

# PLANNING DIVISION STAFF REPORT

January 11, 2016

PREPARED FOR THE LANDMARKS COMMISSION



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [41270](#)  
**Prepared By:** Amy Scanlon, Preservation Planner  
**Date prepared:** January 6, 2016

## 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.

### 2049 Baird Street

Single family residential building originally constructed in 1957 (according to City Assessor).

Applicant: Janet Schmidt, City of Madison - Parks Division

Applicant's Comments: Demolition of an existing single family residence that was purchased by the City of Madison to allow for expansion of Penn Park.

Staff findings: A preservation file for this property does not exist.



Google street view

**126 Langdon Street**

Dormitory building originally constructed in 1953 (according to City Assessor).

Applicant: David Guthrie, Aspen Heights Partners

Applicant's Comments: Proposed demolition and redevelopment of the existing 7 story building in to a new 5-7 story apartment building with attached parking garage designed and built as student housing.

Staff findings: A preservation file for this property does not exist.



Google street view

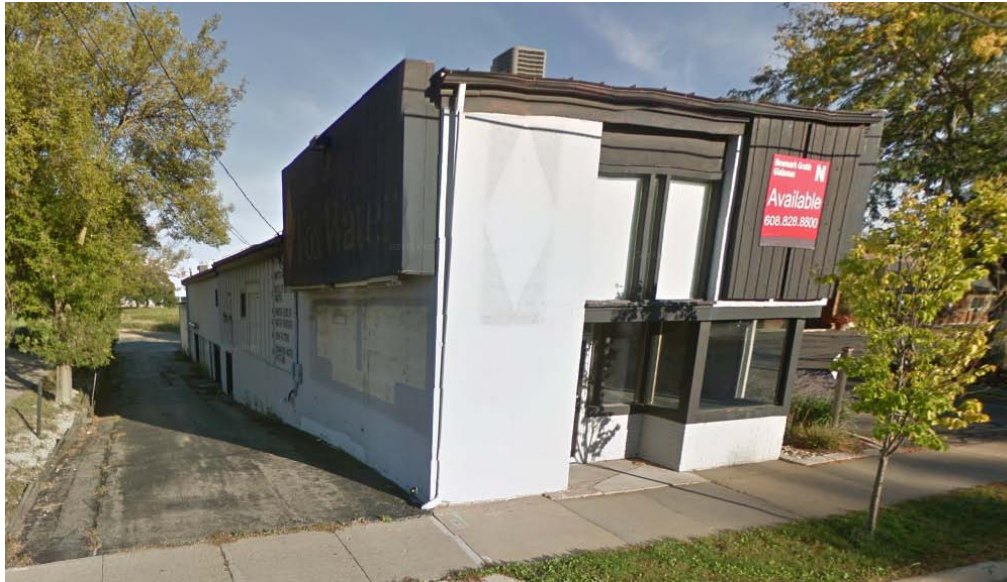
**1017 North Sherman Avenue**

Commercial building originally constructed in 1951 with numerous later additions (according to City Assessor).

Applicant: Jason Smith, JLS Construction Services LLC

Applicant's Comments: The group of owners would like to demolish the existing building with no proposed use. The current dimensions, age and condition have made the property it hard/impossible to rent.

Staff findings: A preservation file for this property does not exist.



Google street view



Google street view

**1605 and 1609 Monroe Street**

1605 is a commercial building originally constructed in 1960 with numerous later additions (according to City Assessor).

1609 is a residential building originally constructed in 1904 (according to City Assessor).

Applicant: Paul Cuta, CaS4 Architecture

Applicant's Comments: Demolition of an existing, two story commercial building, attached parking structure (1603-1605 Monroe) and adjacent, two-story single family, rental residence (1609 Monroe) for the proposed construction of a new mixed-use facility comprised of below grade parking, first floor commercial space with a combination of apartments and condominiums above.

Staff findings: Preservation files for these properties do not exist.



Google street view of 1605



Google street view of 1605 on left and 1609 on right

**1936 Atwood Avenue**

Multi-family residential building originally constructed in 1914 (according to City Assessor).

Applicant: Catherine Ferrari, Knothe & Bruce Architects

Applicant's Comments: None provided.

Staff findings: A preservation file for this property does not exist.



Google street view



Google street view

**3014 Worthington Avenue**

Multi-family residential building originally constructed in 1965.

Applicant: Doug Strub, Future Wisconsin Housing Fund, Inc.

Applicant's Comments: Additional green space to be provided and density to be reduced at apartment development. Building constructed approximately 50 years ago.

Staff findings: A minimal preservation file for this property exists with a memo that declares the existing building (constructed in 1965) to be not historically significant.



