

**From:** [Figueroa Cole, Yannette](#)  
**To:** [Thomas Kuech](#)  
**Cc:** [PLLCApplications](#)  
**Subject:** Re: Landmark commission actions on 3706 Nakoma Rd  
**Date:** Friday, July 1, 2022 1:29:39 AM

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Hello Mr. Kuech,

I have spoken to staff and have read the application submitted by the owner. I will encourage you and your neighbors to attend the meeting and to register to speak. I have posted a blog based on the information I have thus far. I am including the commission on this email to ensure your input is added to the record.

<https://www.cityofmadison.com/council/district10/blog/?id=26603>

Thank you! Yannette

Alder Yannette Figueroa Cole (she/her/hers)  
District 10 - Madison Common Council  
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**From:** Thomas Kuech <[REDACTED]>  
**Sent:** Wednesday, June 29, 2022 9:32 PM  
**To:** Figueroa Cole, Yannette  
**Subject:** Landmark commission actions on 3706 Nakoma Rd

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Honorable Figueroa Cole,

I am home owner residing in your district. I am writing to voice my concern over the process and actions to be considered by the Landmarks committee concerning the Historic Old Spring Tavern at 3706 Nakoma Rd. at the July 11 meeting. The committee will be considering the subdividing of this lot for undisclosed purposes. A primary concern is the lack of information being presented to the community concerning the eventual use of the property. This bears on both the preservation of the historic site and the impact on the adjacent properties. The community deserves to know the eventual use of this property given the irreversible loss to the current historic landmark. The subdividing of the property will diminish, again in an

irreversible manner, the nature and historic value of the property, and would be a loss for the city as a whole. The area designated to become the new lot was an integral part of the site. The previous owners worked long and hard renovating the building and grounds, restoring the entire property to it near-period condition. These owners, who also occupied the property, developed the grounds to preserve and complement the original historic site. The inevitable use of the lot for new construction would erect a building that is immediately adjacent to this landmark destroying the complementing grounds.

This new building is presently of an unknown nature and architecture and would most certainly be a loss counted amongst the vanishing city historic landmarks which are falling to the immediate profit of a developer who has no long-term interest in the neighborhood or the historical heritage of this city. This is an all too often scenario in this city, particularly downtown, where quick profits are leading to the loss of the capital's architectural heritage. What assurances are being made that, at a minimum, the character of this landmark property is preserved in the architecture of the new construction?

I respectfully request that you engage with this committee and slow this process such that the community that is impacted by the developer flipping of this historic property can be both aware of the plans for the use of this property and allowed to thoughtfully comment on the impact of these development plans. I understand that the lot represents one of the last empty lots in your district and hence is an attractive property to a developer who is in and out quickly. While there is a quick profit to be made, the city and district bear the long-term responsibility for its heritage. Given the availability of other development opportunities in the city, the choice of one of the remaining historic landmarks in the city seems imprudent.

Thank you for your consideration.

Sincerely,

Thomas F. Kuech

, Madison WI

## Bailey, Heather

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**From:** Katrina Wardrip <[REDACTED]>  
**Sent:** Sunday, July 3, 2022 11:01 AM  
**To:** PLLCApplications  
**Subject:** Old Spring Tavern

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Hello,

I recently received a postcard informing me that our neighbor at the old spring tavern wants to redraw their lot lines. My understanding is that after this is done, they will build a house on the second plot, where their backyard is, and which will be directly facing my house.

The view through the backyard of this property and down to the the historic landmark itself was one of the selling points of our home. Redrawing the lot lines will lead to a house that entirely blocks this view, as well as altering the setting of the landmark itself. The setting is as important to the history of the place as the physical structure itself.

I just wanted to express my opposition to the proposed change.

Thanks for listening,  
Katrina Wardrip

## Bailey, Heather

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**From:** Jill Davis <[REDACTED]>  
**Sent:** Tuesday, July 5, 2022 4:19 PM  
**To:** PLLCApplications  
**Subject:** RE: With strong objections to dividing the lot of the historic Spring Tavern on Nakoma Road

Caution: This email was sent from an external source. Avoid unknown links and attachments.

My husband and I would like to register our strong objections to the proposal to divide the lot of the Spring Tavern. The Spring Tavern is a national historic landmark. The city of Madison's codes on historic preservation forbid any division of a lot that is all or part of a landmark site if doing so impacts the preservation, exterior appearance or the historic character of the landmark site. Given that part of the Old Spring Tavern's history is that it included a significant amount of land, typical of buildings out in the "country" vs. within the footprint of the town, it is intrinsic to its history and character that it maintains its nod to its "rural" roots. Charles Morgan built the house as part of a gentleman's farm. In 1860, James Gorham bought the house along with 60 acres, reinforcing its rural setting and its function as a rural stopping point. He was the one who turned it into a hotel. This extra lot is the last remnant of the historic rural nature of the landmark. It is extremely important to note that what is now the **back of the house** was originally **the front of the house**, which makes building on what was the "front lawn" an affront to the historic character of the house. Ironically, a plant pathologist bought the house in 1920, further reinforcing the importance of the yard.

I am quoting a passage from the DNR which supports these facts: Here is the link to a passage.

[https://dnr.wisconsin.gov/sites/default/files/topic/ForestManagement/everyRootAnAnchor\\_016-springTavern.pdf](https://dnr.wisconsin.gov/sites/default/files/topic/ForestManagement/everyRootAnAnchor_016-springTavern.pdf)

*It's hard to remember that well-established Madison neighborhoods were once considered suburban or even way out in the country. Nakoma is one of them, and the Old Spring Tavern/Hotel at 3706, once well outside city limits, is famed as the first hostelry between Madison and Monroe.*

Here is another site which supports these facts

<https://sah-archipedia.org/buildings/WI-01-DA36>

Lastly, it was a Native Burial Ground, which I believe should not be further disturbed.

