



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [63346](#)  
**Prepared By:** Heather Bailey, Preservation Planner  
**Date Prepared:** September 14, 2021

## 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.

### 466 Orchard Drive

Single-family home constructed in 1955.



Zillow



Google Earth

**Applicant:** Joel Martin

**Applicant’s Comments:** We are planning to take down the existing structure located at 466 Orchard Drive, which has fallen into disrepair, and build a single-family Colonial-style home in its place. We plan to complete a full application and present to the Planning Commission on October 18, with build set to begin by approximately November 15 and finish by June 15 2022.

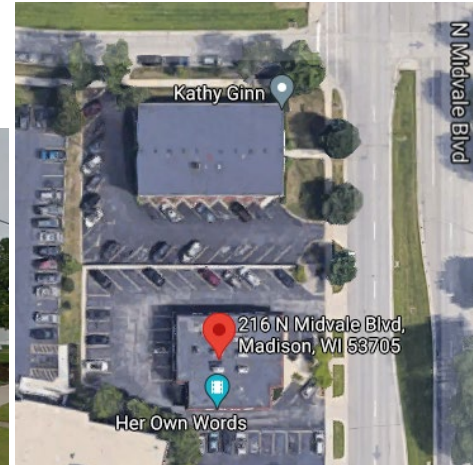
**Staff Findings:** A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

### 216 N Midvale Boulevard

Commercial building constructed in 1959 and remodeled in 1972.



Google Street View



Google Earth

**Applicant:** Erin Socha, Knothe & Bruce Architects

**Applicant's Comments:** Proposing a 5-story, 72 unit mixed-use development with 85 underground parking stalls

**Staff Findings:** Bryant W. Fisher of Fisher & Fisher designed the Kenland Building, which was constructed in 1959 as a single-story building. In 1972, Keith Anderson, general contractor, and F.J. Vivian, engineer, designed the second-story addition. The building is contributing to the University Hill Farms National Register historic district and is listed as being a Contemporary style. The district is listed for its history related to Community Planning & Development and its distinctive MidCentury Modern residential and commercial architecture with a period of significance of 1956-1989.

### 222 N Midvale Boulevard

Commercial building constructed in 1962.



Google Street View



Google Earth

**Applicant:** Erin Socha, Knothe & Bruce Architects

**Applicant's Comments:** Proposing a 5-story, 72 unit mixed-use development with 85 underground parking stalls

**Staff Findings:** The Jefferson Building was constructed in 1962, with Jack Threfall as the general contractor. The Neoclassical office building originally had 16 tenants. The building is contributing to the University Hill Farms National Register historic district. The district is listed for its history related to Community Planning & Development and its distinctive MidCentury Modern residential and commercial architecture with a period of significance of 1956-1989.

**7317 Cottage Grove Road**

Single-family home and outbuildings, unknown date of construction.



Google Street View



Google Earth



Google Earth



Google Street View



Google Street View



Google Street View

**Applicant:** Eric Olson, Hovde Properties

**Applicant's Comments:** The property is the site of the former Georgeson farm, which was used for several generations for dairy, tobacco, and other agricultural operations. The buildings on site are vacant and have not been used for several years and our intent is to demolish the former single-family residential structure and all the accessory buildings (barns, silos, sheds). The area of the buildings is a small portion of a larger ~200 acre agricultural parcel, and upon completion of the demolition our intent is to return the area of the former buildings to agricultural use.

- Our group acquired the ~200 acre site in 2004, but the Georgeson and Lehman families were there until 2018, when one of the last family members tied to the property had passed away.
- We abandoned (removed) the on-site well after the Georgesons vacated the home, and the MPD has been using the residence occasionally for SWAT training exercises over the last few years. The residence is uninhabitable.
- We're already looking to reclaim the barn wood, and the overall demolition will have a Reuse & Recycling Plan pursuant to Code.
- The site is already zoned for Agricultural use, and parts of the site are currently already used for the farming of grass and hay---including areas adjacent to where the buildings are currently located. Our intent is to make the area cleared by demolition available for some additional farming space for the cultivation already occurring, so this isn't really a "no proposed use" situation.
  - The site isn't within the Central Urban Service Area and has very little for infrastructure
  - Door Creek runs through the site and there are a bunch of wetlands on the central and southern parts of the property
  - All in all, future redevelopment would likely be quite some time away in the future for this site



**Staff Findings:** A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.