

## Bailey, Heather

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**From:** Gary Tipler <[REDACTED]>  
**Sent:** Monday, July 11, 2022 2:18 PM  
**To:** PLLCApplications  
**Subject:** Historic Spring Inn Lot Division. Vote No.

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

Landmarks Commissioners,

Please oppose the following item for the lot division of the Old Spring Hotel, unless the proponent will build housing for homeless, elderly or indigenous people.

Gary Tipler  
[REDACTED], Madison

2. Legistar 72243. 3706 Nakoma Rd - Land Division of a Designated Madison Landmark site (Old Spring Hotel); 10th Ald. Dist.

## Bailey, Heather

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**From:** Ken Doran <[REDACTED]>  
**Sent:** Monday, July 11, 2022 2:35 PM  
**To:** PLLCApplications  
**Subject:** Old Spring Hotel/Tavern at 3706 Nakoma Road.

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

I write to offer my views as a Madisonian and near west side resident concerning this matter. I believe it is in the public interest for this historic site to remain intact if possible, and in any case free of new building, and I urge the commission to act to promote that result.

If the current owner desires to sever and sell a lot, and there is no legal barrier to that happening, approval of such a sale is a separate matter from approving construction of a house on the severed lot; that should not occur. The commission should use its powers to promote and initiate the processes necessary to acquire and preserve the severed lot as a public asset, preferably a neighborhood park. Such an alternative future use need have no negative financial effect on the selling property owner.

I do not know if the current property owner has a preference between those uses of a new neighboring lot going forward. If the current owner in fact prefers a new neighboring house, I would contend that such a preference should carry no significant weight. If the property is divided, then either owner or both could place a fence and/or hedge of any reasonable size on the border. promptly or an any future time. That would greatly reduce the effect of one property's use on the other. Such arrangements are of course extremely common along similar boundaries throughout the city.

Thank you for your attention to this matter.

Kenneth J. Doran [REDACTED]. Madison, WI 53711-1920  
[REDACTED] [REDACTED]

The Landmarks Commission should deny a Certificate of Appropriateness for the Land Division of a Designated Madison Landmark site (Old Spring Hotel) at 3706 Nakoma Road. This is so for a number of reasons, but, I want to highlight the "historic" tree on the property.

A historic tree grows at 3706 Nakoma Road. In the book *Every Root an Anchor Wisconsin's Famous and Historic Trees*, Allison, R. Bruce; DeLong, Paul, Wisconsin Historical Society Press (2005), the author R. Bruce Allison identifies a historic tree growing on the grounds of Spring Tavern/Hotel. "An old black walnut growing beside it since Indian times shades the front lawn in summer and stand stalwart and imposing during winter storms." P. 20. "The "beauty of the landscaping and gardens and were instrumental in having the home listed in the National Register of Historic Places.", R. Bruce Allison, p.22.

This commission should exercise its powers for promoting the health, safety, and general welfare of the community by denying the request for certificate of appropriateness of the land division of this designated National and State Historic place.

Respectfully submitted,

Margaret A. Maroney

[REDACTED], Madison, WI 53711

[REDACTED]; [REDACTED]