

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 and
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see submittal schedule)

Part 1: General Application Information

Street Address:	2926 Atwood Ave, 232 S. Fair Oaks Ave.		
Alder District:	District 15	Zoning District:	TSS
Project Contact Person Name	Peter Schumacher	Role	architectural associate
Company Name	Potter Lawson, Inc.		
Phone	(608) 274-2741	Email	[REDACTED]
<input checked="" type="checkbox"/>	Completed Application (this form)		
<input checked="" type="checkbox"/>	Property Owner Permission (signature on this form or an email providing authorization to apply)		
<input checked="" type="checkbox"/>	Copy of Notification sent to the <u>Demolition Listserv</u> Date Sent <u>9/3/2025</u>		
<input checked="" type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <u>District Alder, City-registered neighborhood association(s), and City-listed business association(s).</u> Date Sent <u>9/29/2025</u>		
<input checked="" type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)		
<input checked="" type="checkbox"/>	Demolition Plan		
Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? <input checked="" type="radio"/> Yes <input type="radio"/> No			

Part 2: Information for Landmarks Historic Value Review

<input checked="" type="checkbox"/>	Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition
<input checked="" type="checkbox"/>	Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos)
<input checked="" type="checkbox"/>	Existing Condition Photos (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition)
<input type="checkbox"/>	Will existing structure be relocated? <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"/>	Optional: Proposed mitigation plans for properties with possible historic value



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 with questions.

Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)			
Property Owner Name		Tim Lemkuil	
Company Name		TriNova Ventures LLC	
Street Address		507 Bruce Street, Verona, WI 53593	
Phone	608-209-2183	Email	

For Office Use Only	
Date:	
Accela ID No.:	



November 11, 2025

Mr. Tim Parks
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Boulevard
Madison, WI 53701

RE: Letter of Intent – Demolition – 2926 Atwood Ave – TriNova Mixed-Use Development

Dear Mr. Parks and Members of the Plan Commission:

On behalf of TriNova Ventures, we are submitting this Letter of Intent for the demolition of two principal structures at 2926 Atwood Avenue and 232 South Fair Oaks Avenue. The applicant is also seeking a conditional use pursuant to MGO Sec. 28.183 in conjunction with the requested demolition. This demolition application is associated with the proposed mixed-use development located on those properties by TriNova Ventures. The proposed redevelopment project reflects the City of Madison's goals of providing high-quality urban infill development that enhances neighborhood vitality, supports multimodal transportation, and contributes to Madison's housing supply.

Development Team

- **Developer:**
c/o TriNova Ventures, LLC
507 Bruce Street, Suite 103
Verona, WI 53593
Contact: Tim Lemkuil
Phone: 608-333-6125
Email: timl@aldopartners.com
- **Architect:**
Potter Lawson, Inc.
749 University Row, Suite 300
Madison, WI 53705
Contact: Jacob Morrison
Phone: 608-274-2741
Email: jacobm@potterlawson.com
- **Site/Civil Engineer:**
Wyser Engineering
300 E. Front Street
Mt. Horeb, WI 53572
Contact: Wade Wyse
Phone: 608-437-1980
Email: wade.wyse@wyserengineering.com

232 S. Fair Oaks Avenue

Building Description:

The existing structure at 232 South Fair Oaks Avenue is two and a half stories tall. It has wood-framed exterior walls atop a stone foundation. The roof has a steeply pitched front gable with a secondary gabled dormer. A bay window projects from the second floor of the primary façade.

Building History:

The building previously held the address of 2014 Fair Oaks Avenue. Maps and phone directories indicate that the building was likely constructed around the year 1908 as a grocery store with apartments above.

Present Condition:

A small two-story addition was made to the rear of the building sometime after 1950. Presently, the building is subdivided into five apartment units. The interior retains some hardwood floors, decorative wood trim, and five-panel wood doors. The exterior is clad in vinyl siding. A fire escape balcony and several awnings have been added.

Assessment of Historic Value:

There is a listing (#248187) for this property in the WHS Architecture and History Inventory. It is not a Local Landmark. Nor is it within a Local Historic District. Several factors make it ineligible for listing as a resource on the National Register of Historic Places, namely:

- It does not have distinctive features or qualities that represent a particular architectural style.
- It does not retain any exterior elements that would convey its origin as a grocery store (e.g. a commercial storefront).
- There is no indication that it is associated with a particular historic figure, trend, or event.

2926 Atwood Avenue

Building Description:

The existing building at 2926 Atwood Avenue consists of a two-story primary structure that has undergone several additions and subtractions. Much of the building has a brick exterior. All existing phases of construction have wood-framed internal structures and flat roofs.

Building History:

The building previously held the addresses of 1121 Atwood Avenue, 1123 Atwood Avenue, and 2002 Fair Oaks Avenue. The building was originally a hotel from 1904 until 1925.

