



Application Type: DEMOLITION REVIEW
Legistar File ID # [68860](#)
Prepared By: Meri Rose Ekberg, Community & Cultural Resources Planner
Date Prepared: November 9, 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.

6604 Odana Road

Commercial building constructed in 1989.



Google Street View



Google Earth

Applicant: Randy Christianson, Walter Wayne Development

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. Previously the Market Square Cinema.

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

6209 Mineral Point Road

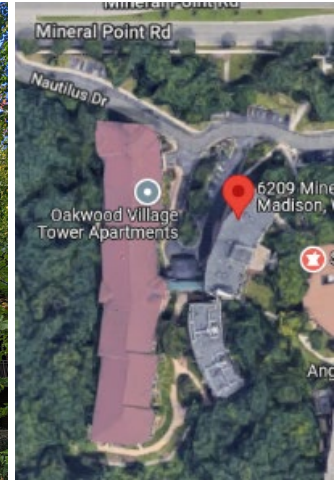
Commercial building constructed in 1976.



Oakwood Village



Oakwood Village



Google Earth

Applicant: David Bertsch, Oakwood Village Lutheran Senior Ministries

Applicant's Comments: In process of submitting the Land Use Application and associated fees. Planned removal of a 6-story apartment building with 60 units. Building has been vacant/unoccupied 3+ years.

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.

2412 Waunona Way

Single-family home constructed in 1903.



Google Street View



Google Earth

Applicant: Lindsey Shotwell, Destree Architecture

Applicant's Comments: On behalf of our clients, Scott and Stacey Rogers, owners of 2412 Waunona Way this is a notice of application for demo permit. Due to the foundation settling, damp crawlspace, canted floors, and undersized framing, we will be requesting a demolition permit to dismantle and recycle the existing house. A new single family residence with attached garage will be constructed on the property. Designs for the new home have been thoughtfully scaled to fit into the existing residential neighborhood.

Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society. Cape Cod style. The property is located within the boundary of a known burial site, the Waunona mound grouping (DA-1403, BDA-0609). This property will need to secure a Request to Disturb from the Wisconsin Historical Society and staff recommends the property owner send notification to the HoChunk Nation Tribal Historic Preservation Officer.

Staff Recommendation: Staff believes there is potential of historic value related to the vernacular context of Madison’s built environment, but the building itself is not architecturally or historically significant. The archaeological site is historically and culturally significant to our tribal partners.

1617 Sherman Avenue

Commercial building constructed in 1950 with additions in 1966 and 2000.



Google Street View



Google Earth



WHS Architecture and History Inventory #109633 (1954)



WHS Image #65412

Applicant: Darrin Jolas, Vermilion Acquisitions, LLC

Applicant’s Comments: N/A

Staff Findings: The preservation file indicates that the Filene House building was originally the home of the Credit Union National Association (CUNA), which was formed in Madison in 1935 to assist credit unions to get established, provide advertising material and operating supplies, and to provide group insurance to credit unions. Edward A. Filene founded the non-profit association, which had 150 employees in 1954. President Harry Truman dedicated the building on May 14, 1950. The site file with the Wisconsin Historical Society contains additional photos and information about President Truman’s visit to Madison, where he helped lay the cornerstone at the building’s dedication. The building is a two-story brick stripped-classism style structure designed by Law, Law, Potter & Nystrom.

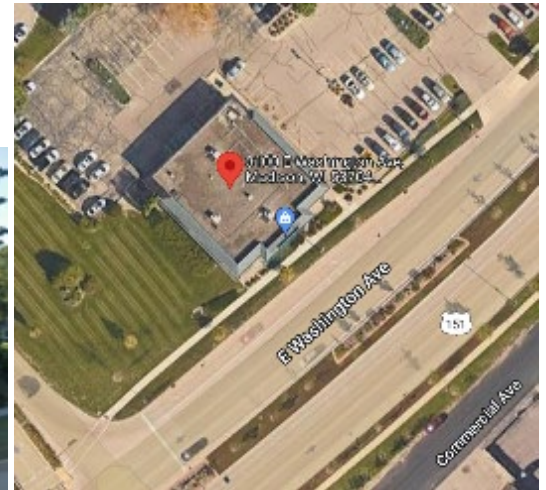
Staff Recommendation: Staff believes there is potential historic value related to the significance of this building as related to the national credit union movement.

3100 E Washington Avenue

Commercial building constructed in 1955 with an addition in 1973, remodeled in 1988.



Google Street View



Google Earth

Applicant: Trent Claybaugh, Gorman & Company

Applicant's Comments: The building we intend to demolish is the former Capitol Auto Credit building at 3100 E Washington Ave.

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.

402 W Wilson Street

Commercial building constructed in 1957 with an addition in 1968, remodeled in 1999.



Google Street View



Google Earth



WHS Architecture and History Inventory #107380 (1974)

Applicant: Nick Orthmann, 402 Flats, LLC c/o Bear Development, LLC

Applicant’s Comments: As part of our proposed multifamily apartment project we are proposing to demolish the existing two-story office building located at 402 W Wilson. The project was initially submitted for a partial demolition and the revised Demolition Permit application is for a full demolition. We have requested to be placed on the November 21 Plan Commission Agenda for the update.

Staff Findings: A preservation file for this property does not exist. The Wisconsin Historical Society property file identifies it as an International-style office building of an unspecified stone, which was formerly the Wisconsin Bar Association. The property was reviewed for a partial demolition at the April 18, 2022 meeting of the Landmarks Commission at which point the commission determined the building had “historic value related to the context of Madison’s built environment and as part of the Madison skyline, but the building itself is not significant.” The applicant is returning for a total demolition as opposed to partial.

Staff Recommendation: The Landmarks Commission needs to decide if the proposed complete demolition changes their recommending finding of historic value to the Plan Commission.

4522 E Washington Avenue

Commercial building constructed in 1979.



Google Street View



Google Earth

Applicant: Steve Doran, Galway Companies, Inc.

Applicant’s Comments: To whom it may concern: My name is Steve Doran from Galway Companies. Our company had a preliminary UDC meeting for the attached project which consists of building a new Café Zupas restaurant and Chapter Aesthetic Studio next to McDonalds along E. Washington Avenue where a older and functionally obsolescent retail center is currently located.

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.

1309-1311 Theresa Terrace

Residential building constructed in 1971.



Google Street View



Google Earth

Applicant: Dan Johns, CDA Redevelopment

Applicant's Comments: MRCDC, a subsidiary of the Madison CDA, intends to file for a demolition permit and zoning map amendment for two duplex residential parcels at 1309-11 and 1401-03 Theresa Terrace. The requested actions will allow for construction of three single-family, three-bedroom, townhouse-style attached dwelling units on each parcel. MRCDC will submit its applications on or before November 28, 2022. District Alder Matt Phair has agreed to waive the 30-day notice requirement.

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.

1401-1403 Theresa Terrace

Residential building constructed in 1971.



Google Street View



Google Earth

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