

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Complete all sections of this application, including signature on page 2.

To request an interpreter, translation, or accommodations, call (608)266-4910.

Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.

Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau

kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910

如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

City of Madison

Building Inspection Division

215 Martin Luther King Jr Blvd, Ste 017

PO Box 2985

Madison, WI 53701-2985 (608) 266-4551



Submit the following via email to:

- Building Inspection at sprapplications@cityofmadison.com
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see [submittal schedule](#))

Part 1: General Application Information

Street Address:	4635 Odana Road		
Alder District:	11	Zoning District:	W, PR
Project Contact Person Name	Lisa Laschinger	Role	Assistant Superintendent
Company Name	City of Madison - Parks Division		
Phone	608-266-4711	Email	LLaschinger@cityofmadison.com

<input checked="" type="checkbox"/>	Completed Application (this form)
<input checked="" type="checkbox"/>	Property Owner Permission (signature on this form or an email providing authorization to apply)
<input checked="" type="checkbox"/>	Copy of Notification sent to Demolition "Listserv" Date Sent <u>5/18/26</u>
<input checked="" type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to District Alder , City-registered neighborhood association(s) , City-listed business association(s) . Date Sent <u>5/15/26</u>
<input checked="" type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project) Please charge Tyler# 51959
Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Part 2: Information for Landmarks Historic Value Review

<input checked="" type="checkbox"/>	Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition
<input checked="" type="checkbox"/>	Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos)
<input checked="" type="checkbox"/>	Existing Condition Photos (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition)
Will existing structure be relocated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible	
<input type="checkbox"/>	Optional: Proposed mitigation plans for properties with possible historic value


APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Part 3: Application for Plan Commission Review (if applicable)

- When Landmarks Commission finds a building has Historic Value, Plan Commission determines if a demolition can be approved at a public hearing.
- Staff adds the demolition to a Plan Commission meeting per [published schedule](#).
- Applicant must pick up “Public Hearing” sign from Zoning Counter and post on property at least 21 days before Plan Commission hearing.

Demolition requests will be scheduled concurrently with other related requests before the Plan Commission, where applicable. If an applicant wishes to schedule the Plan Commission meeting for a later date, please contact staff at pcapplications@cityofmadison.com.

Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)			
Property Owner Name		Eric Knepp, Parks Superintendent	
Company Name		City of Madison Parks Division	
Street Address		330 E Lakeside Street, Madison, WI 53715	
Phone		Email	eknepp@cityofmadison.com

For Office Use Only	
Date:	
Accela ID No.:	



Madison Parks Division

330 E. Lakeside St.
Madison, WI 53715
608-266-4711 • cityofmadison.com/parks

**MADISON
PARKS**

May 18, 2026

Plan Commission
c/o of the Planning Division,
Department of Planning and Community & Economic Development
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, Wisconsin 53701-2985

RE: Demolition of the Odana Hills Golf Course Clubhouse (4635 Odana Rd.)

Letter of Intent

Dear Members of the Plan Commission:

The Parks Division requests a demolition permit for the removal of the existing Odana Hills Clubhouse and adjacent site improvements as part of a project to redesign the course and replace the clubhouse and nearby park amenities. A draft conceptual master plan showing the extents of the demolition request is included. The concept plan is anticipated to be adopted by the Board of Park Commissioners on June 10, 2026.

The existing clubhouse building was designed by John J. Flad & Associates in the Contemporary style and constructed in 1956. The Wisconsin Historical Society Architectural Inventory describes the clubhouse as “a one-story, bow-roofed structure veneered with stone rubble in a variety of shades. A pair of broad doors sheltered by a flat-roofed canopy give access to the club house from the east-facing (front) facade. Banks of windows across the rear of the building overlook the golf course.” While finishes have been replaced to address general maintenance issues over the years and some modifications have been made to address human comfort and building performance issues, the clubhouse remains similar to its original construction and appearance.

The description above incorrectly notes that the clubhouse is one-story. One enters the clubhouse lobby on the ground level where you can also access the concessions area, restrooms, locker rooms, and golf services spaces, but there is a raised gathering space to the north and a full basement under the raised gathering space and under the concessions area on the west side. The basement contains utilitarian functions and is not open to the public.

