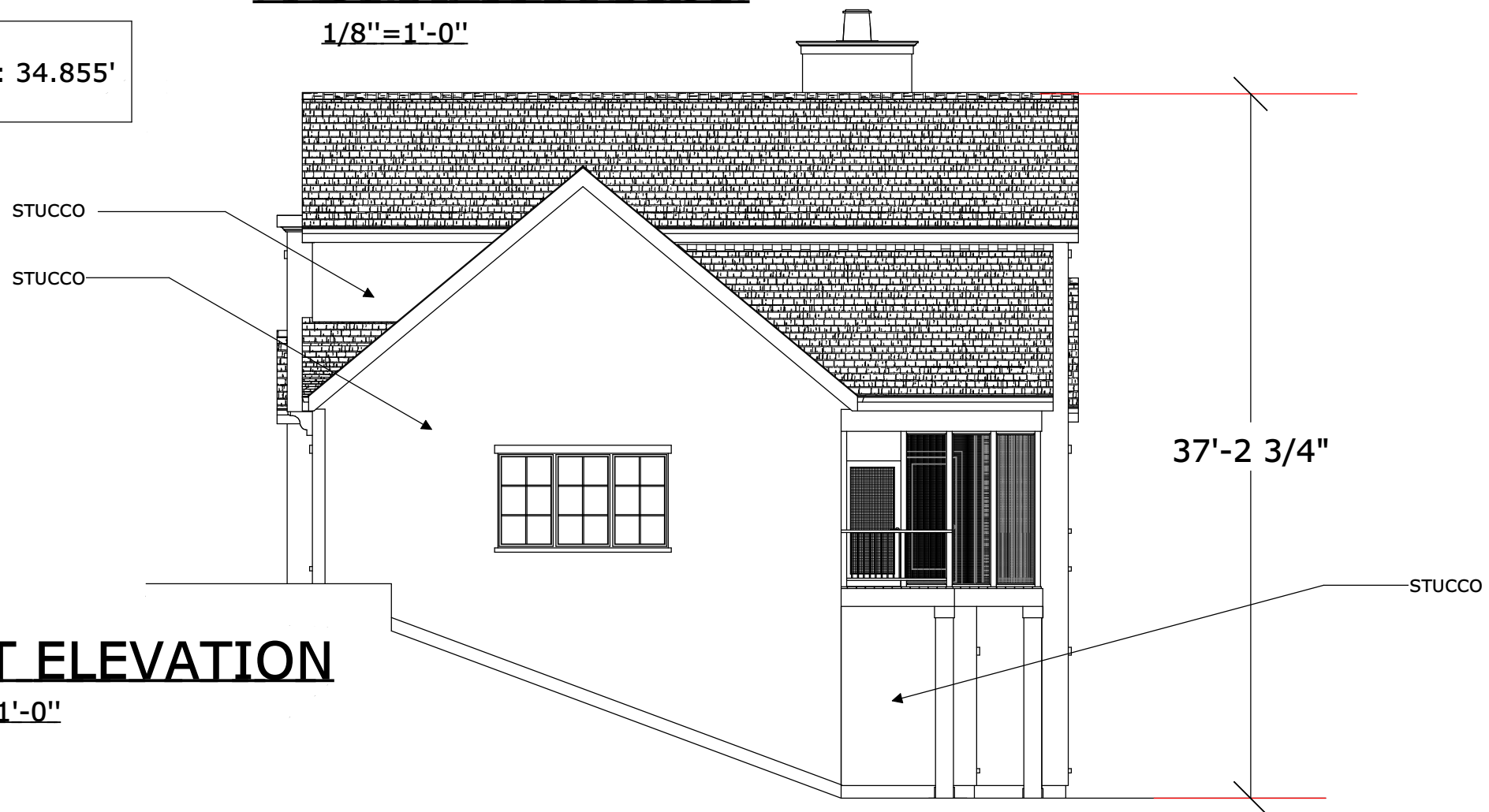
Jon and Brenda Furlow



## FRONT ELEVATION

1/8"=1'-0"

AVG HT. (4 SIDES): 34.855'



## RIGHT ELEVATION

1/8"=1'-0"

LOWER LEVEL FINISHED PLAN	= 1524 SQ. FT.
MAIN LEVEL FINISHED PLAN	= 2156 SQ. FT.
UPPER LEVEL FINISHED PLAN	= 812 SQ. FT.
<b>TOTAL FINISHED</b>	<b>= 4492 SQ. FT.</b>
LOWER LEVEL UNFINISHED	= 632 SQ. FT.
SCREEN PORCH	= 182 SQ. FT.
GARAGE	= 617 SQ. FT.
COVERED FRONT PORCH	= 63 SQ. FT.
DECK	= 37 SQ. FT.

