



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [68860](#)  
**Prepared By:** Meri Rose Ekberg, Community & Cultural Resources Planner  
**Date Prepared:** March 1, 2022

**Summary**

**Relevant Ordinance Section:**

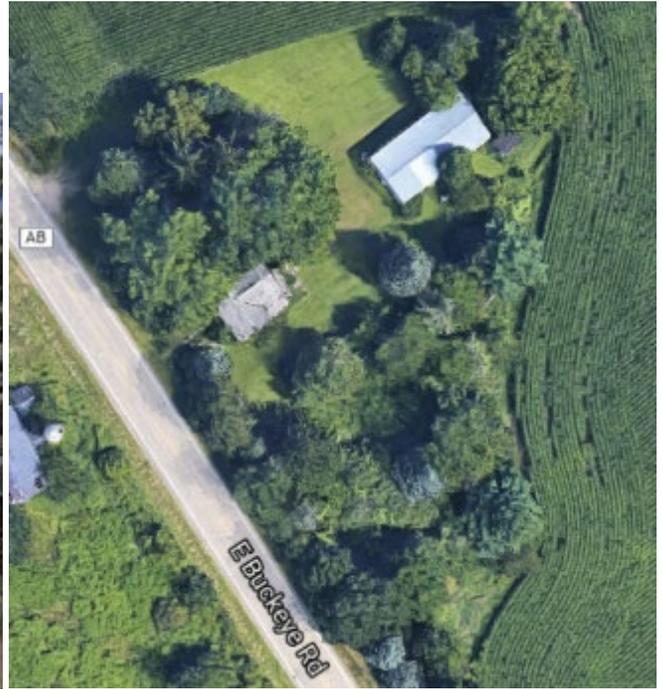
28.185(7)4. The Plan Commission shall consider the report of the City’s historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

**7204 E Buckeye Road**

Single-family home, date of construction unknown.



Bing Street View



Google Earth

**Applicant:** Becky Steinhoff, BT Farms LLC

**Applicant’s Comments:** We would like to tear down an old, unsafe farm house on a property we purchased. A barn on the property would also be demolished.

**Staff Findings:** A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

**5109 Barton Road**

Commercial building constructed in 1958.



Google Street View



Google Earth

**Applicant:** Todd Barnett, Barnett Architecture

**Applicant's Comments:** Ridgewood Pool Inc.'s existing pool house structure is proposed to be demolished as part of Major Alternation Application. The building was originally constructed circa 1960. The existing structure features a later addition. The building features a combination of concrete masonry and wood framed exterior walls, a wood framed nominally flat roof and concrete slab-on-grade floor. Application date refers to Plan Commission submittal.

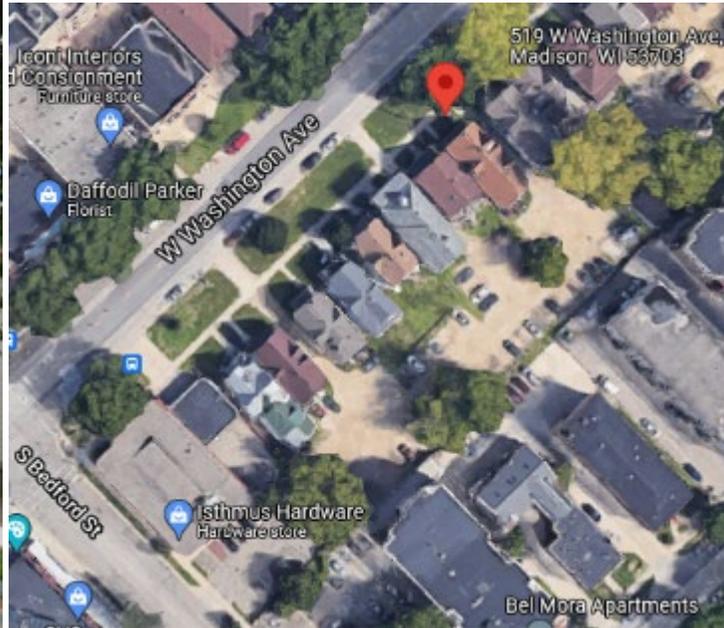
**Staff Findings:** A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

**519 W Washington Avenue**

Three-unit apartment building constructed in 1902.