This structure does not meet today’s standards as a public building; it is not accessible by Federal ADA Accessibility Standards with portions of the building only being accessed by stairs and non-accessible bathrooms. In fact, the clubhouse and course embody many historical inequities that will be corrected with a new course and clubhouse design. The Madison Parks Golf Program, along with City Engineering, Madison Parks Foundation, and private donors led by Michael and Jocelyn Keiser are

working to intentionally make the reimagined golf park more inclusive and welcoming to the entire community through intentional design of facilities and programming.

Generally, the existing clubhouse design faces the golf course and turns its back to the park in an unwelcoming way. In addition, the existing clubhouse has maintenance needs that have been deferred for many years and dated construction details that create an inefficient building envelope. Water damage concerns pertaining to the roof and foundation that have been increasingly difficult to manage during rain events. These factors are infeasible to repair or remedy.

The existing clubhouse and adjacent site improvements will be removed and replaced with the redesign of the Odana Hills Golf Course and Odana Hills East Park. The clubhouse replacement project will be bid in the Spring of 2027 and demolition of the clubhouse is expected to be part of the construction contract with the General Contractor. Construction would begin in Summer of 2027. There is a small possibility that Parks would demolish the building before the General Contractor has been awarded the project. Specialists will be retained as needed for some aspects of the work, including lead and asbestos testing and remediation.

The included photos show existing conditions and some historic views.

Alder Tishler and the Midvale Heights Neighborhood Association have been notified, and copies of those communications are also included.

If you have any questions about this project, please contact me at 608-266-9214 or LLaschinger@cityofmadison.com.

Sincerely,

A handwritten signature in blue ink that reads "Lisa M Laschinger". The signature is written in a cursive style and is positioned above a thin horizontal line.

Lisa Laschinger
Assistant Superintendent - Parks Division

cc: Eric Knepp, Parks Division; Adam Kaniewski, Parks Division; Brian Kowalski, Parks Division; Dave Vetrovec, Parks Division; Amy Scanlon, Engineering Division; Bryan Cooper, Engineering Division; William McMahon, Engineering Division

