

# PLANNING DIVISION STAFF REPORT

September 19, 2016

PREPARED FOR THE LANDMARKS COMMISSION



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [41270](#)  
**Prepared By:** Amy Scanlon, Preservation Planner  
**Date prepared:** September 15, 2016

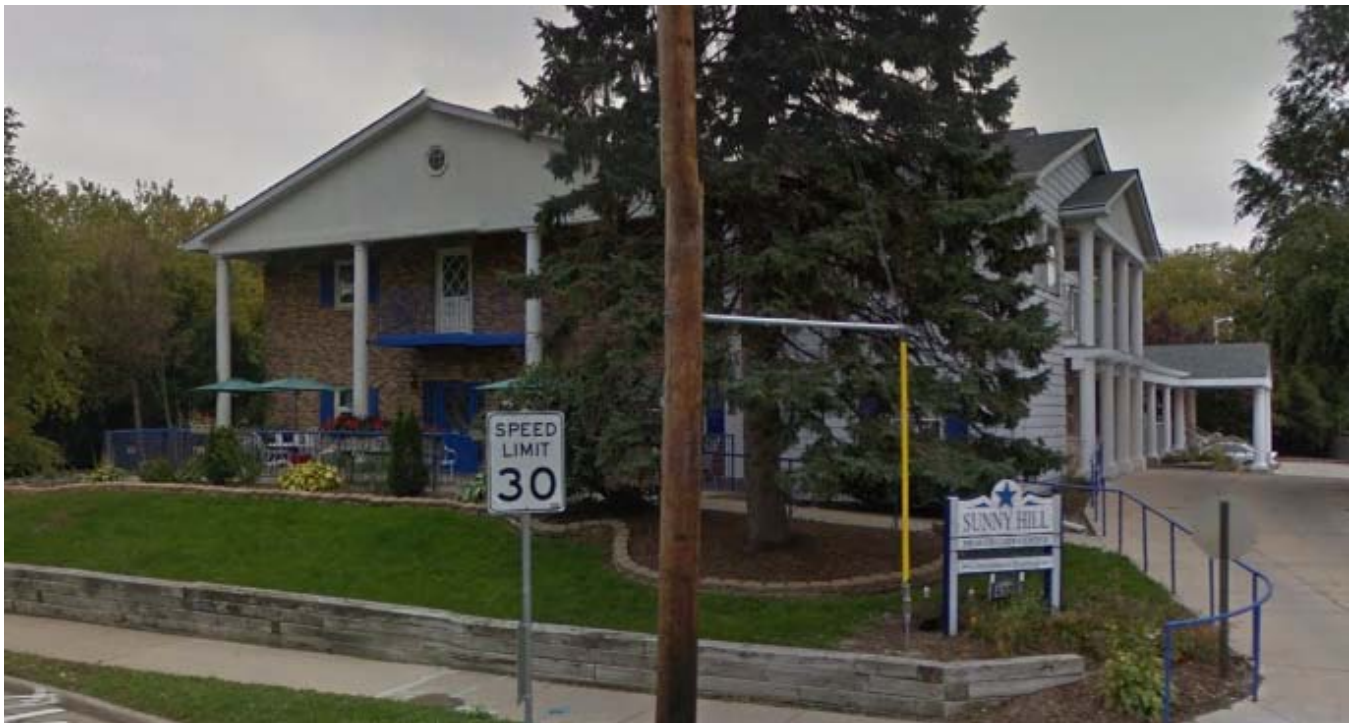
## Summary

### 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.

### 4325 Nakoma Road

Nursing Home constructed in 1915 with later building additions in 1964 and 1986.



Google street view



Assessor property record photo (approximately 15 years old)

Applicant: William Simpson, Architectural Design Consultants Inc

Applicant's Comments: Demolish existing building and build new

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

**1115-1123 S Park Street**

Commercial property (restaurant), constructed 1930 with later alterations.



Google street view

Applicant: Steve Shulfer, Shulfer Architects, LLC

Applicant's Comments: This project is a proposed 4+ story mixed-use development of four properties on South Park Street. Previous notification of intent was presented for this project in June, 2016.

Existing one and two-story structures are dated and beyond reasonable repair. In order to facilitate redevelopment, these structures are intended to be razed. Addresses of all properties include: 1109, 1115, 1117, and 1123 S. Park Street.

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

**5409 Femrite Drive**

Single family residence, constructed 1869.



Google street view

Applicant: Michael Johns

Applicant's Comments: None provided

Staff findings: A preservation file for this property does exist, but it does not provide historical information. The survey form indicates that in 1983 the property was in good condition.

**502 (and 506) East Badger Road**

Commercial building located at 506 E Badger Rd, date of construction unknown.



Google street view

Applicant: Pete Creamer, The Redmond Company

Applicant's Comments: The application for demolition will be submitted after the property is attached to the city of Madison.

Staff findings: A preservation file for this property does not exist. The parking lot located at 502 E Badger Road is located within the City of Madison. The building located at 506 Badger Road is located within the Town of Madison and is being annexed into the City in the near future.

**5404 Lake Mendota Drive**

Single family residence constructed in 1948.



Bing maps bird's eye view image



Zillow.com real estate image

Applicant: Robert Lackore, Bouril Design Studio, LLC

Applicant's Comments: Proposed work includes demolishing the existing residence and detached garage burying the existing overhead electric and utility wires that bisect the property east to west and constructing a new single family residence with attached garage.

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