



Application Type: DEMOLITION REVIEW
Legistar File ID # [75031](#)
Prepared By: Heather Bailey, Preservation Planner
Date Prepared: February 1, 2023

Summary

Relevant Ordinance Section:

28.185(7) Review for Historic Value. Every application for demolition or removal of a principal structure shall be reviewed by the Landmarks Commission, which shall provide input to the Building Inspection Division regarding the historic value of the property with the building or structure proposed for demolition or removal.

- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative approval have been met.
- (b) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has historic value, then the Plan Commission shall approve the demolition or removal under sub. (9) below, after considering input from the Landmarks Commission.
- (c) Nothing in this subsection eliminates the requirement in MGO Secs. [41.09\(1\)\(c\)](#) and [41.12\(3\)](#) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of Appropriateness.

4825 N Sherman Avenue

Single-family home constructed in 1940.



Google Street View



Google Earth

Applicant: Adam Kaniewski, City of Madison Parks Division

Applicant's Comments: Madison Parks intends to submit an application to demolish the existing single-family home located at 4825 N Sherman (SE corner of Sherman and Wheeler). In 2022, Parks acquired the property along with surrounding woodlands for the expansion of Whitetail Ridge Park. The house is currently vacant and in poor condition.

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

Staff Recommendation: Staff recommends a finding of no known historic value.

4009 Birch Avenue

Single-family home constructed in 1944.



Google Street View



Google Earth

Applicant: Meri Tepper, Associated Housewrights

Applicant's Comments: This application will be to demolish (scrape-off) the primary framed structure, but leave the existing foundation in-situ. One wall of the foundation will be removed and replaced 18" farther west so that it is no longer located in the side yard setback. Existing water, gas and sewer connections will remain in-situ and be capped within the existing basement.

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

Staff Recommendation: Staff recommends a finding of no known historic value.

700 Cottage Grove Road

Commercial building constructed in 2006.



Google Street View



Google Earth

Applicant: Max Jacobson, Core Spaces

Applicant's Comments: N/A

Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society. The property is located within the boundary of a known uncatalogued burial site, the Kamuiwakka mound grouping (DA-1402, BDA-0608). However, this site is exempt from Wis. Stats. 157.70. As such, the property will not need to secure a Request to Disturb from the Wisconsin Historical Society.

Staff Recommendation: Staff recommends a finding of no known historic value.

1521 Gilson Street

Commercial building constructed in 1969.



Google Street View



Google Earth

Applicant: Curt Roeming

Applicant's Comments: Demolition of existing house located at 1525 and the connecting commercial building 1521. Razing both sites to build flex commercial building.

Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society. This property is located within the boundary of the Wingra Creek Burials mound grouping (DA-0170, BDA-0504). As such, any ground-disturbing activities will need to secure a Request to Disturb from the Wisconsin Historical Society and staff would recommend notification to the Ho-Chunk National Tribal Historic Preservation Officer.

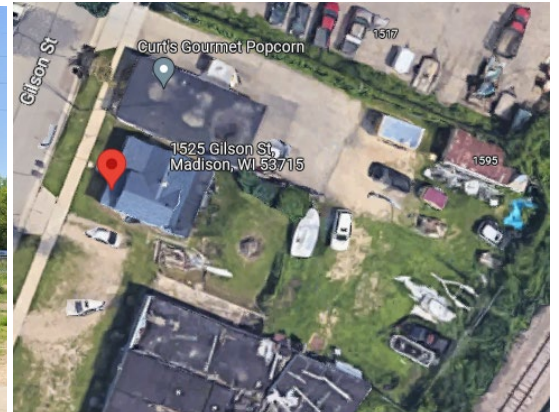
Staff Recommendation: Staff recommends a finding of no known historic value for the existing structures, but historic significance for the human burial site.

1525 Gilson Street

Single-family home constructed in 1895.



Google Street View



Google Earth

Applicant: Curt Roeming

Applicant's Comments: Demolition of existing house located at 1525 and the connecting commercial building 1521. Razing both sites to build flex commercial building.

Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society. This property is located within the boundary of the Wingra Creek Burials mound grouping (DA-0170, BDA-0504). As such, any ground-disturbing activities will need to secure a Request to Disturb from the Wisconsin Historical Society and staff would recommend notification to the Ho-Chunk National Tribal Historic Preservation Officer.

Staff Recommendation: Staff recommends a finding of no known historic value for the existing structures, but historic significance for the human burial site.