ODANA HILLS CLUBHOUSE

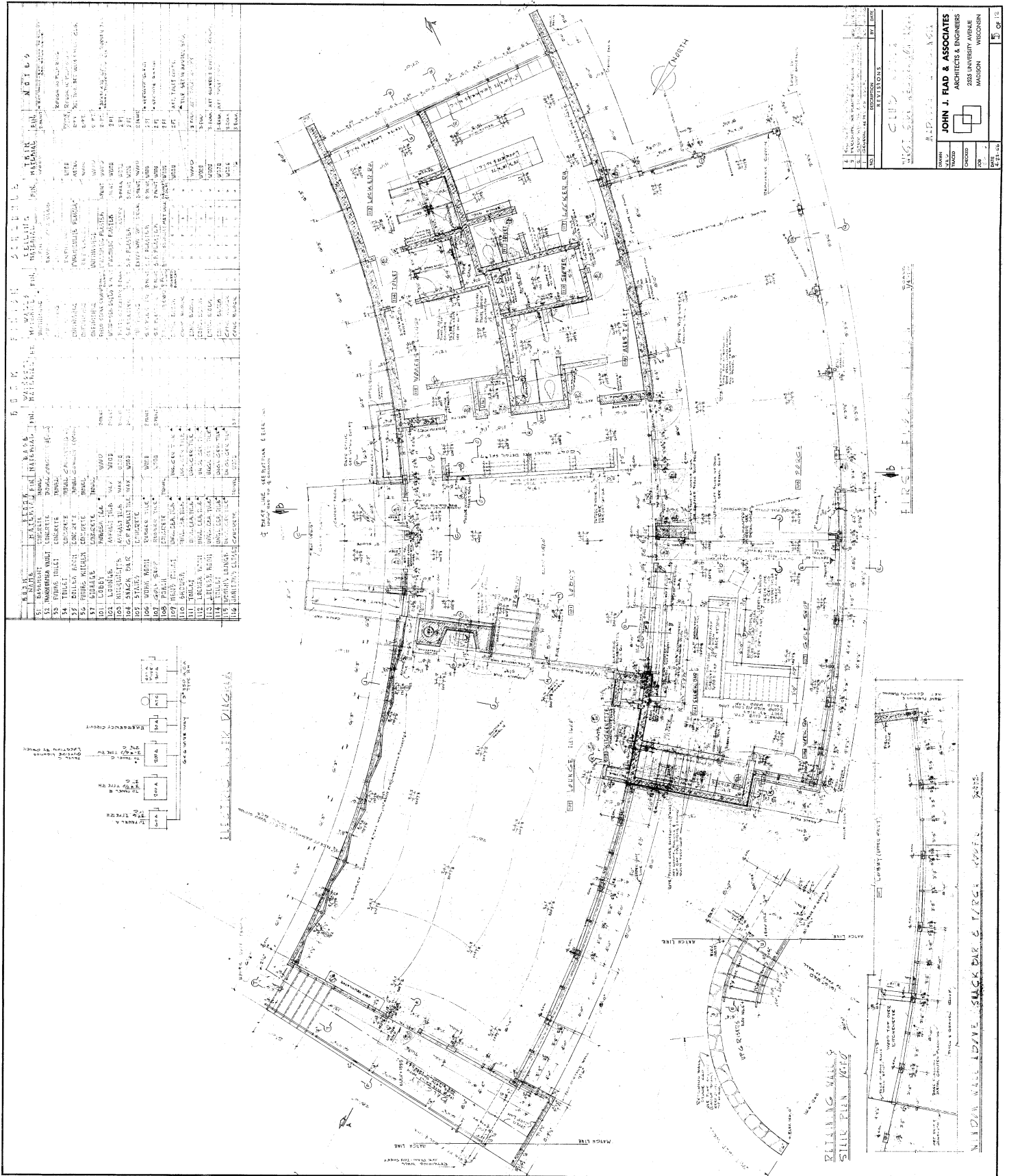
HISTORIC PHOTOS



Wisconsin Historical Society Property Record Ref # 124605



Wisconsin Historical Society Property Record Ref # 124605



Original floor plan, John J. Flad & Associates, 1956

ODANA HILLS CLUBHOUSE
EXISTING CONDITION PHOTOS



Front of Clubhouse. Elevation faces entrance drive and park amenities.



View showing the North end of the front and North elevation of Clubhouse.



North elevation of Clubhouse. Garage door access at basement level.



West elevation of the Clubhouse showing the windows and patio that overlook the golf course.



West elevation of the Clubhouse showing the windows and patio that overlook the golf course.



South elevation of the Clubhouse showing the windows and patio that overlook the golf course.



South elevation of Clubhouse.



View showing the approach from the parking lot to the Clubhouse. Golf course to the left.



Detail of entrance on East elevation.



Detail of entrance overhang condition.



Detail of stone condition at entrance planter.



Detail of wall condition at entrance planter.



Detail of wall condition at North elevation.



Detail of roof condition.



Detail of siding condition.



Detail of soffit and fascia condition.

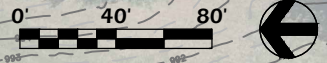


Entrance looking East



Entrance looking North

File: V:\26.019 Madison Odana Park MP\CAD\LW C.dwg Layout: C User: KaitieM Plotted: May 11, 2026 - 2:32pm



Project Name:

Revisions:

