

## PLANNING DIVISION STAFF REPORT

March 10, 2025

PREPARED FOR THE LANDMARKS COMMISSION



**Application Type:** DEMOLITION REVIEW

**Legistar File ID #** [86034](#)

**Prepared By:** Heather Bailey, Preservation Planner

**Date Prepared:** March 4, 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.

#### 2604 Waunona Way

Single-family home constructed in 1901-1902 (preservation file). City Assessor lists construction date of 1892.



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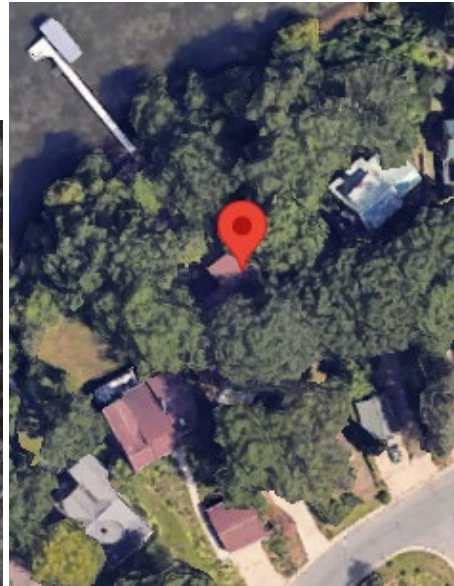


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WHS, WI Architecture and History Inventory, Ref #115539 (1982)



Google Earth

**Applicant:** David Zielsdorf, Aldo Partners LLC

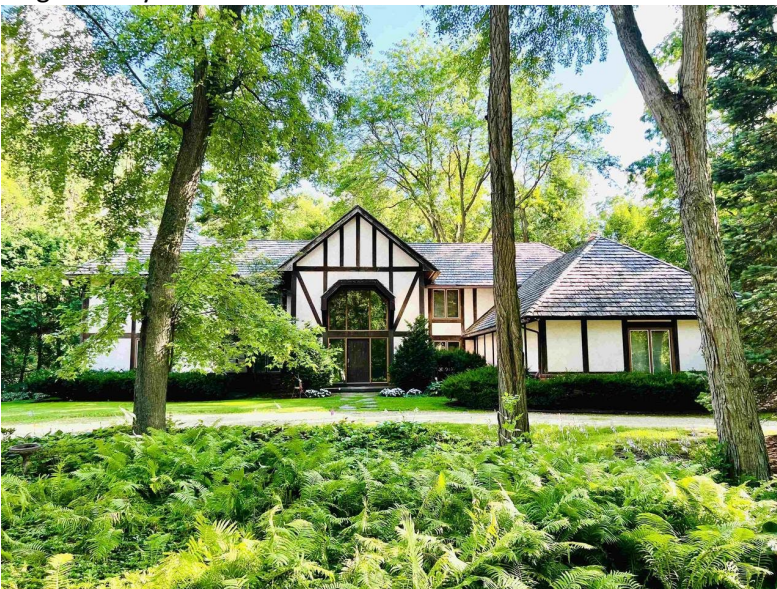
**Applicant's Comments:** We are looking to demo the single-family home at above address, this house is currently vacant due to extensive water damage. Owners are currently in design stage of new home to take its place and looking to start new build early 2026. The existing home needs quite a bit of work to restore, and possible foundation problems due to water pipes bursting. They are requesting we take the home down as soon as we can for safety reasons.

**Staff Findings:** The preservation file indicates that the Henry and Nettie Kiehl Cottage was constructed in 1901-02 for Henry Kiehl, who was a tinner. In a 1982 survey, it was found to be the only relatively unaltered early cottage in the old Ethelwyn Park (Esther Beach) area and had wide clapboards. Current assessment is that it has a moderate amount of historic integrity. This property is also located within the boundary of the Waunona Mounds site (DA-1403, BDA-1403) and any ground-disturbing activity will need to secure a Request to Disturb from the Wisconsin State Archaeologist and notify the Ho-Chunk National Tribal Historic Preservation Office. The WHS Site File contains similar information.

**Staff Recommendation:** Staff recommends a finding of historic value related to Madison's vernacular architecture, but that the building is not itself historically significant; and that the site has historic value as a human burial site significant to the Ho-Chunk Nation, which will need to secure a Request to Disturb before ground-disturbing work.

### **6105 S Highlands Avenue**

Single-family home constructed in 1975.



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**Applicant:** Lisa Kasin, Hart DeNoble Builders

**Applicant's Comments:** None

**Staff Findings:** There is no preservation file or WHS Site File. The Building Permit file, James Burkhard was the builder.

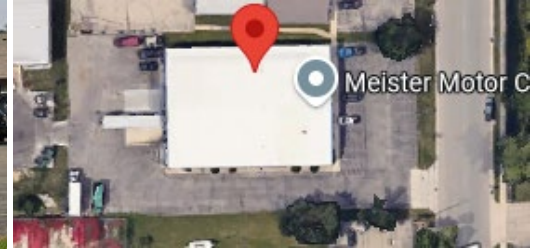
**Staff Recommendation:** Staff recommends a finding of no known historic value.

**2326 Vondron Road**

Commercial building constructed in 2000.



Google Street View



Google Earth

**Applicant:** David Grob, Bachmann Construction

**Applicant's Comments:** 2326 Vondron Road had a fire last year. We want to demo the existing metal building and replace with and new metal building on the same foundation.

**Staff Findings:** There is no preservation file or WHS Site File.

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