Google Street View



Google Earth

**Applicant:** Kevin Burow, Knothe & Bruce Architects

**Applicant's Comments:** Existing rental building to be removed for redevelopment for a new apartment building extending from 519 to 547 W Washington Ave.

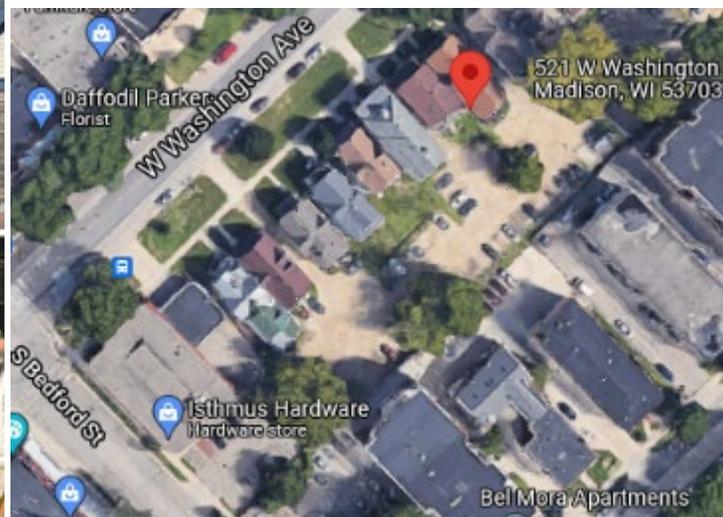
**Staff Findings:** A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society. On 12/13/21, the Landmarks Commission reviewed seven other buildings proposed for demolition on this block.

**521 W Washington Avenue**

Three-unit apartment building constructed in 1904.



Google Street View



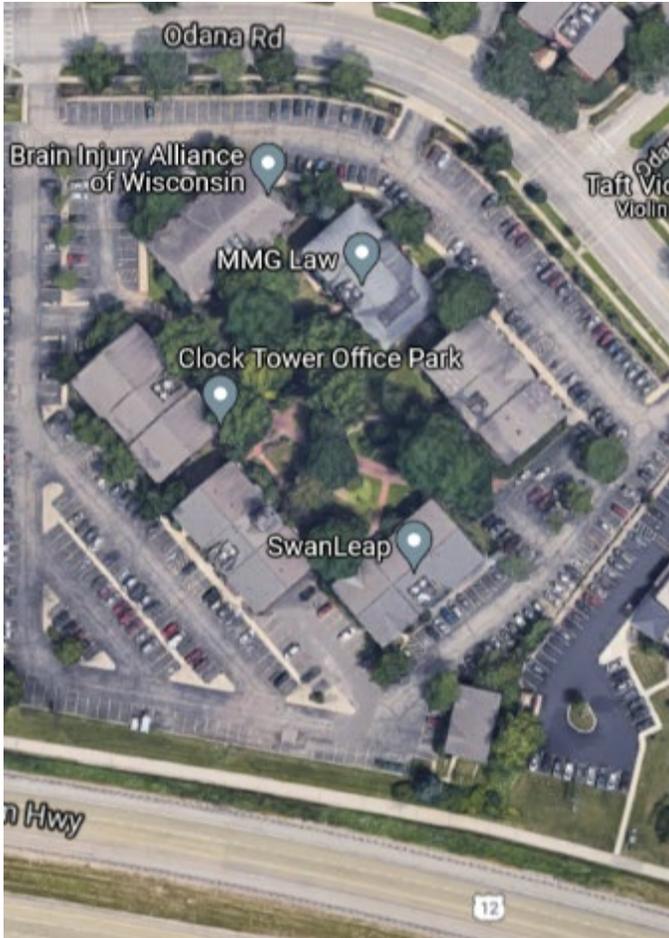
Google Earth

**Applicant:** Kevin Burow, Knothe & Bruce Architects

**Applicant's Comments:** We are removing this rental building as part of a new development that covers 519-547 W Washington Ave with a new multi-family building with approximately 140 units.

**Staff Findings:** A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society. On 12/13/21, the Landmarks Commission reviewed seven other buildings proposed for demolition on this block.