NEW HOME FOR:

**FURLOW RESIDENCE**

3701 Council Crest

LOT 2

MADISON, DANE COUNTY, WISCONSIN

HART  
DENOBLE  
BUILDERS

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### ELEVATIONS

DATE:

4/24/2023

SCALE:

SCALE: 1/8" = 1'-0"

REVISION:

VER. 4

SHEET

1



**BACK ELEVATION**

1/8"=1'-0"



**LEFT ELEVATION**

1/8"=1'-0"

LOWER LEVEL FINISHED PLAN	= 1524 SQ. FT.
MAIN LEVEL FINISHED PLAN	= 2156 SQ. FT.
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NEW HOME FOR:  
**FURLOW RESIDENCE**  
 3701 Council Crest  
 LOT 2  
 MADISON, DANE COUNTY, WISCONSIN



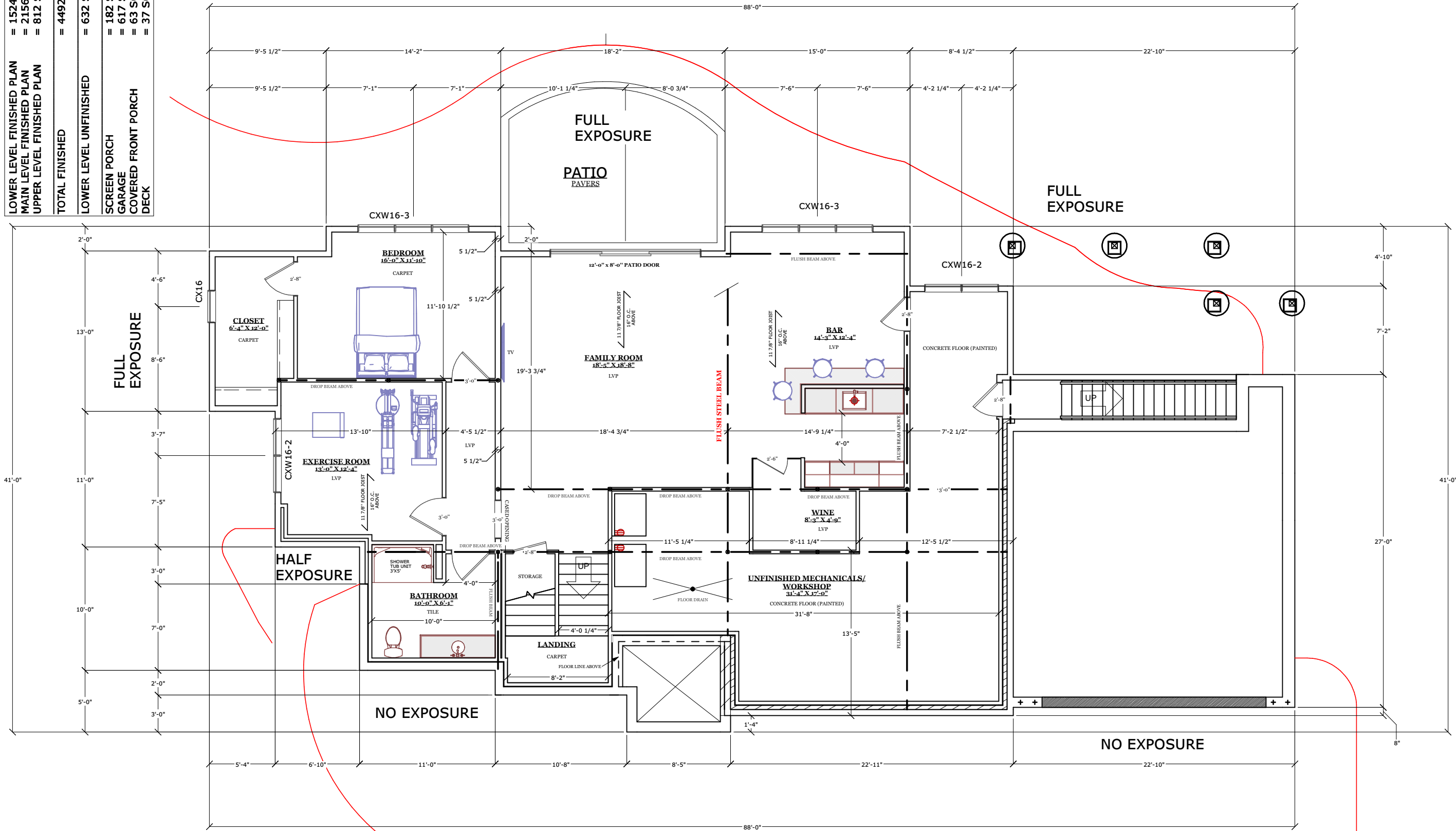
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ELEVATIONS	
DATE:	4/24/2023
SCALE:	SCALE: 1/8" = 1'-0"
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LOWER LEVEL FINISHED PLAN	= 1524 SQ. FT.
MAIN LEVEL FINISHED PLAN	= 2156 SQ. FT.
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<b>TOTAL FINISHED</b>	<b>= 4492 SQ. FT.</b>
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NEW HOME FOR:  
**FURLOW RESIDENCE**  
 3701 Council Crest  
 LOT 2  
 MADISON, DANE COUNTY, WISCONSIN