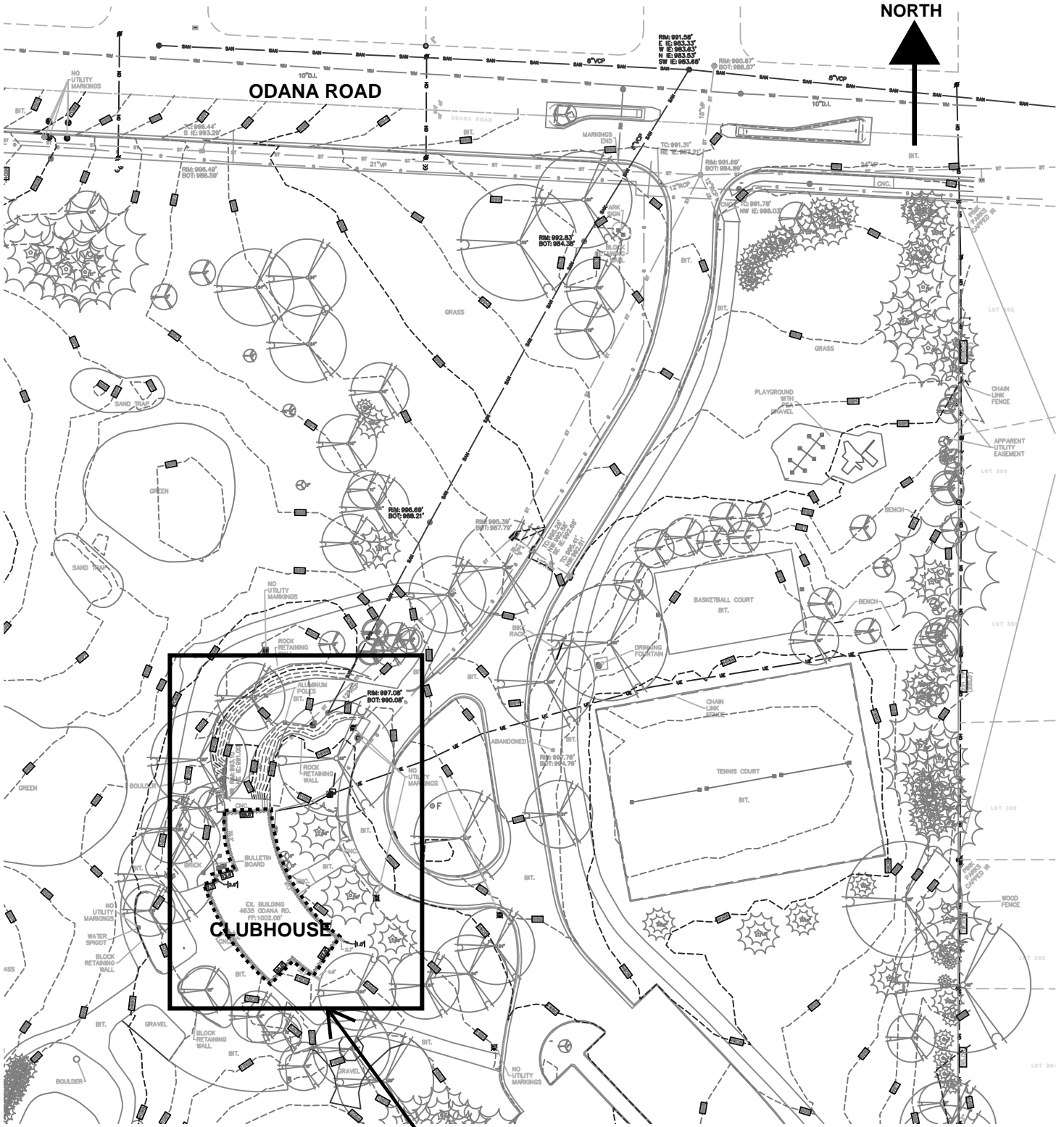
Project #: 26.019
 Issued For: Review
 Date: 5/13/2026

Sheet Number

C

ODANA HILLS CLUBHOUSE

DEMOLITION PLAN



CLUBHOUSE AND RELATED ADJACENT PARK IMPROVEMENTS TO BE REMOVED

CLUBHOUSE DEMOLITION IS PART OF OVERALL PARK AND GOLF COURSE REDEVELOPMENT PROJECT
DEMOLITION REQUEST MAY 2026

From: [noreply](#)
To: [Kowalski, Brian](#)
Subject: City of Madison Demolition Notification Approved
Date: Monday, May 18, 2026 8:25:45 AM

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on May 18, 2026 at 8:25 AM. Your demolition permit application can be filed with the Zoning Office, 215 Martin Luther King Jr. Blvd, Suite 017, on the next business day following 30 days of the posting of this notification message. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.