**6323, 6325, 6333, 6401, 6409, 6417, and 6425 Odana Road**



Google Earth

**Applicant:** Eric Schwartz, SARA Investment Real Estate

**Applicant's Comments:** Land Use Application to be Submitted February 28, 2022 for the demolition of seven (7) existing buildings and site preparation activities prior to redevelopment.

**Staff Findings:** Preservation files for these properties do not exist. There are no site files with the Wisconsin Historical Society for any of the properties.

**6323 Odana Road**

Commercial building constructed in 1978.



Google Street View



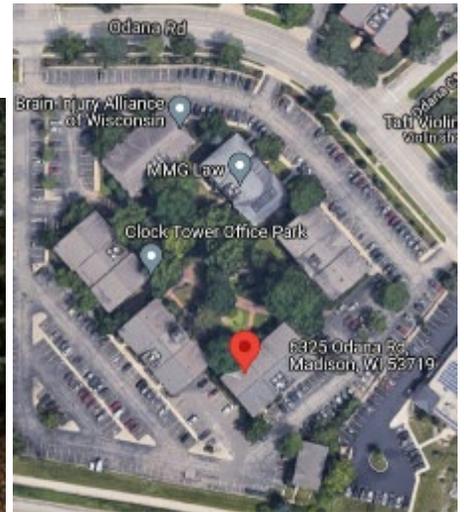
Google Earth

**6325 Odana Road**

Commercial building constructed in 1979.



Google Street View



Google Earth

**6333 Odana Road**

Commercial building constructed in 1977.



Google Street View



Google Earth

**6401 Odana Road**

Commercial building constructed in 1977.



Google Street View



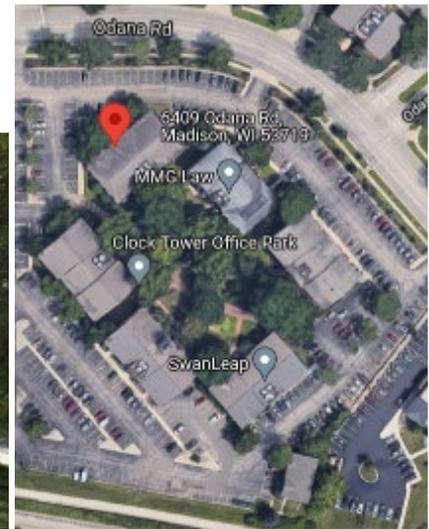
Google Earth

**6409 Odana Road**

Commercial building constructed in 1977.



Google Street View



Google Earth

**6417 Odana Road**

Commercial building constructed in 1979.



Google Street View



Google Earth

**6425 Odana Road**

Commercial building constructed in 1978.



Google Street View



Google Earth

**105 E Lakeview Avenue**

Single-family home constructed in 1926.



Google Street View



Google Earth

**Applicant:** Matt Plummer, Titan Fire and Security

**Applicant's Comments:** Existing empty home to be demoed for a completely new single family home.

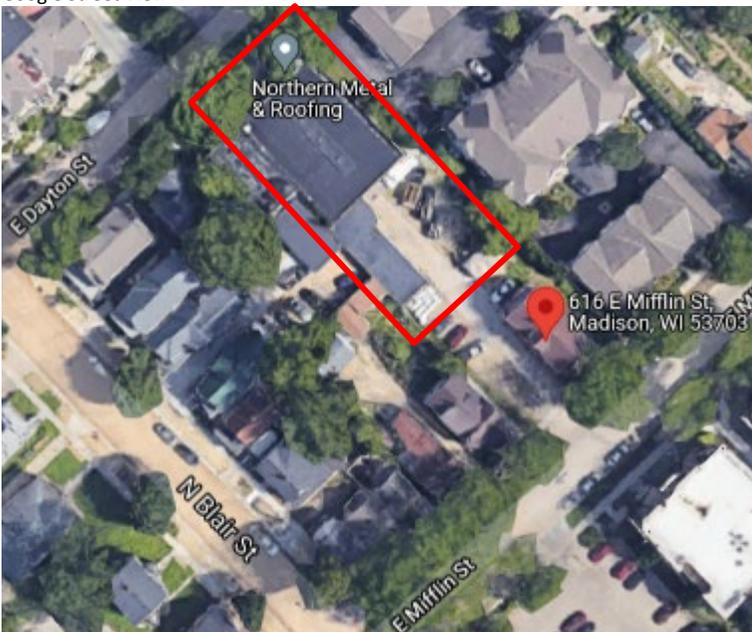
**Staff Findings:** A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

**616 E Mifflin Street**

Commercial building constructed in 1910.