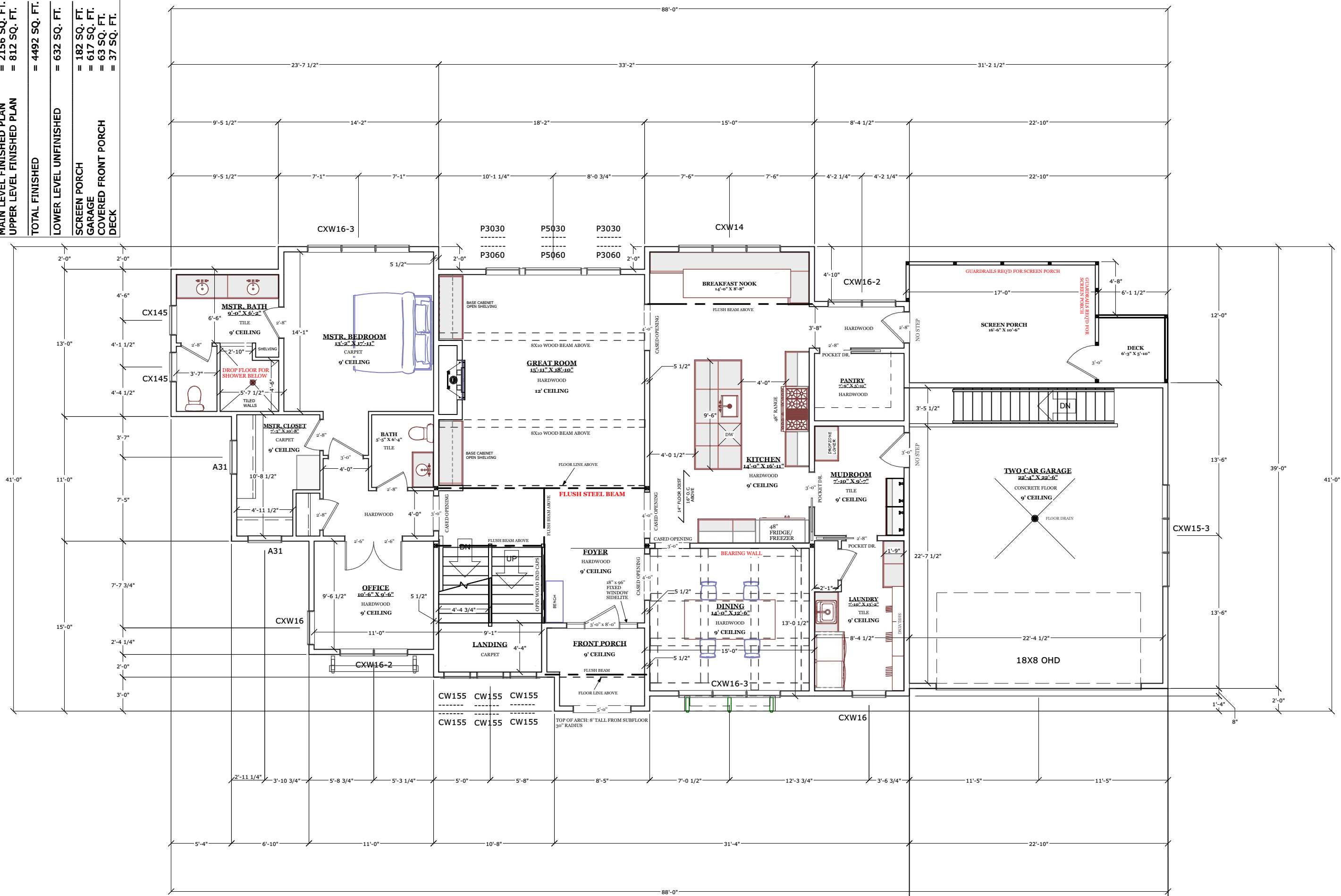


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<b>LOWER LEVEL</b>	
DATE: 4/24/2023	
SCALE: SCALE: 1/8" = 1'-0"	
REVISION:	SHEET:
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LOWER LEVEL FINISHED PLAN	= 1524 SQ. FT.
MAIN LEVEL FINISHED PLAN	= 2156 SQ. FT.
UPPER LEVEL FINISHED PLAN	= 812 SQ. FT.
<b>TOTAL FINISHED</b>	<b>= 4492 SQ. FT.</b>
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NEW HOME FOR:  
**FURLOW RESIDENCE**  
 3701 Council Crest  
 LOT 2  
 MADISON, DANE COUNTY, WISCONSIN



