

From: [ERHARD F JOERES](#)
To: [Plan Commission Comments](#)
Cc: [Sally Gleason](#); maree.elowson@gmail.com; [Margaret Siegel](#)
Subject: The Old Spring Tavern/Hotel
Date: Sunday, September 4, 2022 4:05:11 PM

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To whom it may concern!

I am opposed to any development on the Old Spring Tavern/Hotel lot. If this property were in the downtown historic district, this question wouldn't even come up. We have far too few reminders of what life was like in Madison in the 19th century before the 20th century development of the city took off. And now development is exploding again, which makes it all the more important not to lose those old reference points.

Thank you.
Erhard F. Joeres
Professor Emeritus
Civil & Environmental Engineering

2822 Marshall Court Unit 7
Madison, WI 53705

From: [Stephanie Robinson](#)
To: [Plan Commission Comments](#)
Subject: Agenda item 72367
Date: Monday, August 29, 2022 3:01:35 PM

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Dear committee members,

I'm writing to register my opposition to the development proposal for the Spring Trail Tavern, both the requested subdivision and lot line adjustment. It is disturbing that the integrity of this historic resource and the totality of the property's historic value has not been adequately considered in evaluating this proposal.

I find the following information to be particularly persuasive that the proposal will have an adverse impact on this rare, historic and highly valued community resource.

Information presented to the Landmarks Commission before and during the July 11 hearing provided strong evidence that the land to the west of the Tavern structure

- Sourced the clay for the bricks used to build the Tavern, which were the first bricks produced in the vicinity of Madison.
- Sourced the oak used to build the Tavern.
- Contained the stagecoach road that serviced the Tavern.
- Contains a tree that, because of its age, size, and girth, ties that land to the Tavern and to the Ho-Chunk.
- Connected the Tavern to the Ho-Chunk settlement at the top of the ridge.
- Maintains the appearance of the Tavern as a "solitary building set on a road in an open, undeveloped landscape" rather than just a building with atypical architecture on a Nakoma lot. Redrawing the lot lines within the Old Spring Tavern parcel did not have a positive impact on the historic character and significance of the landmark. It had an impact, and that impact was adverse.

Thank you for your consideration,
Stephanie Robinson, AICP
Nakoma resident
1014 Tumalo Trail
Madison

Sent from my iPhone

From: [Roys, Kelda](#)
To: [Plan Commission Comments](#)
Cc: [Sen.Roys](#)
Subject: Oppose changes to Old Spring Tavern lot
Date: Monday, August 29, 2022 3:00:26 PM

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Dear Members of the City of Madison Plan Commission,

I strongly oppose proposed changes that will have an adverse impact on the historic Old Spring Tavern property located at 3706 Nakoma Road. I oppose the lot division, removal or modification off historic designation, and shifting of lot lines to allow a larger, modern structure to be built.

The proposed changes would virtually guarantee that a maximally large modern mansion would be built on the lot, irreversibly destroying the historic character of the Old Spring Tavern - a key property in the city's history. The home that is to be built there will almost certainly use every possible inch of space to maximize the return for the developer, while blocking the view of the historic entrance of the Old Spring Tavern that is currently visible by anyone who walks down Spring Trail. It would also almost certainly result in the killing of an over 300-year-old tree, one of just a handful of heritage trees in the state.

These changes are unnecessary to develop the adjacent parcel. Rather, this proposal is being pursued only to enable the largest structure to be built on the servant lot, to eliminate any public oversight and maximize the developer's financial return at the expense of history and community. Madison desperately needs more housing, but building another million dollar-plus home is not going to alleviate the serious needs in our community.

There is no other property like the Old Spring Tavern in our community. There is no other tree like the breathtaking one that will surely meet its demise if you remove all protections on the secondary lot. Once built, it's very hard to restore a viewshed and will become nearly impossible for the public to see the historic entrance of the Old Spring Tavern -- much less envision themselves in its rich history. When we walk to the arboretum, my family and I always enjoy seeing the tree and looking at the original front of Old Spring Tavern, musing with my kids about what life was like 100 years ago and more. That possibility will be rendered impossible if the commission shirks its duty and approves the changes sought by the developer.

