



Project Name & Address: 1522 Waunona Way

Application Type: Demolition Historic Value Review

Legistar File ID # [87632](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: April 17, 2025

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.

41.28 HISTORIC VALUE ADVISORY RECOMMENDATION

- (1) Review for Historic Value. Following a review of MGO Sec. 28.185 applications for demolition by the Landmarks Commission and based upon application materials, and a report by the City's Preservation Planner, and any public testimony, the Commission shall review MGO Sec. 28.185 applications for demolition and assign one of the following Categories to each principal building proposed for demolition:
 - (a) Category A Demolitions: denotes that the Landmarks Commission finds that the building has historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, listed in the National Register of Historic Places, and/or as an intact or rare example of a certain architectural style or method of construction.
 - (b) Category B Demolitions: denotes that the Landmarks Commission finds that the building has historic value related to the vernacular context of Madison's built environment, cultural practices, or as the work/product of an architect of note, but the building itself is not historically, architecturally or culturally significant.
 - (c) Category C Demolitions: denotes that the Landmarks Commission finds that the building has no known historic value. This category may also denote sites or properties that have historic value, and the significance will not be negatively impacted by the removal of the building itself. This category may also include sites or properties that have archaeological or other site findings of significance, but where removal of the building itself will have no impact.
- (2) Presence of Archaeology. When applicable, each finding shall also note the presence of an archaeological or burial site on the site of the building proposed for demolition.

1522 Waunona Way

Single-family home constructed in 1974.



Provided by applicant



Google Earth

Applicant: Kristi Hills, Classic Custom Homes of Waunakee, Inc.

Applicant's Comments: Looking for approval to demo the existing house at 1522 Waunona Way, Madison.

Staff Findings: There is no information in the Preservation File. There is no WHS Site File. Building records indicate this house was constructed in 1974 for Albert Fuchs, constructed by general contractor Gerald Raether. The 1970s split-level house is not individually architecturally significant and there are no known significant historic associations. The structure is located within the boundary of the Monona Crossing archaeological site (DA-0824), which was a Native American campsite. There are no previously identified human burials on this site, but as the location of long-term human habitation, the property owner should proceed with caution and halt any ground-disturbing activity if there is an inadvertent discovery of human remains. The private property owner does not need approvals from the Wisconsin Historical Society to begin demolition work.

Staff Recommendation: Staff recommends a finding of (c) no known historic value; and that the site has archaeological potential as a Native American camp site. There are no previously identified human burials on this site, but as the location of long-term human habitation, the property owner should proceed with caution and halt any ground-disturbing activity if there is an inadvertent discovery of human remains.