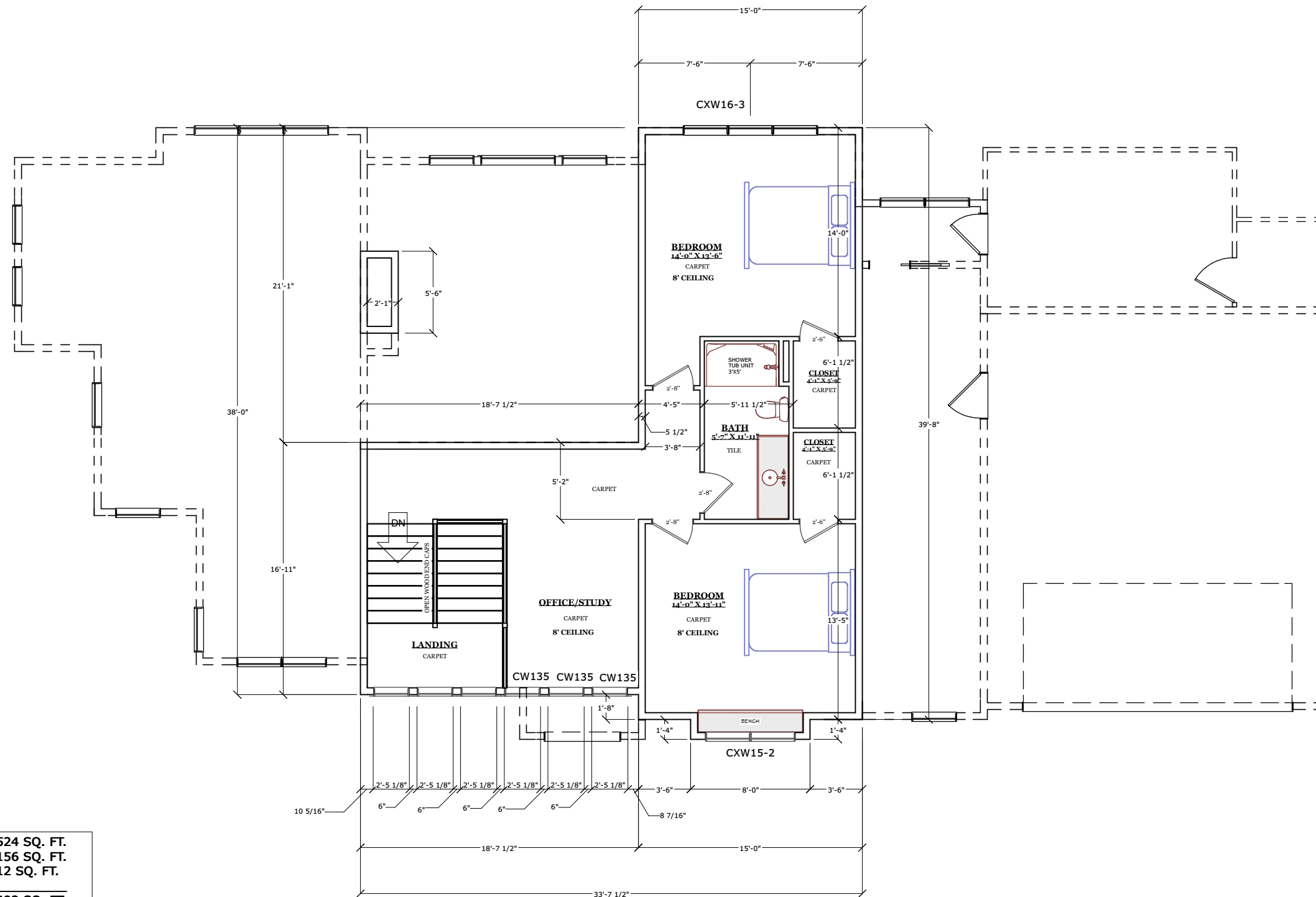
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<b>MAIN LEVEL</b>	
DATE:	4/24/2023
SCALE:	SCALE: 1/8" = 1'-0"
REVISION:	SHEET
VER. 4	4