Google street view

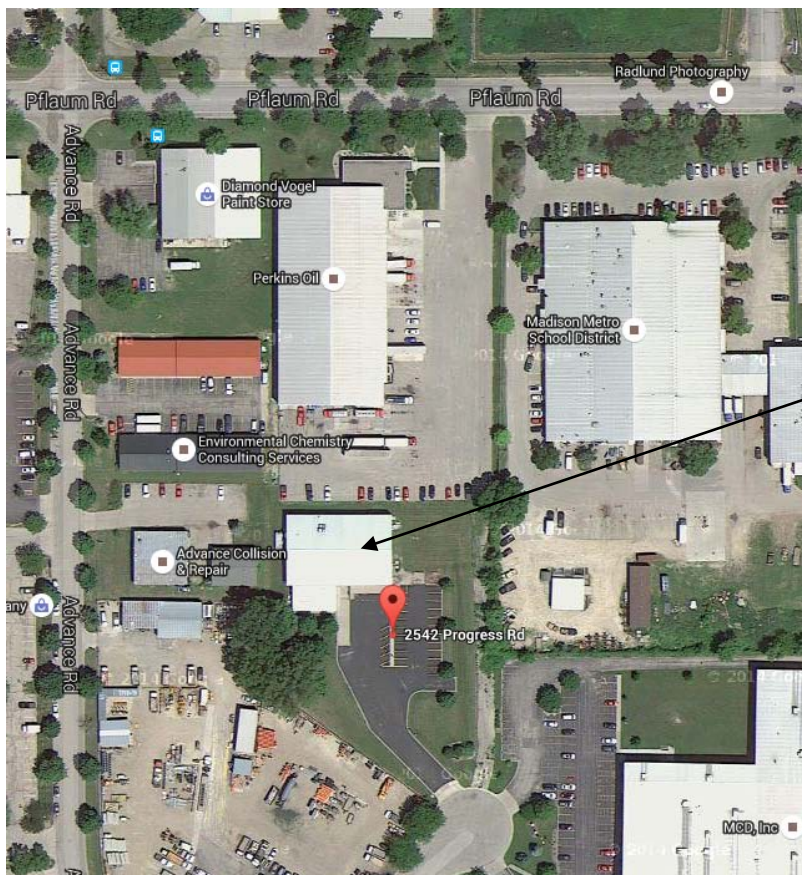
**4707 Pflaum Road**

Industrial building, date of construction unknown.

Applicant: Jim Daggett, Ideal Builders Inc.

Applicant's Comments: Perkins Oil Company (Pflaum Investments LLC) located at 4707 Pflaum Road, Madison, WI has purchased the adjacent property located at 2542 Progress Road, Madison, WI and subsequently combined the two properties into one lot and recorded under CSM Map No. 13926 in 2014. The existing 11,000 SF metal building will be demolished in order to expand the present warehouse and is currently located at 4707 Pflaum Road since the properties have been combined under this existing address.

Staff findings: A preservation file for this property does not exist.



Google map view



Google street view

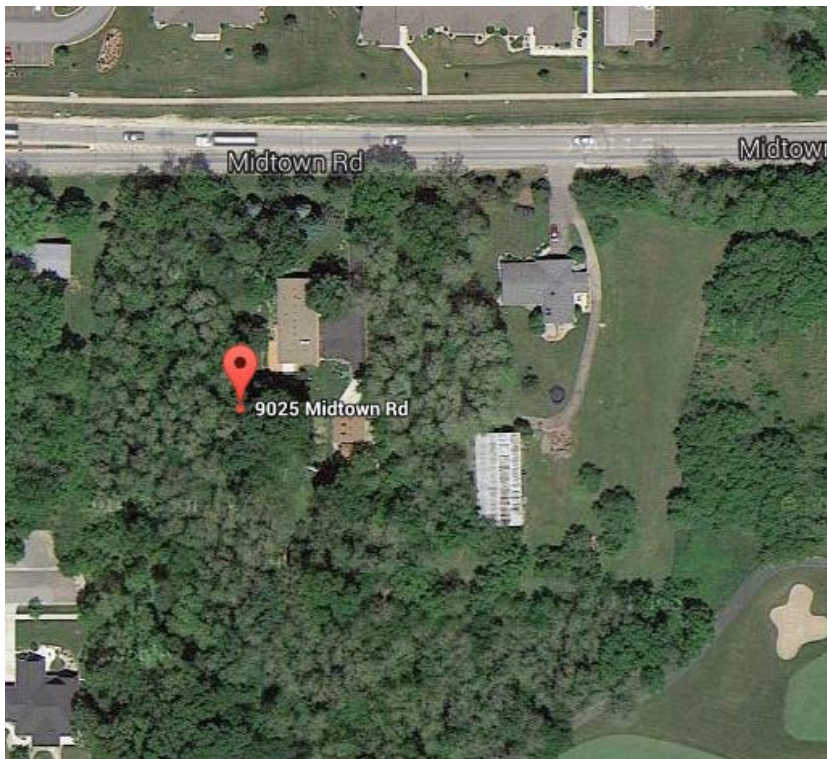
**9025 Mid Town Road**

Single family residential building originally constructed in 1967 (according to City Assessor).

Applicant: John Scott, LSCOTT Enterprises, LLC

Applicant's Comments: We are in the process of acquiring this property and will be proposing to move the house to a new location in the summer of 2016. This is dependent on our approval for our child care center we are proposing for the site.

Staff findings: A preservation file for this property does not exist.



Google map view



Google street view