I am a strong believer in infill development. Indeed, I have testified in favor of lot divisions and building more housing on large lots adjacent to my own house, even though it meant having more density than the neighborhood generally. That said, the historic nature of the Old Spring Tavern and its garden and heritage tree clearly deserve the minimal protection provided by

the city's preservation ordinance. Again, the current zoning and designation doesn't prevent development -- it just means that the community has some interest and oversight to protect the historic value of the parcel. Please reject these changes.

Thank you for your consideration and service.

Sen. Kelda Roys

From: [Cecely Castillo](#)
To: [Plan Commission Comments](#)
Subject: Item 35: 3706 Nakoma Road,
Date: Monday, August 29, 2022 1:53:55 PM

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Dear City of Madison Plan Commission,

I am a resident of the Nakoma neighborhood and oppose changes that will have an adverse impact on the historic Old Spring Tavern property (3706 Nakoma Road). The lot division, the removal of historic designation, and shifting of lot lines to allow a structure to be built so close to the original historic structure is not in the best interest for this site and neighborhood.

I ask you to deny the approval of a certified survey map of property owned by 3706 Nakoma Road, LLC located at 3706 Nakoma Road.

Thank you,

Cecely Castillo

City of Madison Plan Commission

Public Hearing Regarding Certified Survey Map for Old Spring Tavern, 3706 Nakoma Road (Agenda Item 35; Legistar File 72367)

Remarks by Rick Chandler

August 29, 2022

My name is Rick Chandler and I oppose the approval of the Certified Survey Map for the Old Spring Tavern property. I'm a Vice President for the Madison Trust for Historic Preservation, which has passed a resolution opposing the developer's plan to build a new house on the historic landmark site. We represent more than 350 members.

We speak for hundreds of people who oppose the developer's proposal. At the July 11 Landmarks Commission hearing on this proposal, 19 people spoke in opposition, 167 people registered in opposition, and a petition was presented with 170 signatures in opposition.

I serve as a volunteer tour guide for Madison Trust historic architecture walking tours, including tours of Nakoma which feature a stop at the Old Spring Tavern. Many people from all over Madison and statewide take our tours.

The Old Spring Tavern is among the most memorable and educational stops on our tours, due to its unique landscape and the fascinating history of the stagecoach era, when stagecoaches would arrive on the road that originally ran to the west of the tavern and use the yard as they unloaded. If the west part of the property was removed and a new house was placed on it, it would be much harder to understand how the property was historically used.

There would be a significant loss of setting and feeling, two measures important to a property's historic character. The appearance of a solitary building set on a road in an open landscape has been maintained, an admirable achievement by a succession of owners over more than one hundred years who have been good stewards of the property.

This should not be lost due to a land division and the short-sighted placement of a large new home which would occupy most of the west half of the landmark site. A new home would be wedged into a steep slope and would loom over the tavern, with the back of the home facing the tavern being one story taller than the front on Council Crest due to the steep slope.

There is a black walnut tree on the property which is an estimated 300 years old which connects the property to the indigenous inhabitants and the stagecoach era which is threatened by the proposal. It is entitled to protection as an integral part of the landmark site because its removal would adversely impact the historic character of the property.

The Madison Ordinances are intended to protect historic properties. Section 41.18(4) says land divisions and combinations should not be approved if they would adversely impact the historic character or significance of a landmark property.

The Landmarks Commission narrowly approved the developer's proposal, on a 3-2 vote with two commissioners absent, based on the technical argument that the proposed new lot size was compatible with other nearby lot sizes. The developer is now arguing that the Plan Commission should approve the Certified Survey Map because it is just a technical redrawing of the lot lines.

We urge the Plan Commission to not approve this proposal because of its adverse impact on the historic landmark.

The commission should apply the intent of Section 41.18(4). The proposal should not be advanced based on technical arguments that ignore the intent of the ordinances. This would allow this historic property to be irrevocably altered, resulting in personal gain for the developer but a permanent loss of a significant part of Madison's heritage.

If the commission does not vote for non-approval today, it should defer the decision. We encourage commissioners to visit the property, because seeing the steep slope on which a house would be built under the developer's proposal will help people understand how much a new house would irrevocably alter the historic site. Maps and photographs do not adequately convey the impact of a new house on the landmark property the way an on-site visit does.

If the commission feels that it is compelled to approve the map, it should put conditions on any approval, such as a requirement that the black walnut tree be protected, a requirement that drainage issues be addressed, and a requirement that there be a minimum distance between any new house and the tavern.