**DRIVEWAY**

LOWER LEVEL FINISHED PLAN	= 1524 SQ. FT.
MAIN LEVEL FINISHED PLAN	= 2156 SQ. FT.
UPPER LEVEL FINISHED PLAN	= 812 SQ. FT.
<b>TOTAL FINISHED</b>	<b>= 4492 SQ. FT.</b>
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NEW HOME FOR:

# FURLOW RESIDENCE

3701 Council Crest

LOT 2

MADISON, DANE COUNTY, WISCONSIN



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## UPPER LEVEL

DATE:

4/24/2023

SCALE:

SCALE: 1/8" = 1'-0"

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5



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**ROOF PLAN**

DATE:

4/24/2023

SCALE:

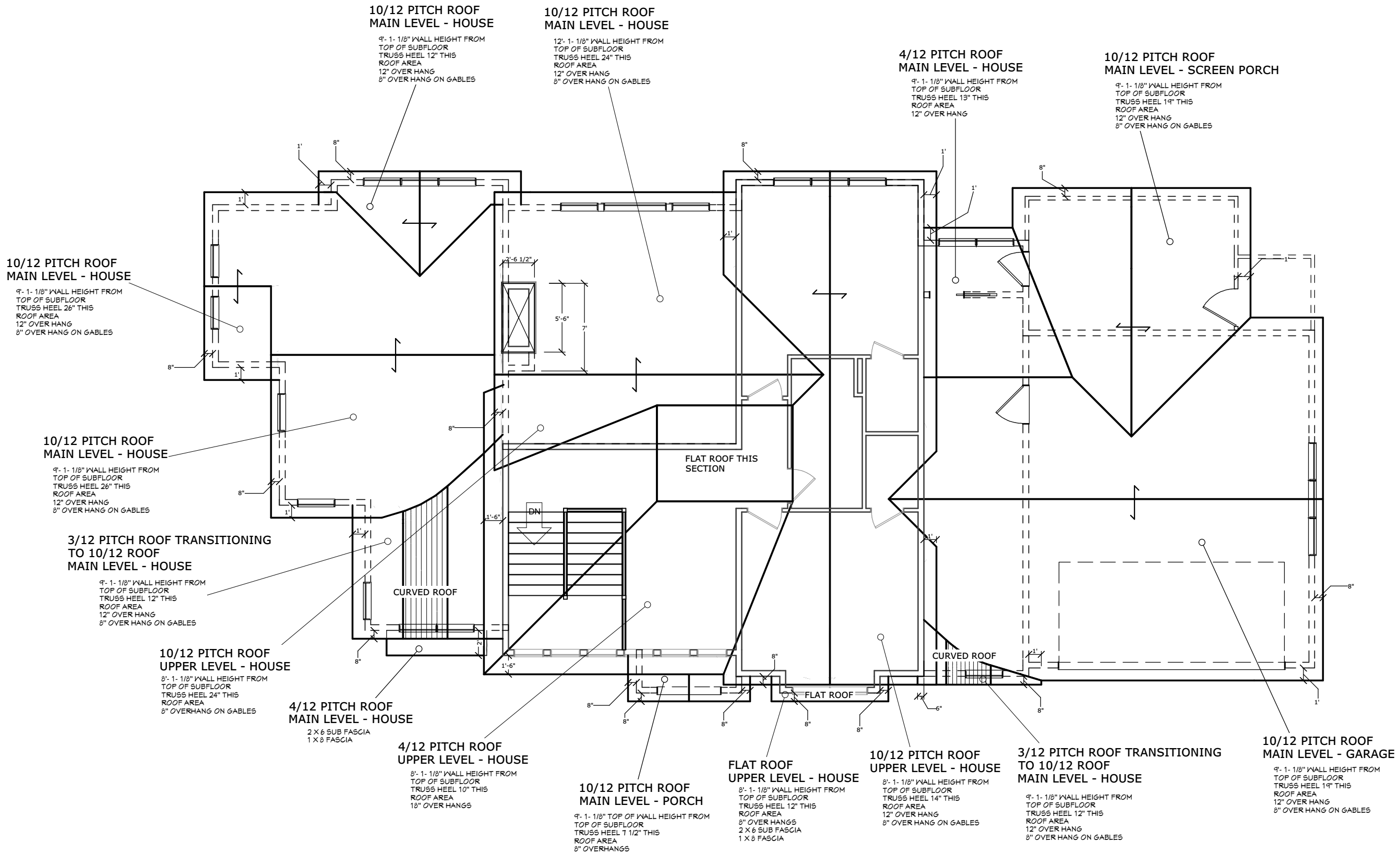
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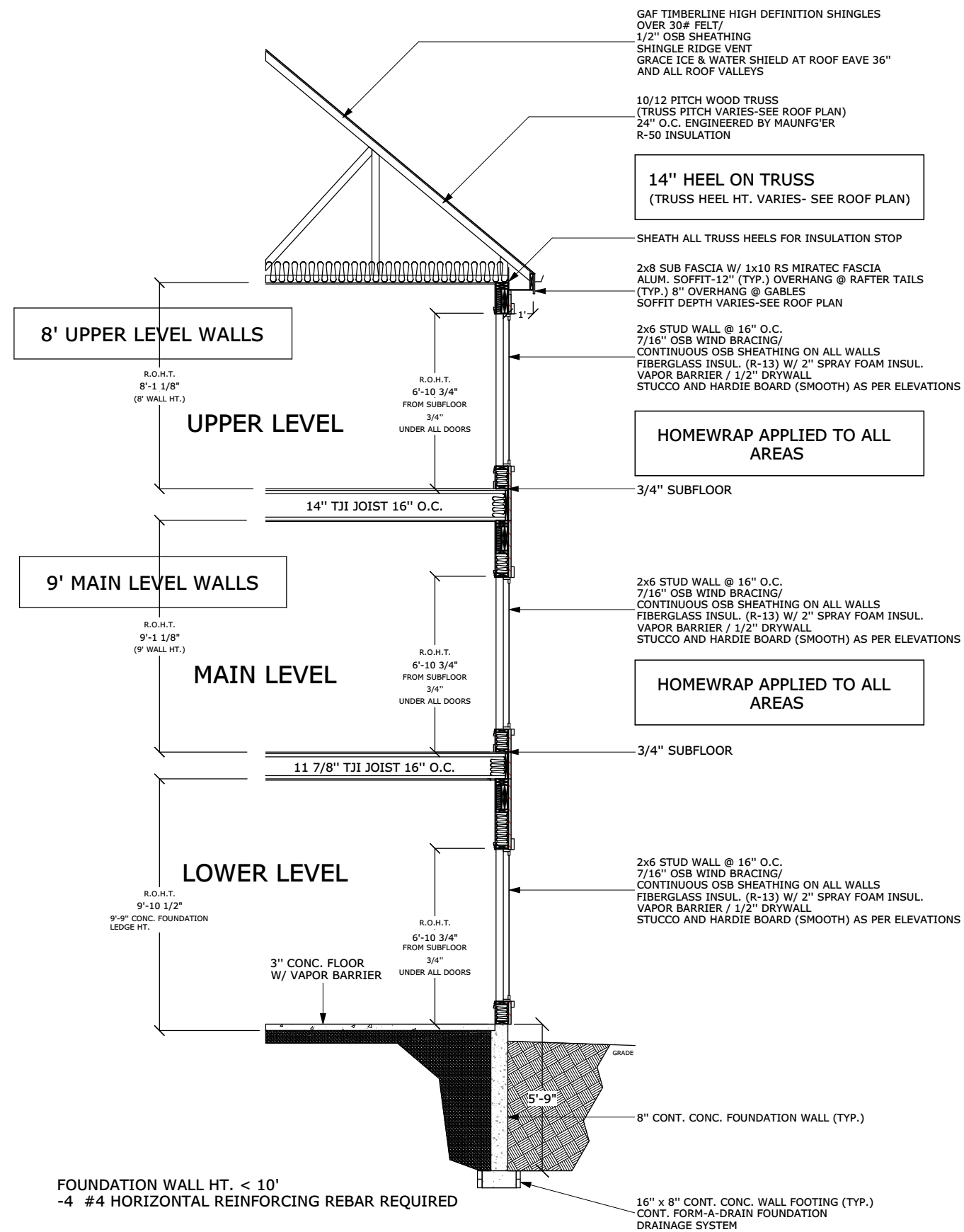
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NEW HOME FOR:

