

PLANNING DIVISION STAFF REPORT

February 12, 2024

PREPARED FOR THE LANDMARKS COMMISSION



Application Type: DEMOLITION REVIEW

Legistar File ID # [81161](#)

Prepared By: Heather Bailey, Preservation Planner

Date Prepared: February 6, 2024

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.

755 Braxton Place

Apartment building constructed in 1968 and remodeled in 1999.



Google Street View



Google Earth

Applicant: Anastasia Callaghan, Potter Lawson Inc.

Applicant's Comments: A 4-10 story building built in 1968 with 164 apartment units (per City of Madison Assessor's Office)

Staff Findings: There is no preservation file or WHS site file for the structure. The edge of the Mound Street mound group (DA-0135, BDA-0447) boundary crosses onto this property and the project will need to secure a Request to Disturb before commencing the ground-disturbing activities and the developer should notify the Ho-Chunk National Tribal Historic Preservation Office.

Staff Recommendation: Staff recommends a finding of no known historic value for the existing structure with a note about the archaeological and tribal significance of a portion of the property.

655 W Badger Road

Residential building, date of construction unknown.



Google Street View



Google Earth

Applicant: Joseph Lee, JLA Architects

Applicant's Comments: In conjunction with Land Use/Conditional Use Application for the Proposed Center For Black Excellence & Culture (New Construction).

Staff Findings: There is no preservation file or WHS site file. The Landmarks Commission reviewed the proposed demolition of this building on February 17, 2020, and made a finding of no known historic value.

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

204 W Sunset Court

Single-family home constructed in 1940.



Google Street View



Google Earth

Applicant: Leif Backus, Associated Housewrights

Applicant's Comments: The application is only for the demolition of the existing garage side wall, facing Hillcrest Drive. The application is related to a planned addition to the main house, at the location of the existing garage.

Staff Findings: There is no preservation file. The WHS site file indicates that the Colonial Revival/Georgian Revival home was originally known as the Ray C. and Thelma Eckert House. Ray Eckert was the manager of the Master Feed and Seed Co. in Madison.

Staff Recommendation: Staff recommends a finding of historic value related to the vernacular context of Madison but that the building is not itself historically or architecturally significant.

105 E Lakeview Avenue

Single-family home constructed in 1926.



Google Street View



Google Earth

Applicant: Matt Plummer, Titan Fire and Security

Applicant's Comments: We are planning to demolish the existing single family home at 105 E Lakeview Ave in Madison and build a new single family home in its place.

Staff Findings: There is no preservation file or WHS site file. The Landmarks Commission reviewed the proposed demolition of this building on March 7, 2022, and made a finding of no known historic value.

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