

# PLANNING DIVISION STAFF REPORT

July 18, 2016

PREPARED FOR THE LANDMARKS COMMISSION



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [41270](#)  
**Prepared By:** Amy Scanlon, Preservation Planner  
**Date prepared:** July 14, 2016

## Summary

### Relevant Ordinance section:

28.185(7)4. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

### 2901 Dryden Drive

Commercial building, constructed 1974 with later additions and alterations.



Google street view

Applicant: Joel Jackson, Bishop Engineering

Applicant's Comments: McDonald's Restaurant plans to remodel both the interior and the exterior of their existing building. In doing so, approximately 28' off the front of the building will be removed. The remainder of the building will not be demolished.

Staff findings: A preservation file for this property does not exist.

**910 Ann Street**

Commercial property (motel), constructed 1959 with later alterations.



Applicant: Steve Spilde, Landmark Builders Inc.,

Applicant's Comments: We purpose to demolish the motel on 910 Ann Street which has been closed for six years. The motel had a vagrant squatter problem and is an eye sore from the beltline. The adjoining property 1010 Ann Street also added currently have a vacant gas station which also has been closed for years and also unsightly. The proposed development would be a huge improvement both visually and commercially. We look forward to answering any questions on this proposal.

Staff findings: A preservation file for this property does not exist.

**2605 Todd Drive**

Commercial (office), date of construction unknown.



Google street view

Applicant: Patrick Baxter, Mustang Properties LLC

Applicant's Comments: This is a small block building currently vacant. The site will be part of a future development including adjacent land. The future development will likely be office although no firm plans are in place.

Staff findings: A preservation file for this property does not exist.

**219 W Gilman St**

Multi-family residence (2 flat), constructed 1884. Contributing structure in Mansion Hill National Register Historic District.



Google street view



Google street view

Applicant: Hamid Noughani, Assemblage Architects

Applicant's Comments: We request permission to demolish 219 W Gilman St in order to expand the neighboring Chabad House at 223 W Gilman St. Chabad House provides worship, study and fellowship to the Jewish community of UW-Madison and south-central Wisconsin. Following extensive study, we have determined 219 W Gilman St maintains minimal historic value, is in a current state of disrepair and does not meet the programmatic expansion needs of the Chabad House.

Staff findings: The preservation file for this property indicates that it was constructed in 1883 as the H. L. and Mary Gage investment property in a vernacular Italianate style. After a couple of years of ownership with renters, the house was sold to O. S. Norsman, the City Clerk, who owned it until the early 1900s.

**940 E Dayton St**

Multi-family residence (2 flat), constructed 1889.



Google street view

Applicant: Adam Gorman

Applicant's Comments: Demolition of the existing two-unit structure. Build a single-family home in addition to a two-car garage with an accessory dwelling unit above it in the back right of the property.

Staff findings: A preservation file for this property does not exist.