We hope the Plan Commission will vote against the developer's proposal and act to implement the historic preservation intent of the ordinances. Hundreds of supporters of historic preservation are very concerned about the threat to this significant property for personal gain after its historic character has been maintained for many years, and we will continue to advocate for its protection.

Thank you.

Alex Saloutos

3318 Hammersley Avenue
Madison, WI 53705
Phone: 608/345-9009
E-mail: asaloutos@tds.net

August 29, 2022

Email: pccomments@cityofmadison.com

Ledell Zellers
Chair
Plan Commission
City of Madison

**Re: Approving a Certified Survey Map of property owned by 3706 Nakoma Road, LLC located at 3706 Nakoma Road; 10th Ald. Dist.
Agenda Item No. 35, Legistar ID No. 72243**

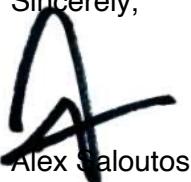
Dear Chairperson Zellers and fellow Plan Commissioners:

I can see no reason not to approve this CSM. The Landmarks Commission threaded the needle, so to speak, when they approved the Certificate of Appropriateness (CofA) for this land division. In approving the CofA, the Landmarks Commission did not change the boundary of the landmark site for the Old Spring Tavern.

The decision by the Landmarks Commission to approve the CofA for this land division was appropriate and sound based on the facts and the law. A CofA for this land division required that three standards be met: 1) the proposed lot sizes do not adversely impact the historic character or significance of a landmark, 2) they are compatible with adjacent lot sizes, and 3) they maintain the general lot size pattern of the [city] historic district. The proposed lot sizes are compatible with adjacent lot sizes and the lots are not in a city historic district, so the second and third standards are met. Since the proposed land division does not change the boundary of the landmark site, there is no adverse impact to the landmark and all three standards for approval of the CofA were met.

The issue of adverse impacts on this city landmark will be ripe when the owner applies to the Landmarks Commission for a CofA to make improvements on the second lot, which remains part of the landmark site, or the owner asks the Landmarks Commission to remove the second lot from the landmark site.

Sincerely,



Alex Saloutos

pc: Landmarks Commission

From: [Jill Davis](#)
To: [Plan Commission Comments](#)
Subject: RE: Agenda Item #72367 writing to OPPOSE the division of land at the Old Spring Tavern
Date: Monday, August 29, 2022 12:31:17 PM

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I spoke against this motion at the last meeting and would have registered to speak again at this meeting, but I am out of town. I strongly oppose the motion to divide the lots compromising the Old Spring Tavern historic landmark.

1. I have lived in Madison for over 50 years. Our city should know better than removing historically designated landmarks which are priceless and irreplaceable parts of our history.
2. Any land division seriously erodes on the historic nature of the landmark in terms of loss of setting and feeling, two of the measures used to assess a property's integrity. This was a tavern that had an expanse of land which allowed horses and coaches to pull up and rest, and the large second lot continues to convey the expanse of land around the original tavern. The land was integral to the inn's purpose as a place to eat and sleep on the road to Mineral Point. Keeping the land intact preserves the essential use of the original use of the property.
3. Dividing the lot does not align with ordinance subsection 41.18(4) The ability to stand in the backyard and imagine a coach road running there. The land division will destroy this.
4. Any building on the second lot will likely damage the roots of one of most historic trees in the entire state of Wisconsin, estimated to be over 300 years old.
5. On a personal note, I will add that the real estate agent who bought this house told the previous owners that he couldn't wait to move in and he could already imagine his children playing in the expanse of a large backyard. They had cared deeply for the history of the house as has every owner since its inception. It's my understanding that he has no intention of moving in. This was just a money making enterprise. The previous owners never would have sold to him if he hadn't deceived them. Does Madison want to lose an historically significant setting and property because someone wants to make money? Is this what Madison is becoming? I hope not. We are a progressive city which values our history.

Please do not allow for the lot division of one of the most historic and unique properties not only in Madison but in the entire state.

Jill Davis, Madison resident since 1972.
jill.carvermed@gmail.com
608 238-6292

From: [Kathleen Satut](#)
To: [Plan Commission Comments](#)
Subject: 72367
Date: Monday, August 29, 2022 10:34:41 AM

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I'm writing in opposition to Item 72367 on the Plan Commission agenda. regarding the division of property at the Old Spring Tavern. It's a historic site that deserves to continued protection.

