

# 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](mailto:sprapplications@cityofmadison.com) and
- Landmarks Commission at [LandmarksCommission@cityofmadison.com](mailto:LandmarksCommission@cityofmadison.com) (see [submittal schedule](#))

## Part 1: General Application Information

<b>Street Address:</b>	3236 Commercial Ave		
<b>Alder District:</b>	12	<b>Zoning District:</b>	CE
<b>Project Contact Person Name</b>	Kirk Keller	<b>Role</b>	Architect
<b>Company Name</b>	Plunkett Raysich Architects, LLP		
<b>Phone</b>	[REDACTED]	<b>Email</b>	[REDACTED]

<input checked="" type="checkbox"/>	<b>Completed Application</b> (this form)
<input checked="" type="checkbox"/>	<b>Property Owner Permission</b> (signature on this form or an email providing authorization to apply)
<input checked="" type="checkbox"/>	<b>Copy of Notification sent to the <a href="#">Demolition Listserv</a></b> Date Sent <u>7/3/2025</u>
<input checked="" type="checkbox"/>	<b>Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <a href="#">District Alder</a>, <a href="#">City-registered neighborhood association(s)</a>, and <a href="#">City-listed business association(s)</a>.</b> Date Sent <u>6/13/2025</u>
<input checked="" type="checkbox"/>	<b>\$600 Demolition Application Fee</b> (additional fees may apply depending on full scope of project)
<input checked="" type="checkbox"/>	<b>Demolition Plan</b>
X	<b>Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use?</b> <input checked="" type="radio"/> Yes <input type="radio"/> No

## Part 2: Information for Landmarks Historic Value Review

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

## APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

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

- When Landmarks Commission finds a building has Historic Value, the demolition application must be considered by the Plan Commission.
- If Plan Commission review is required, staff will schedule the public hearing based on the [published schedule](#).
- Applicant must [make an appointment](#) to pick up “Public Hearing” sign from Zoning Counter and post the sign 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. A schedule confirmation will be emailed to the designated project contact. Contact staff at [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com) with questions.

### Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)			
Property Owner Name		Ralph Kauten	
Company Name		Mathea, LLC, Adarion, LLC & Duplicity, LLC	
Street Address		3300 Commercial Ave	
Phone	(608)244-4754	Email	

For Office Use Only	
Date:	
Accela ID No.:	

03 July 2025

City of Madison Planning Division  
Landmarks Commission  
215 Martin Luther King Boulevard, Suite 107  
Madison, WI 53701

RE: 3235/3237 Burke Avenue, 3236 Commercial Avenue, and 3300 Commercial Avenue (Individual applications are being submitted for each building)  
Project name – Mathea (working name)  
Landmarks Commission - Letter of Intent

COMMISSIONERS, on behalf of the Mathea owners, we are seeking approval from the Landmarks Commission to advance this project for submission to the Madison Site Plan Verification Process. This request is for a new development to be located fronting both Commercial Avenue (Hwy 30) and Burke Avenue. The proposed buildings will be a mixed-use development consisting of an office building and a multi-family residential building. The Urban Design Commission (UDC) review will not be a part of this application process. Final addresses have not yet been assigned.

**Relationship to existing landmark structures** – The site of the proposed development is located on Commercial Avenue along the Hwy 30 corridor as motorists approach the East Washington Avenue exit access. The site is a full block in depth and the proposed development will also front the residential neighborhood along Burke Avenue to the north.

- The existing development in the immediate area consists largely of established industrial and commercial structures fronting Hwy 30. No known property with a historic designation is known.
- The Burke Avenue frontage faces established single and multi-family residences. No known property with a historic designation is known.

**Proposed Two Building Development** – Project demolition will include:

- Removal of the multi-family residence known as 3235 and 3237 Burke Avenue.
- Removal of a single-story commercial building located as 3236 Commercial Avenue. Currently occupied by Ultimate Arts Tattoo.
- Removal of the single-story office and warehouse facility located at 3300 Commercial Avenue. This building is currently occupied by four commercial tenants.
- The original architects, builders, and years of construction are not known.

The proposed Development will consist of two main new structures:

- A single-story commercial use building fronting Commercial Avenue providing an updated image to this highway access to Madison.
- An 'L' shaped multi-family building fronting Burke Avenue and an internal courtyard. Walk-up units facing Burke Avenue in the three-story section of the building along with traditional internally accessed units facing the internal courtyard.