# FURLOW RESIDENCE

3701 Council Crest

LOT 2

MADISON, DANE COUNTY, WISCONSIN



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CROSS SECTION	
DATE:	4/24/2023
SCALE:	SCALE: 3/16" = 1'-0"
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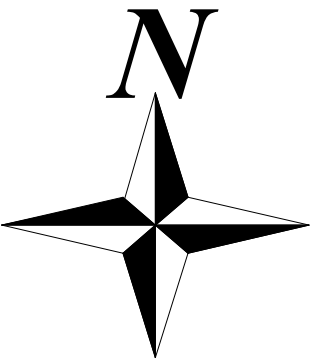
**SCALE: 1" = 25'**

**LOT 2**

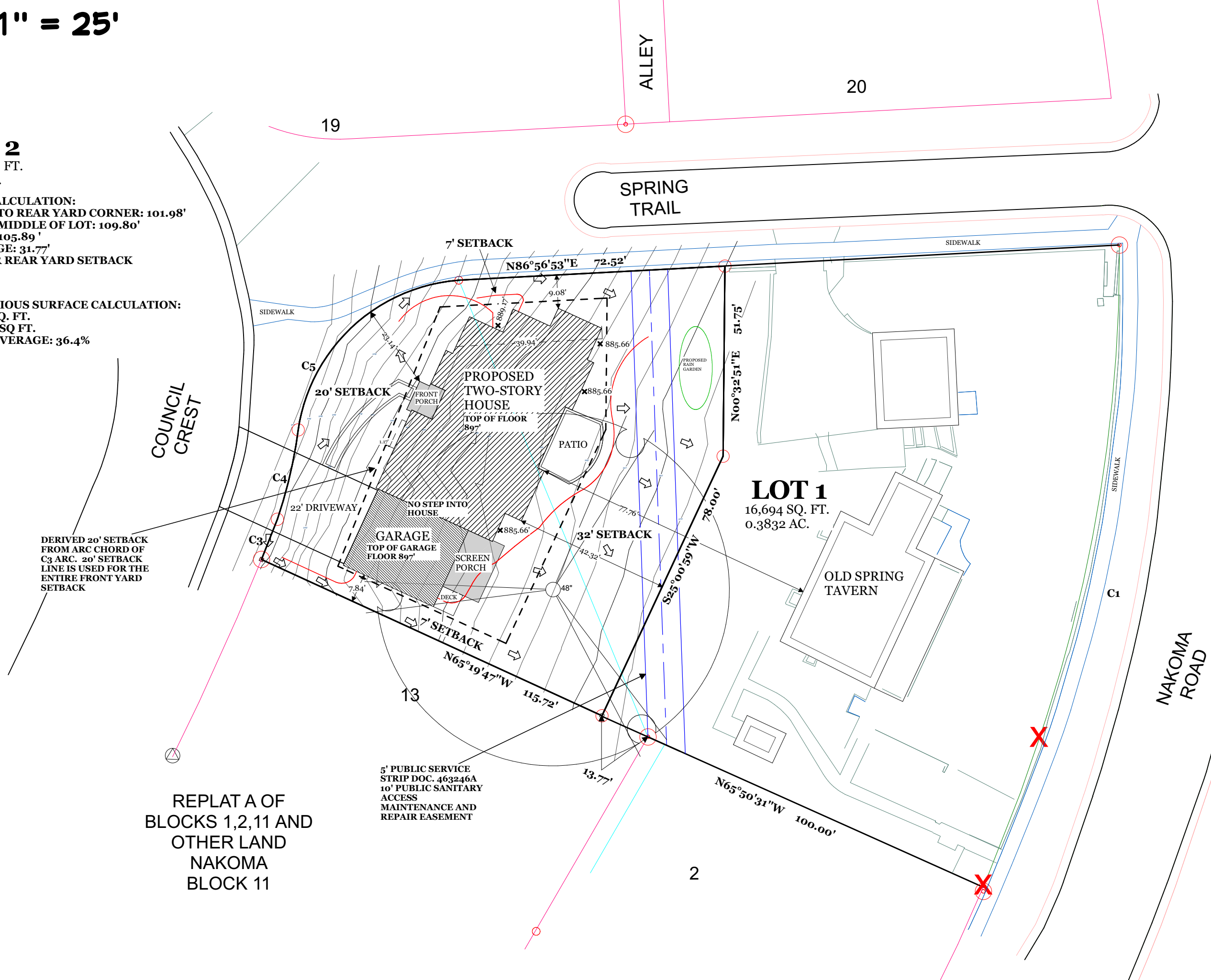
10,832 SQ. FT.  
0.2487 AC.

**REAR YARD SETBACK CALCULATION:**  
 DEPTH MEASUREMENT TO REAR YARD CORNER: 101.98'  
 DEPTH MEASUREMENT MIDDLE OF LOT: 109.80'  
 AVERAGE OF THE TWO: 105.89'  
 105.89' X 30% OF AVERAGE: 31.77'  
 ROUNDED UP TO 32' FOR REAR YARD SETBACK

**LOT COVERAGE/IMPERVIOUS SURFACE CALCULATION:**  
 TOTAL SURFACE: 3940 SQ. FT.  
 TOTAL LOT AREA: 10832 SQ. FT.  
 PERCENTAGE OF LOT COVERAGE: 36.4%