Sincerely,

Kathy Satut
801 Ottawa Trail

From: [Robert Diedrich](#)
To: [Plan Commission Comments](#)
Subject: Opposition to Plan Commission agenda #35 for 3706 Nakoma Road
Date: Monday, August 29, 2022 8:37:20 AM

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

Regarding Agenda item 35 at the Planning Commission meeting on 8/29/22:

We urge you to DENY the request asking for approval to adjust the lot lines at 3706 Nakoma Road. The proposed lot size will adversely impact the historic character of the Old Spring Tavern at 3706 Nakoma Road. The Old Spring Tavern, built in 1854, is the oldest house in Nakoma. It deserves to be preserved with the surrounding land as it has existed for more than a century. We are Nakoma residents and live very close to the Old Spring Tavern and enjoy it every time we walk or drive past. We urge you to read all the submissions to the Plan Commission before making your decision. This is not an issue to be taken lightly or made without understanding all the facts.

Thank you for your time and attention to understand the facts. Please DENY the request to change the lot lines.

Bob & Val Diedrich

Valerie & Robert Diedrich
4009 Naheda Trail
Madison, WI 53711-2936
(Phone) [608.238.5260](tel:608.238.5260)
rdiedrich@charter.net

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From: [paula devroy](#)
To: [Plan Commission Comments](#)
Subject: Agenda item #72367-Old Spring tavern/Hotel lot division
Date: Sunday, August 28, 2022 1:46:52 PM

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Hello,

I am OPPOSED to the lot division of this historic Nakoma home-the Old Spring Tavern/Hotel Lot. The lot division and the building of a structure on the lot will have an adverse impact on the historic home.

Thank you,
Paula Devroy

Sent from [Mail](#) for Windows

From: [Mary Tremaine](#)
To: [Plan Commission Comments](#)
Subject: comments regarding agenda item # 72367
Date: Sunday, August 28, 2022 9:26:55 PM

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Meeting – Plan Commission 8/29/2022 5:30pm
Agenda Item # - 72367
([3706 Nakoma Rd](#) CSM: 35)

Do you support or oppose the agenda item? – Oppose

Do you want to speak? - No

Are you representing an organization or person other than yourself at this meeting? No

Contact Information

Name Mary Tremaine

Email mtremaine@wisc.edu

Address 906 Waban Hill Madison 53711

Email written comments -

I am opposed to changing the historic nature of this location.

This historical landmark creates the "sense of place" of the Nakoma neighborhood.

The Lake Wingra watershed needs to maintain its critically threatened green and water-permeable surfaces.

Thank you,

Mary Tremaine

From: [Maree Elowson](#)
To: [Plan Commission Comments](#)
Subject: Lot Division: Old Spring Tavern/Hotel
Date: Sunday, August 28, 2022 5:38:16 PM

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Dear Commission Members:

I strongly oppose the division of the land surrounding the Old Spring Tavern, a site that must be preserved as historically important in the early life of Madison and the southwest area of Wisconsin. That this building and surrounding land stand today as they did in the mid-1800s is a testament to the caring preservation efforts of its owners over the last 168 years. Should the short-term profit of one developer have a priority over the continuance of the rich history that the Tavern and its grounds provide for our community?

Where else in the Madison area is the evidence of the early commerce and mail routes when Wisconsin was growing as a young state? The Spring Tavern was built only 6 years after Wisconsin gained statehood. The Tavern and its surrounding land take us to a time when our state had just formed. Standing at the west entrance, visitors can envision the stage coaches and couriers on horseback arriving and bringing mail and business for the tavern/hotel. The building and its grounds are an extant reminder of construction practices in the mid-1800s when local resources were used such as clay for the bricks and oak trees for the timber. The entire setting is an historical treasure.

I raised my children in that area. Visiting the "Nakoma Duck Pond" where the spring comes forth, was a typical day-time activity for me and my small children. As they grew older, we would stop by the Tavern to consider what it might have been like when it was a bustling commercial hub.