**Supplemental Information**

- Photos of the existing buildings will be forwarded for each building proposed for demolition.
- \$600 application fee is being forwarded. Please clarify if the fee is per building or per development.
- Owners signature will be routed for record.

209 south water street milwaukee, wisconsin 53204 414 359 3060  
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900  
205 north orange avenue suite 202 sarasota, florida 34236 941 444 8845

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Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Mark C. Herr, John J. Holz, Nicholas D. Kent,  
Steven A. Kieckhafer, Scott A. Kramer, Jason W. Puestow, David J. Raysich, Michael H. Scherbel, Larry A. Schneider, Michael J. Sobczak

The overall project intent is to develop a property that meets the intent of all City and planning guidelines by designing a building that presents a new professional building on this access corridor to the City while presenting a residential feel facing Burke Avenue. This project does require Conditional Use approval and all materials for this approval are being submitted.

Best regards,



Kirk Keller, AIA, NCARB  
Senior Project Manager



## Kirk Keller

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**From:** noreply@cityofmadison.com  
**Sent:** Thursday, July 3, 2025 12:51 PM  
**To:** Kirk Keller  
**Subject:** City of Madison Demolition Notification Approved

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on July 3, 2025 at 12:50 PM. 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 will be required in order for you to file sooner for review sooner than 30 days from this online notification.

Please also note the new demolition process, including filing for Landmarks Commission review:

<https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cityofmadison.com%2Fdevelopment-services-center%2Fland-development%2Fprivate-property%2Fdemolition&data=05%7C02%7Ckkeller%40prarch.com%7C27eedbff0bcd4d30413108ddba5a2802%7C9dc36eb3082a4a13aa11a8594576614a%7C0%7C0%7C638871618591501930%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=eJhGhC59y4xloszBi3QUxuy39O2uhi8drM55B%2FjjetE%3D&reserved=0>

## Kirk Keller

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**From:** jlee.res@gmail.com  
**Sent:** Tuesday, June 24, 2025 1:21 PM  
**To:** carpenterridgeway@gmail.com; ettak7@gmail.com; 'Julia Matthews'; info@madisonnba.com; 'Lisa McNabola'; 'Jenny Kirchgatter'  
**Cc:** Kirk Keller  
**Subject:** RE: Commercial Ave / Burke Ave Redevelopment

Good afternoon! I am following up on my June 13 message regarding the proposed re-development at 3300 Commercial Avenue. Please let us know if you have any questions regarding the project and if there is an upcoming opportunity for us to meet with the neighborhood / business community and answer any questions.

Thank you!

Jeff Lee  
608-347-5338

**From:** Jeffrey Lee <jlee.res@gmail.com>  
**Sent:** Friday, June 13, 2025 10:15 AM  
**To:** carpenterridgeway@gmail.com; ettak7@gmail.com; Julia Matthews <district12@cityofmadison.com>; info@madisonnba.com; Lisa McNabola <LMcNabola@cityofmadison.com>; Jenny Kirchgatter <JKirchgatter@cityofmadison.com>  
**Cc:** Kirk Keller <kkeller@prarch.com>; Sarah Church <schu@vierbicher.com>; Ralph Kauten <kautenr@gmail.com>  
**Subject:** Commercial Ave / Burke Ave Redevelopment





# Proposed





# Proposed



VIEW OF OFFICE BUILDING FROM COMMERCIAL AVENUE LOOKING NORTHWEST



VIEW OF OFFICE BUILDING FROM COMMERCIAL AVENUE LOOKING NORTHEAST



VIEW OF MULTIFAMILY BUILDING FROM BURKE AVENUE LOOKING SOUTHWEST



VIEW OF MULTIFAMILY AND OFFICE BUILDINGS FROM INTERIOR COURTYARD LOOKING SOUTHWEST





ENTRY



WEST SIDE OF BUILDING



EAST ELEVATION WITH VAN USED AS RESIDENCE



ABANDONED VEHICLE AND STORAGE BUILDING



VIEW FROM COMMERCIAL AVENUE



VIEW SOUTH ACROSS COMMERCIAL AVENUE AND HIGHWAY 30

BUSINESS IN USE AND ACCESS TO THE INTERIOR WAS NOT OBTAINED

3236 Commercial Avenue