Google Street View



Google Earth

**Applicant:** Michael Metzger, McGrath Property Group

**Applicant's Comments:** Partial demolition. There is a single-story structure attached to the 609-615 E Dayton St warehouse at the rear of the property. The two-story red brick house at the front of the property on E Mifflin St is to remain. Proposing to demolish the structure to construct a three-story, 52-55 room hotel with 24-28 underground parking stalls.

**Staff Findings:** The preservation file for this property indicates that the Edward S. and Tina Reynolds Residence was designed by architect Ferdinand Kronenberg. The Reynolds family lived on this block as early as 1875, and in 1888 Anna

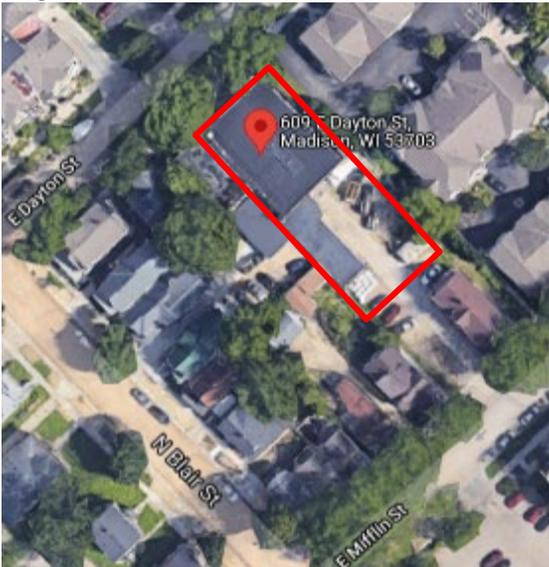
Reynolds began operating a livery stable and hauling firm out of a barn behind the original family home (neither are extant) until her death in 1906. In 1910, Anna's eldest son Edward and his wife Tina built the existing house at 616 E Mifflin Street, where Edward Reynolds served as alderperson of the district. After Edward's death in 1928, his eldest son Henry took over the business and was later joined by his brother William. They built the business into a large trucking company. Henry Reynolds then lived in the house at 616 E Mifflin Street and was elected mayor of Madison in 1960. Reynolds Transfer and Storage is still operated in the neighborhood by the Reynolds family. Related to the building at 609-617 E Dayton Street (in the lot abutting the rear of this property), it is the longest-lived transfer and storage business for which a building exists, and the only hauling firm for which a building remains from the pre-automobile era. A Wisconsin Historical Society property record exists, containing similar information.

**609-617 E Dayton Street**

Commercial building constructed in 1929 with additions in 1950 and 1956.



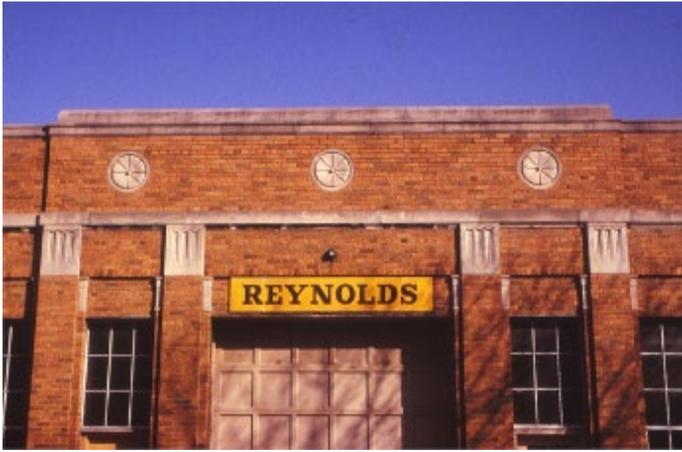
Google Street View



Google Earth



WHS Property Record #95550



WHS Property Record #95550

**Applicant:** Michael Metzger, McGrath Property Group

**Applicant's Comments:** Proposing to demolish a single-story warehouse located at 609-615 E Dayton Street to construct a three-story, 52-55 room hotel with 24-28 underground parking stalls.