Comments:

A waiver from the district alder may be required in order for you to file for review sooner than 30 days from this online notification.

From: [Laschinger, Lisa](#)
To: [Tishler, Bill](#)
Cc: [Kowalski, Brian](#); [Kaniewski, Adam B](#); [Knepp, Eric](#)
Subject: Madison Parks- Odana Hills Clubhouse- 4635 Odana Road Demolition Application Notification
Date: Friday, May 15, 2026 1:18:54 PM

Good afternoon Alder Tishler,

I am writing to inform you that the City of Madison Parks Division intends to submit an application to demolish the existing golf course clubhouse located at 4635 Odana Road. As you are aware, the Parks Division, along with colleagues in other City agencies, Madison Parks Foundation and other design team partners, are in the process of updating the conceptual master plan for the golf course and adjacent park. The master plan is anticipated to be adopted in June 2026. The proposed project leverages generous private donations that will be used to renovate the golf course, in order to make much needed clubhouse and park improvements. The clubhouse will be replaced with a modern, intentionally designed facility that is welcoming and inclusive of the community. Additional information about the project can be found on the [project website](#). Staff are submitting Demolition Application to be considered at the Landmarks Commission on June 22, 2026 and by the Plan Commission on July 13, 2026.

The existing clubhouse and adjacent site improvements will be removed and replaced with the redesign of the Odana Hills Golf Course and Odana Hills East Park. Detailed design and public engagement process for the clubhouse will begin in the second half of 2026. The clubhouse replacement project is anticipated to be bid in in the Spring of 2027. Demolition of the clubhouse is expected to be part of the construction contract with the General Contractor. Construction would begin in Summer of 2027, with anticipated occupancy by Summer of 2028.

Please let me know if you have any questions.

Thank you,
Lisa

Lisa Laschinger
Pronouns: she/her/hers
Assistant Parks Superintendent
City of Madison Parks Division
330 E. Lakeside Street – Madison, WI 53715
(608) 266-9214
[MADISON PARKS](#)

**MADISON
PARKS**

From: [Laschinger, Lisa](#)
To: cardinjoy@gmail.com
Cc: [Kowalski, Brian](#); [Kaniewski, Adam B](#); [Knepp, Eric](#)
Subject: Madison Parks- Odana Hills Clubhouse- 4635 Odana Road Demolition Application Notification
Date: Friday, May 15, 2026 1:32:11 PM

Greetings Joy,

I am writing to inform the Midvale Heights Neighborhood Association that the City of Madison Parks Division intends to submit an application to demolish the existing golf course clubhouse located at 4635 Odana Road. As you are aware, the Parks Division, along with colleagues in other City agencies, Madison Parks Foundation and other design team partners, are in the process of updating the conceptual master plan for the golf course and adjacent park. The master plan is anticipated to be adopted in June 2026. The proposed project leverages generous private donations that will be used to renovate the golf course, in order to make much needed clubhouse and park improvements. The clubhouse will be replaced with a modern, intentionally designed facility that is welcoming and inclusive of the community. Additional information about the project can be found on the [project website](#). Staff are submitting Demolition Application to be considered at the Landmarks Commission on June 22, 2026 and by the Plan Commission on July 13, 2026.

The existing clubhouse and adjacent site improvements will be removed and replaced with the redesign of the Odana Hills Golf Course and Odana Hills East Park. Detailed design and public engagement process for the clubhouse will begin in the second half of 2026. The clubhouse replacement project is anticipated to be bid in in the Spring of 2027. Demolition of the clubhouse is expected to be part of the construction contract with the General Contractor. Construction would begin in Summer of 2027, with anticipated occupancy by Summer of 2028.

I am also confirming that I plan to attend your neighborhood association later this month. I understand your meeting is May 26 at 6PM at Sequioa.

Please let me know if you have any questions.

Thank you,
Lisa

Lisa Laschinger
Pronouns: she/her/hers
Assistant Parks Superintendent

City of Madison Parks Division
330 E. Lakeside Street – Madison, WI 53715
(608) 266-9214

MADISON PARKS

**MADISON
PARKS**