



Project Name & Address: 4506 Verona Road

Application Type: Demolition Historic Value Review

Legistar File ID # [88021](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: May 14, 2025

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.

41.28 HISTORIC VALUE ADVISORY RECOMMENDATION

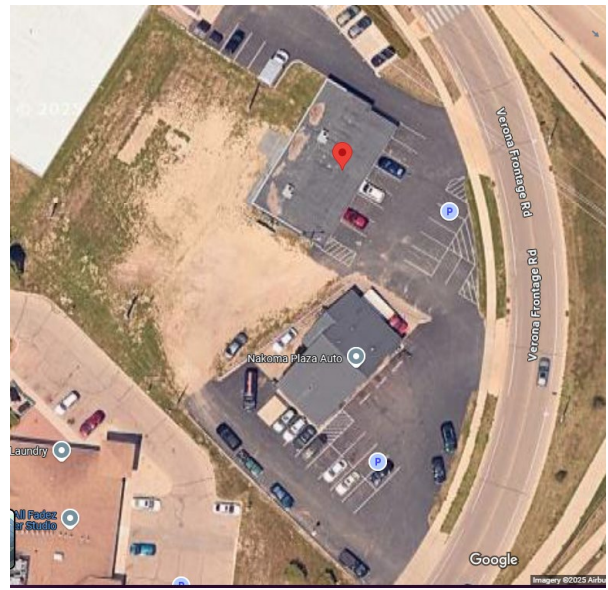
- (1) Review for Historic Value. Following a review of MGO Sec. 28.185 applications for demolition by the Landmarks Commission and based upon application materials, and a report by the City's Preservation Planner, and any public testimony, the Commission shall review [MGO Sec. 28.185](#) applications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

4506 Verona Rd

Single-story commercial building. City Assessor lists construction date of 1952.



Google Streetview



Google Earth

Applicant: Kevin Burow, Knothe Bruce Architects

Applicant's Comments: This proposed multi-use residential development involves the redevelopment of 4506 Verona Road located on the frontage road at the corner of Verona Road and the Beltline. Located on the west side of Madison, the site is currently occupied by a former restaurant turned-office space and an auto service business. This application requests permission for the removal of the existing buildings for the development of a new 5-story mixed-use building. The development will include 93 apartment units, underground parking, and a community service facility. The site is currently zoned CC and will remain CC zoning for the proposed redevelopment.

The existing building was most recently used as a former restaurant turned-office space. The building has served many people over time but has become outdated and in need of major repairs and updates. It is not economically feasible to move or reuse the existing structure. The site is located on a corner of the city that is currently underutilized and would be better utilized as a 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 structure.

The building will be demolished using a backhoe; no explosives will be used for demolition. During demolition, concrete, brick and block from walls will be separated or hauled off site for reuse as clean fill or recycled as base material. Metals from the structure, electrical, ductwork, piping, windows and building materials will be separated and placed in the metal salvage/recycle containers. Asphalt will be hauled to an asphalt plant for recycling. The demolition of both of the structures will occur in Spring of 2026 and take no longer than (1) month to complete.

Staff Findings: There is no preservation file or State site file. The building permit file shows a variety of businesses operating at this location, but no original building permit. The building is not architecturally significant and there are no known significant historic associations.

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