Of particular note is the 300-year old Black Walnut tree, which predates the Old Spring Tavern and Wisconsin's statehood. Trees such as these are a treasure to preserve for all of Wisconsin's citizens. The Black Walnut speaks to the time when Indigenous Peoples lived on the land, where the spring must have been an essential resource and gathering site. We can imagine that the fruit of the tree was a good food source for the Indigenous People. The roots and branches of that tree spread and connect with those of other trees, forming an important old ecosystem around the spring area. Thus, the presence of that particular Black Walnut is significant for historical, cultural, and ecological reasons. Modern-day construction practices on the land will irreparably damage the entire site.

I adamantly oppose the division of the land around The Old Spring Tavern.

Anna Margaret Elowson
Madison resident since 1971.

From: [Larry and Ginny White](#)
To: [Plan Commission Comments](#)
Subject: Old Spring Tavern - 8/29/22 Agenda Item # 72367
Date: Sunday, August 28, 2022 9:48:09 AM

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Dear Commissioners: We lived on Huron Hill in Nakoma, near the Old Spring Tavern, for 41 years. We're appalled that the current owner of the Tavern, David Gordon, was granted permission by the City Landmarks Commission to divide the lot to create a buildable parcel behind it.

Mr. Gordon (DBA 3706 Nakoma Road LLC) appears to have bought the property in April 2022 for speculative purposes, as he lists his current address as 3421 Crestwood Drive.

His development plan undermines both the historical significance and the aesthetics of an important city landmark.

We urge you to preserve the historic character of the Old Spring Tavern, the Nakoma neighborhood, and the City of Madison by denying approval of Mr. Gordon's certified survey map. Once a landmark has been defiled, there's no going back.

Sincerely,

Ginny and Larry White
71 Oak Creek Trail
Madison, WI 53717
608-821-0056

From: [Sally Gleason](#)
To: [Plan Commission Comments](#)
Subject: Old Spring Tavern
Date: Sunday, August 28, 2022 4:20:53 PM

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Dear Commissioners,

As former Nakoma residents, we would always identify the Old Spring Tavern to visitors. When we moved to Madison in 1977, it was through the history of the Tavern that we learned about the lead mines in the western part of our state. So this structure is an historic landmark indeed.

We are dismayed to learn that the grounds of the Tavern may be divided and another structure added to the property. We believe the plan would diminish the significance and the aesthetics of this historical city landmark.

We urge the City Landmarks Commission to deny approval of the plan submitted by David Gordon.

Edward & Sara Gleason
4001 Monona Drive, #403
Madison, WI 53716

From: [Rob Wixson](#)
To: [Plan Commission Comments](#)
Subject: Old Spring Tavern
Date: Friday, August 26, 2022 10:20:46 PM

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I oppose the lot division being sought. I have lived in Nakoma since 1951, except for a few years in college and in a different neighborhood for a few years. I have lived on Council Crest since 1979 and spent many days during my youth hanging out at the Bruns house. (now owned by the Van Gemerts). That house sits above the Old Spring House.

As kids we hiked down Spring Trail to get to the Duck Pond. It would be tragic to adjust the lot line to allow for the construction of a house facing Council Crest. We need to preserve the history of the area and not succumb to a greedy developer who has no concern for the history of the neighborhood.

Our house (3817 Council Crest) was built years after the Tavern in 1914. It is one of the oldest homes in the community. We treasure its history and feel the same about our neighbor a block away. In-fill is a great concept, but it has no application when destroying a historic home.

Rob Wixson
3817 Council Crest, Madison, WI 53711

From: [Ron Binter](#)
To: [Plan Commission Comments](#)
Subject: Old Spring Tavern/ Hotel lot divisoon
Date: Sunday, August 28, 2022 4:23:58 PM

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I wish to oppose

From: ptm@chorus.net
To: [Plan Commission Comments](#)
Subject: Old Spring Tavern
Date: Friday, August 26, 2022 3:20:43 PM

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The Old Spring Tavern and property should not be the site for a new home. Historically, the building is best kept in the current setting of green space. There are many places in Madison for infill, so this property need not be one of them. Many times promises are made but not kept, both in design of infill and consequences. (Is there the promised roof garden at 25 N. Prospect in University Heights?)

Too often developers fail to see beyond their greed. They develop property, then leave, making the permanent residents bear the consequences. Historic properties need to be cherished and kept for future generations. Madison has a very small percentage of historic properties, so eroding the already small amount is not wise.

Sincerely,
Nancy McMahon
4317 Tokay Blvd.