



Project Name & Address: 2 S Mills Street

Application Type: Demolition Historic Value Review

Legistar File ID # [91930](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: March 5, 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

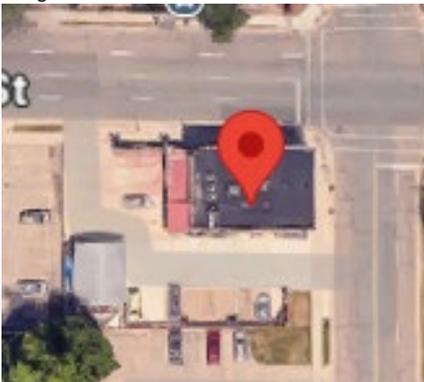
- (1) Review for Historic Value. Following a review of MGO Sec. 28.185 applications for demolition by the Landmarks Commission and based upon application materials, and a report by the City's Preservation Planner, and any public testimony, the Commission shall review [MGO Sec. 28.185](#) applications 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.

2 S Mills Street

Commercial building constructed in 1923, per Assessor.



Google Streetview



Google Earth

Applicant: Kevin Burow, Knothe & Bruce Architects

Applicant's Comments: This proposed multi-use residential development involves the redevelopment of 2 S Mills St and 1111-1135 Regent Street located on the south side of Regent Street in between S Mills and S Charter Streets. Located in the Regent Street area, the site is currently occupied by a restaurant, parking lot and floral shop. This application requests permission for the removal of the existing buildings for the development of a new 6-story mixed-use building including 113 dwelling units, 60 underground parking stalls and approximately 1,300 SF of commercial space. The site is currently zoned TSS and will remain TSS zoning for the proposed redevelopment.

The existing buildings were most recently used as a mixed-use building (restaurant and apartments) and a floral shop. It is not economically feasible to move or reuse the existing structures. The site is located in a vibrant area of the city amongst the UW Campus and is currently underutilized and would be better utilized as a higher density mixed-use property. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures. The demolition of the structures will occur in Fall of 2026 and take no longer than (1) month to complete.

Staff Findings: There is no preservation file or State site file for this building. There has been previous survey in the area, but this building as not inventoried, likely due to the modifications to the storefront. The building is not architecturally significant and there are no known significant historic associations. The building has had many tenants over time. There is no previously identified archaeology.

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