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



NEW HOME FOR:  
**FURLOW RESIDENCE**  
3701 Council Crest  
LOT 2  
MADISON, DANE COUNTY, WISCONSIN



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SITE PLAN	
DATE:	4/24/2023
SCALE:	SCALE: 1" = 25'
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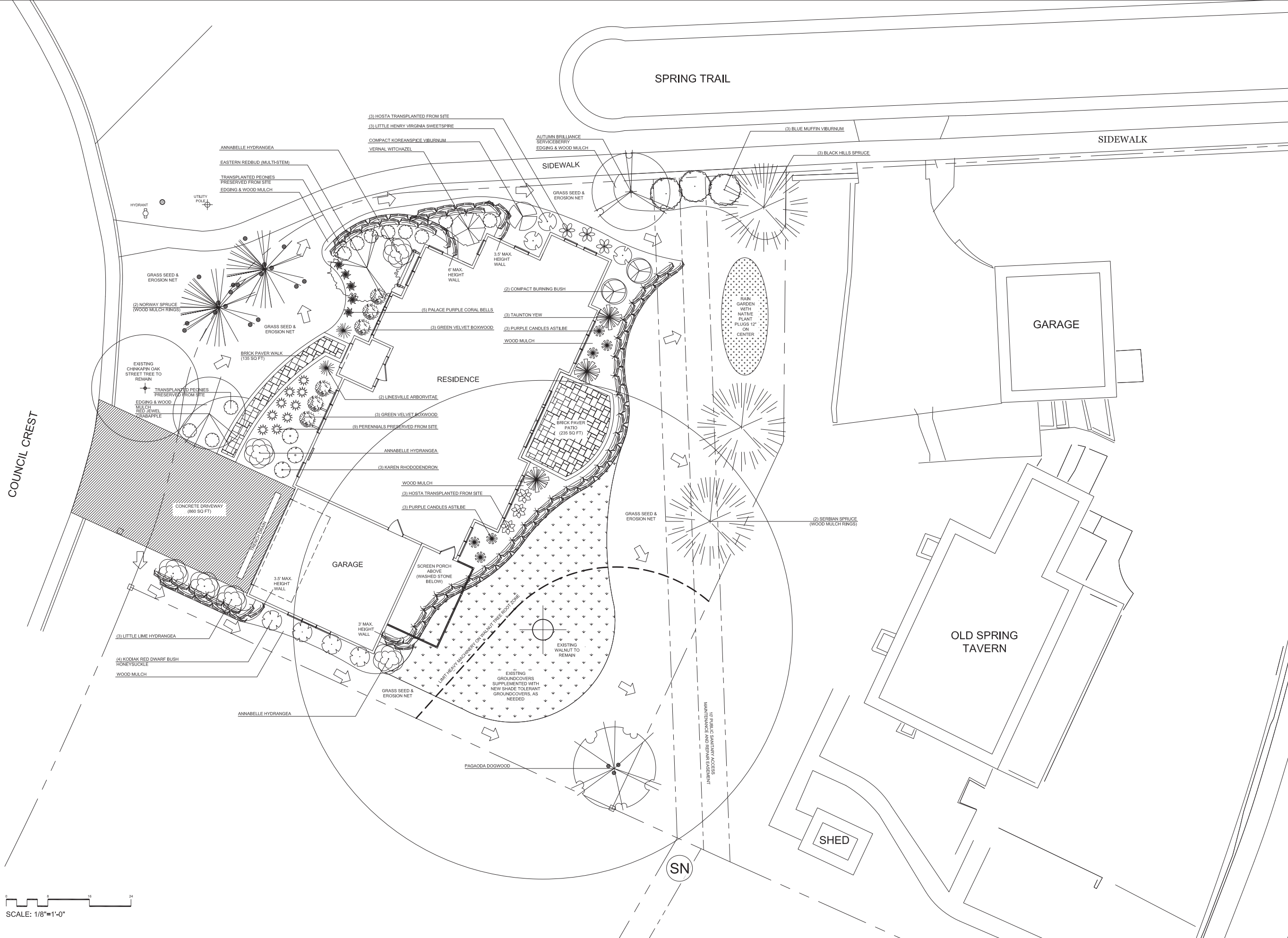




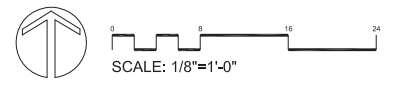








**The FURLOW Residence**  
3701 Council Crest  
Madison, Wisconsin



Date: 2023.04.19  
Scale: 1/8"=1'-0"  
Designer: bnf  
Job #

Seal:  
To protect against legal liability,  
the plans presented herein are  
"schematic," and should not be  
outsourced as "biddable" or  
"construction documents" unless  
approved by the Landscape  
Designer. This is not an original  
document unless stamped in  
red, as ORIGINAL.

Revisions:

Reference Name:  
Hart DeNoble Builders