Jill and Jim Davis  
[REDACTED]

## Bailey, Heather

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**From:** Eric P <[REDACTED]>  
**Sent:** Wednesday, July 6, 2022 8:06 AM  
**To:** PLLCApplications  
**Subject:** Old Spring Tavern

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Landmarks Commission:

I wish to share my concern with the proposal to disrupt the historic Old Spring Tavern property on Nakoma Road. This landmark should be preserved, not simply as a structure, but as a setting. Allowing the division of the property and the construction of a home (almost certainly modern, almost certainly large) literally in the back yard, to loom over it, would be sad and terrible. We need to preserve our Madison history, and only alter it when absolutely necessary. An individual's desire to profit does not rise to that level.

Many thanks for your consideration and your service.

Regards,  
Eric Ptasnik  
[REDACTED]  
Madison, WI 53711

## Bailey, Heather

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**From:** Figueroa Cole, Yannette  
**Sent:** Wednesday, July 6, 2022 7:51 PM  
**To:** [REDACTED]@gmail.com  
**Cc:** Mary; PLLCAplications  
**Subject:** Re: Old Spring Tavern 3706 Nakoma Road

Thank you Mary!

I really appreciate the objective feedback! Hope you can join the upcoming meeting and share your feedback with the commissioners. I am looking forward to listen to their feedback and advice too.

Thanks, Yannette

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**From:** [REDACTED]@gmail.com <[REDACTED]>  
**Sent:** Wednesday, July 6, 2022 6:06 PM  
**To:** Figueroa Cole, Yannette  
**Cc:** Mary  
**Subject:** Old Spring Tavern 3706 Nakoma Road

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I understand there is a request pending to create a new lot from a small existing lot plus taking land from an existing property at the Old Spring Tavern at 3706 Nakoma Road. I oppose such a proposal because the current lot plus the small lot, as they exist now, reflect the long history of the Tavern and property. Before the current Nakoma Road was built south of the property, the pioneer road went past the Tavern on the northside. The ancient walnut tree is part of the story as well.

I urge you to vote "no" on this request to reconfigure lot lines to create a buildable lot on an important piece of an historical property. Further, if the change is approved, I urge you to argue for a house design that will maintain the integrity of the surrounding houses and not spoil current sight lines.

Thank you,  
Sincerely, Mary Odell

## Bailey, Heather

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**From:** CAROL R BUELOW <[REDACTED]>  
**Sent:** Wednesday, July 6, 2022 6:17 PM  
**To:** PLLCApplications  
**Cc:** urbanist@charter.net  
**Subject:** Register in opposition

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I want to officially register in opposition to Item 2 File 72243, of the July11 Public Hearing-3706 Nakoma Rd-Land Division of a Designated Madison Landmark Site.

Here are my written comments:

I have looked at the documents contained in the referenced application, and have physically looked at the property. I think that dividing this historic property by a **major redrawing of the lot line** will significantly alter the nature and character of the historic site. The drawings and surveys included in the application are poorly labeled and do not clearly indicate the huge change in lot lines. Furthermore, the Public Hearing Notice fails to indicate the purpose of redrawing the lines and separating the lots, which is to create a "buildable" lot. This seems to have been a rush job, with little time for concerned neighbors to dig through the documents to discern what is at stake. The Burse surveyer's maps fail to indicate that Spring Trail, alongside the property, is a dead end and does not connect to Council Crest. Sloppy work?!

Building a house on the adjusted new lot would put a new house in **Front of the Front** of the Historic Spring Hotel, the side facing uphill towards Council Crest. This is not just the original front of the house, it is the **present** front of the house. This would completely destroy the beauty and character of this historic site. I am disappointed in the staff report. The Landmark designation should be applied to the entire site, not just the building.

Sincerely,  
Carol Buelow

[REDACTED]  
Madison, WI 53711

**Bailey, Heather**

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**From:** Jordan Lawrence <[REDACTED]>  
**Sent:** Thursday, July 7, 2022 9:17 AM  
**To:** PLLCApplications  
**Subject:** Agenda item #72243 re. - 3706 Nakoma Rd

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To whom it may concern;

As a Nakoma resident - I strongly support the splitting of the parcel.

The historic nature of the lot can be maintained and we can increase the size and strength of the neighborhood overall. It will also increase the use of local businesses and support their vibrancy.

Best,  
Jordan Lawrence



## Bailey, Heather

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**From:** Melissa Cheeks <[REDACTED]>  
**Sent:** Thursday, July 7, 2022 12:47 PM  
**To:** PLLCApplications  
**Subject:** Agenda item #72243 re: 3706 Nakoma Rd

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Hello,

As a neighbor that resides at [REDACTED] Nakoma Road and appreciates the historic character of the Old Spring Hotel at 3706 Nakoma Road, I oppose the land division and subsequent planned build on the historic inn property.

The current rear of the building is the historic main entrance. Dividing the lot so close to the historic entrance would significantly detract from the original character of the coach road/former inn. In addition to historic artifacts that have been found on the property, there are known Native American burial mounds in the vicinity. It feels inappropriate to divide and build upon land that we know has historic and spiritual value. Again, I do not believe this land division proposal is appropriate.

Thank you,  
Melissa