

Bailey, Heather

From: Dean Mosiman
Sent: Friday, May 12, 2023 1:39 PM
To: Bailey, Heather
Subject: RE: Old Spring Tavern

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

Heather,

Thanks for taking the time to do this. Your attention to detail and sharing of expertise is much appreciated.

Dean Mosiman / City Government Reporter
1901 Fish Hatchery Road • Madison, WI 53713
Office: 608-252-6141

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From: Bailey, Heather [mailto:HBailey@cityofmadison.com]
Sent: Friday, May 12, 2023 1:16 PM
To: Dean Mosiman <DMosiman@madison.com>
Subject: RE: Old Spring Tavern

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What you wrote is correct. Here are the definitions in the Historic Preservation Ordinance, [MGO 41.02](#):

“Landmark means

- (a) Any improvement which has architectural, cultural, or historic character or value reflecting the development, heritage or cultural characteristics of the City, state or nation and which has been designated as a landmark pursuant to the provisions of this chapter, or
- (b) Any land of historic significance due to a substantial value in tracing the history of humankind, or upon which a historic event has occurred, and which has been designated as a landmark pursuant to the provisions of this chapter.

Landmark Site means the lot or parcel identified in the official landmark designation maintained by the City Planning Division. If a landmark designation does not identify a lot or parcel, landmark site means any lot, or part thereof, on which is situated a landmark, and any abutting lot, or part thereof, used as and constituting part of the premises on which the landmark is situated.”

While we do have landmarks that are land of historic significance (like Tenney Park and the Yahara River Parkway or our archaeological sites), this nomination was for the "Old Spring Tavern." For the type of property, you'll see the nomination form identifies that this landmark is a significant building (which falls under the (a) definition above):

City of Madison Landmarks Commission LANDMARKS AND LANDMARK SITES NOMINATION FORM (1)	
I. Name of Building or Site	
(1) Common William T. Stephens house	(2) Historic (if applicable) Old Spring Tavern
II. Location	
(1) Street Address 3706 Nakoma Road	(2) Ward 20th
III. Classification	
(1) Type of Property (building, monument, park, etc.) Building - private residence	

Whereas something like Tenney Park identifies that the landmark nomination is for is the site (which falls under the (b) definition above):

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM

-1-

Name of Building or Site	
Common: Tenney Park	Historic: same
Location	
Street Address: 1440 East Johnson Street Madison, WI 53703	Aldermanic District: Second
Classification	
Type of Property: Site	

The nomination of the tavern only describes the building in the physical description, which is what we would expect when the building is what is being nominated as significant. The landmark site comprises the two lots that were the parcel at the time of designation.

The building is the landmark. The landmark site is the two lots that are now two parcels.

Please feel free to refer this person to me for further clarification if the landmark nomination and the definitions in the ordinance do not answer their questions.



Heather L. Bailey, Ph.D. *(she/her)*
Preservation Planner
Neighborhood Planning, Preservation + Design Section

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From: Dean Mosiman <dmosiman@madison.com>
Sent: Friday, May 12, 2023 10:15 AM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: Old Spring Tavern

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Heather,

Good morning. I apologize for bothering you with this, but the same community member who raised concerns about my previous story is doing so again. We took a few minutes to produce language that I thought accurately reflected the landmark status of the building and the lots. Can you take a look at relevant paragraphs below from my story and let me know if this is accurate or not. The community member is very persistent and I'd like to be able to share with my editors and this person that you are good with our language. If what I wrote was not correct, I'm happy to make a change.

Here are the paragraphs:

The two-story tavern, built just before the start of the Civil War and used as a stagecoach stop for travelers to and from western Wisconsin, sits on property at 3706 Nakoma Road. The building, converted from a tavern-hotel to a private residence in 1895, was named a city landmark in 1972 and listed on the National Register of Historic Places in 1974.

The building is the landmark and the landmark site includes the tavern lot and the adjacent vacant lot.

Thanks again and sorry to have to ask for this,

Dean Mosiman / City Government Reporter
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Bailey, Heather

From: Stu Levitan <stuartlevitan@sbcglobal.net>
Sent: Monday, May 15, 2023 11:42 AM
To: Bailey, Heather; PLLCApplications
Subject: Re: File 76789, 3701 Council Crest

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Correction to my earlier email - this is in reference to file 77464. I misread the agenda. Sorry for any confusion.
Thanks,

Stu Levitan

On Monday, May 15, 2023 at 09:42:38 AM CDT, Stu Levitan <stuartlevitan@sbcglobal.net> wrote:

Ms. Bailey

Although the applicants have withdrawn their request for a Certificate of Appropriateness, I want to place in the record my belief as a former chair of the commission that the request should have been denied for failing to satisfy sections 1, 2, 8 and 9 of the Secretary's Standards for Rehabilitation and the Preamble and (3), sec. 41.01 as referenced by sec. 41.18(1)(d), MGO. If the need arises, I and other neighbors and concerned parties will elaborate as necessary.

Also, what exactly does "withdrawn at the request of the applicant" mean? Is the application still valid, with the commission hearing being rescheduled, or does it no longer exist?

Thanks very much,

Stu Levitan
4181 Cherokee Dr.
MSN WI 53711