PLANNING DIVISION STAFF REPORT

June 22, 2026

PREPARED FOR THE LANDMARKS COMMISSION

Project Name & Address:	**4635 Odana Rd**
Application Type:	Demolition Historic Value Review
Legistar File ID #	93591
Prepared By:	Heather Bailey, Preservation Planner, Planning Division
Date Prepared:	June 17, 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.

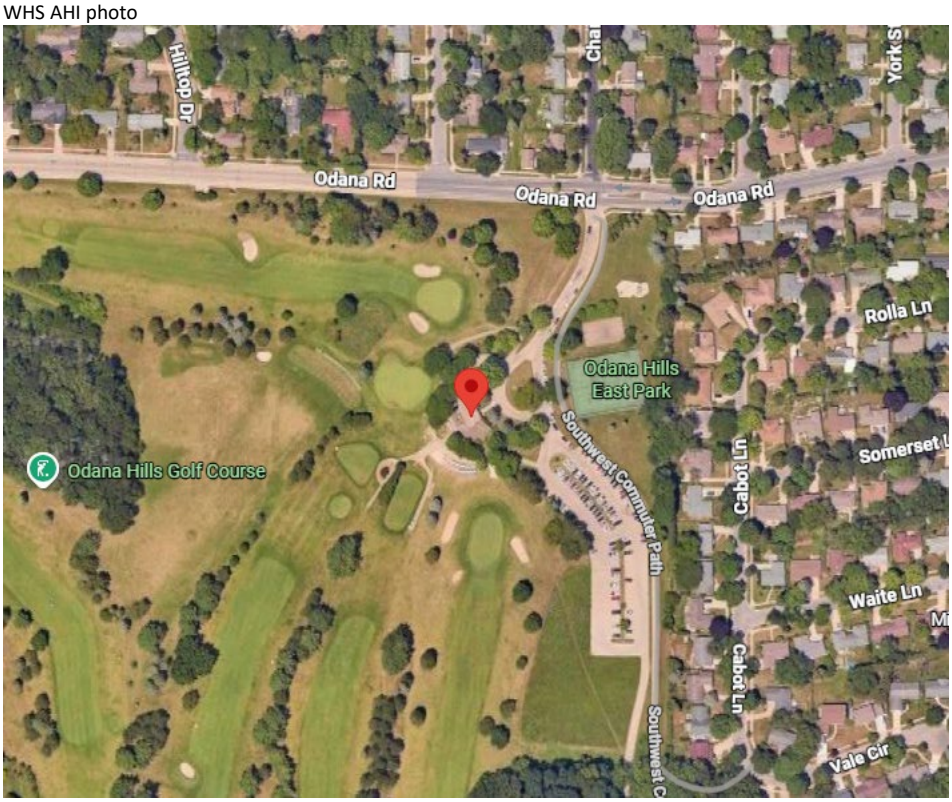
(c) Category C Demolitions: denotes that the Landmarks Commission finds that the building has no known historic value. This category may also denote sites or properties that have historic value, and the significance will not be negatively impacted by the removal of the building itself. This category 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.

4635 Odana Rd

Commercial building constructed in 1956

WHS AHI photo



Google Earth

Applicant: City of Madison Parks Division

Applicant's Comments: 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. 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."

Staff Findings: There preservation file and state site file contain similar information. This building has undergone changes over time to make the building more comfortable, including an addition on the front and enclosing several windows. While this building still retains elements of its Midcentury Modern design, it has suffered a loss of historic integrity. The history of the golf course can still be told through the golf course itself and there is no previously identified archaeology at this location.

Staff Recommendation: Staff recommends a finding of (c) no known historic value due to loss of historic integrity.