

PLANNING DIVISION STAFF REPORT

July 20, 2026

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 1800 University Avenue

Application Type(s): Certificate of Approval for demolition

Legistar File ID # [93868](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: July 14, 2026

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 Approval.

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.

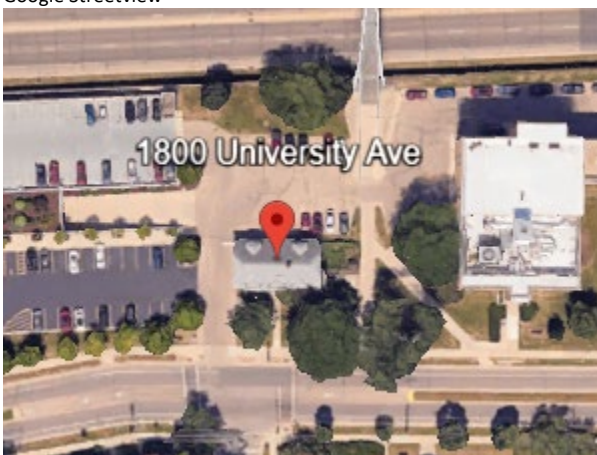
(2) Presence of Archaeology. When applicable, each finding shall also note the presence of an archaeological or burial site on the site of the building proposed for demolition.

1800 University Avenue

Commercial building constructed in 1910.



Google Streetview



Google Earth

Applicant: Cindy Torstveit, University of Wisconsin-Madison

Applicant's Comments: This demolition approval application to the City of Madison by the University of Wisconsin – Madison regarding a structure located at 1800 University Avenue in Madison, Wisconsin. The structure has served various academic and administrative functions throughout its lifetime but has remained vacant for the last decade exceeding its useful life. The property at 1800 University Avenue, constructed in 1910, is a 2-

story, 5,101 GSF wood frame structure located between the UW Foundation building (1848 University Ave) and the Enzyme Institute (1710 University Ave). The clipped gable-end bungalow-style house is listed on the Wisconsin Historical Society's (WHS) Architecture and History Inventory (AHI #109655) but not on the National Register of Historic Places. The building is not eligible for listing due to its lack of individual architectural or historical distinction (Miller, 2023). Designed by University Architect Arthur Peabody in 1909 and built in 1910 as the home for the new poultry husbandry program, the building provided a "utility house" for the new faculty chair and staff. The actual poultry flock was housed in "long buildings" to the west. After Poultry left for their new building on Observatory Drive in 1959, the house became the home to various university departments, offices, and a day care after most notably being the federal and state funded Sea Grant Institute from 1975 to 1999 when they moved to Goodnight Hall and the UW Survey Center.

Staff Findings: There is no preservation file for this property. The WHS site file aligns with the history the applicant provided in their materials. Staff agrees with the WHS finding that this building is not historically or architecturally significant. There are no previously identified archaeological resources on this property.

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