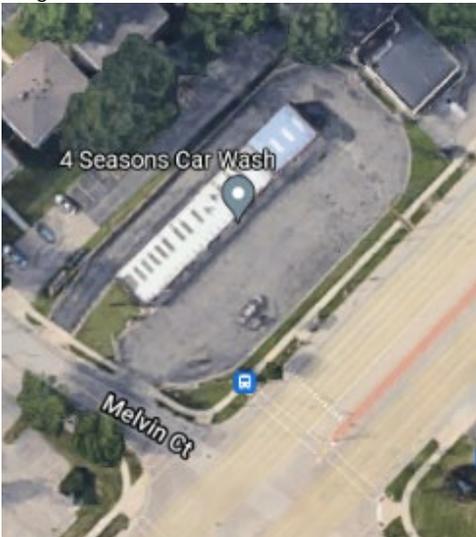
**Staff Findings:** The preservation file for this property indicates that the commercial brick structure known as the H.E. Reynolds Warehouse and Garage was designed by architect Ed Tough. The Reynolds family lived on the 600 block of E Mifflin street beginning in 1875 and began operating a livery stable and hauling firm in 1888, which was passed down through the family and eventually became Reynolds Transfer and Storage, which is still operated in the neighborhood by the Reynolds family. This is the longest-lived transfer and storage business for which a building exists, and the only hauling firm for which a building remains from the pre-automobile era. A Wisconsin Historical Society property record exists, but does not contain additional information.

### **3206 E Washington Avenue**

Commercial building constructed in 1983.



Google Street View



Google Earth

**Applicant:** Jeffrey Natrop, Renner Architects

**Applicant's Comments:** We are planning to demolish the existing car wash and construct a new car wash.

**Staff Findings:** A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

**1211 Fish Hatchery Road (1313 Fish Hatchery Road)**

Commercial building constructed in 1961 with an addition in 1998.



Google Street View



Google Earth



Google Street View

**Applicant:** Mike Luther, JH Findorff & Son

**Applicant's Comments:** SSM is now seeing patients in the new clinic that was constructed at 1211 Fish Hatchery Rd. The next phase of the project is to demolish their existing clinic at 1313 Fish Hatchery Rd to create parking space.

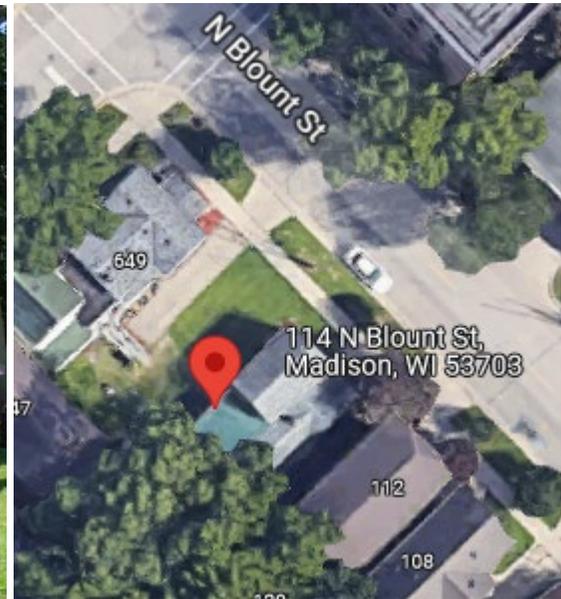
**Staff Findings:** A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

## **114 N Blount Street**

Single-family home constructed in 1910.



Google Street View



Google Earth



WHS Property Record #95157

**Applicant:** Greg Werth

**Applicant's Comments:** I am the owner of the single family home located at 114 N Blount Street, and I am intending to file an application for a demolition permit for the existing structure. The building has been subjected to decades of neglect, and suffers from extreme structural issues. I intend to rebuild a new home of similar size and stature on the lot later this year. I intend to submit the demolition application by March 28th, 2022.

**Staff Findings:** The preservation file for this property indicates that the vernacular clapboard Ida Carmichael Residence was moved to this location in 1923. According to Wisconsin Historical Society records, the building is contributing to the East Dayton Street National Register historic district. The district is listed for its history related to Ethnic Heritage with a period of significance of 1901-1937. This is one of two contributing buildings in the East Dayton Street National Register historic district; the other is located at 649-653 E Dayton Street.