Later Modifications:

Several additions were made to the building following its hotel era. These included expansion of the second floor, another one-story addition toward the east, and enclosure of the second-floor lightwell/corridor. The most significant alteration to the original structure was the removal of exterior brick walls on the first floor. The walls facing Atwood Avenue and S. Fair Oaks Avenue were replaced by expansive storefront glazing. The footprint of the first floor was also modified by carving away the original chamfered corner to create a recessed entrance. A column was introduced in this void to support the corner of the second floor above.

Assessment of Historic Value:

There is a listing (#94866) for this property in the WHS Architecture and History Inventory. It is not a Local Landmark. Nor is it within a Local Historic District. Several factors make it ineligible for listing as a resource on the National Register of Historic Places, namely:

- Its few distinctive features represent only a vernacular style of local architecture. Better preserved examples of these simple features are readily found on other Madison buildings.
- It does not retain any interior or exterior elements that convey its original function as a hotel.
- There is no indication that it is associated with a particular historic figure, trend, or event.

Demolition Standards

We believe that the Plan Commission's standards for demolition can be met for both structures, primarily because the proposed redevelopment on this site would be consistent with the implementation of adopted plans for the area. Madison's Generalized Future Land Use Plan recommends that this site be utilized for Neighborhood Mixed Use. The Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan calls for physical improvements along Atwood Avenue, specifically for improved landscaping of buildings and parking lots. Redeveloping the underutilized portions of this site will promote commercial vitality and provide additional housing opportunities within the neighborhood.

Project Schedule:

Pending approvals, it is anticipated that demolition activities would occur in the spring of 2026 and construction of the proposed redevelopment would be completed in the spring of 2027.

If you have any questions regarding this submittal, please contact me at peters@potterlawson.com or (608)274-2741.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Schumacher". The signature is fluid and cursive, with the first name "Peter" and last name "Schumacher" clearly distinguishable.

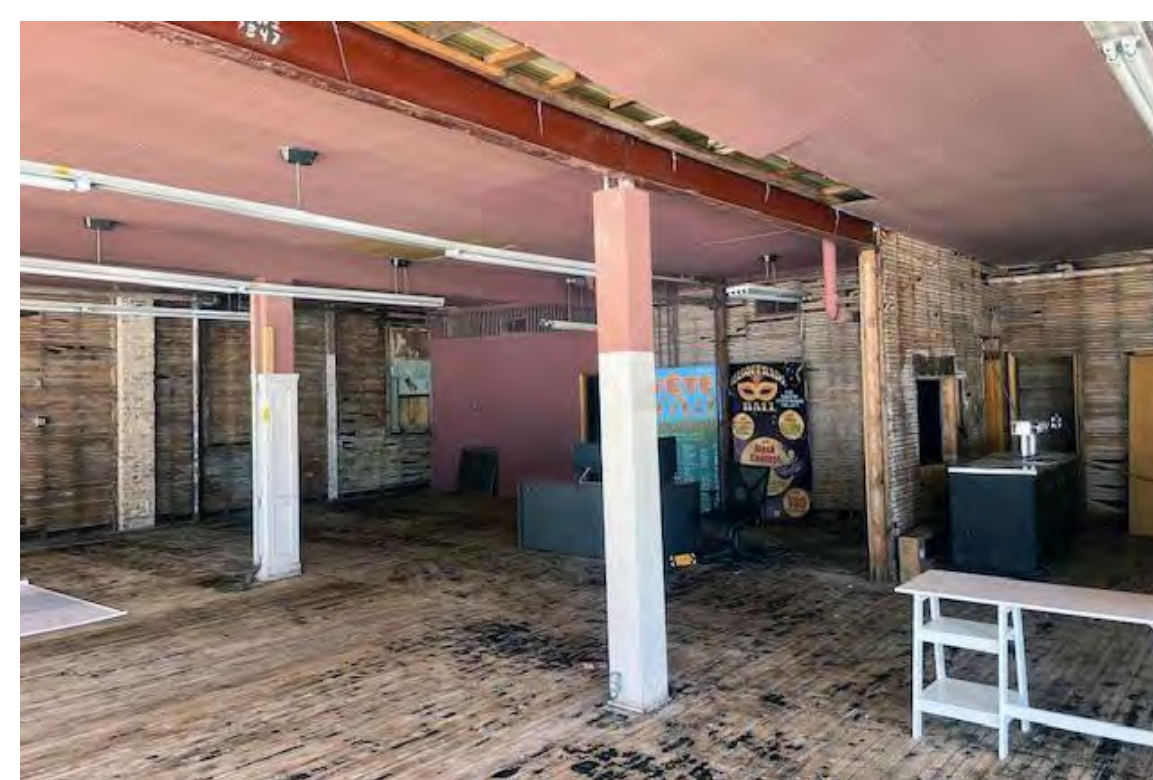
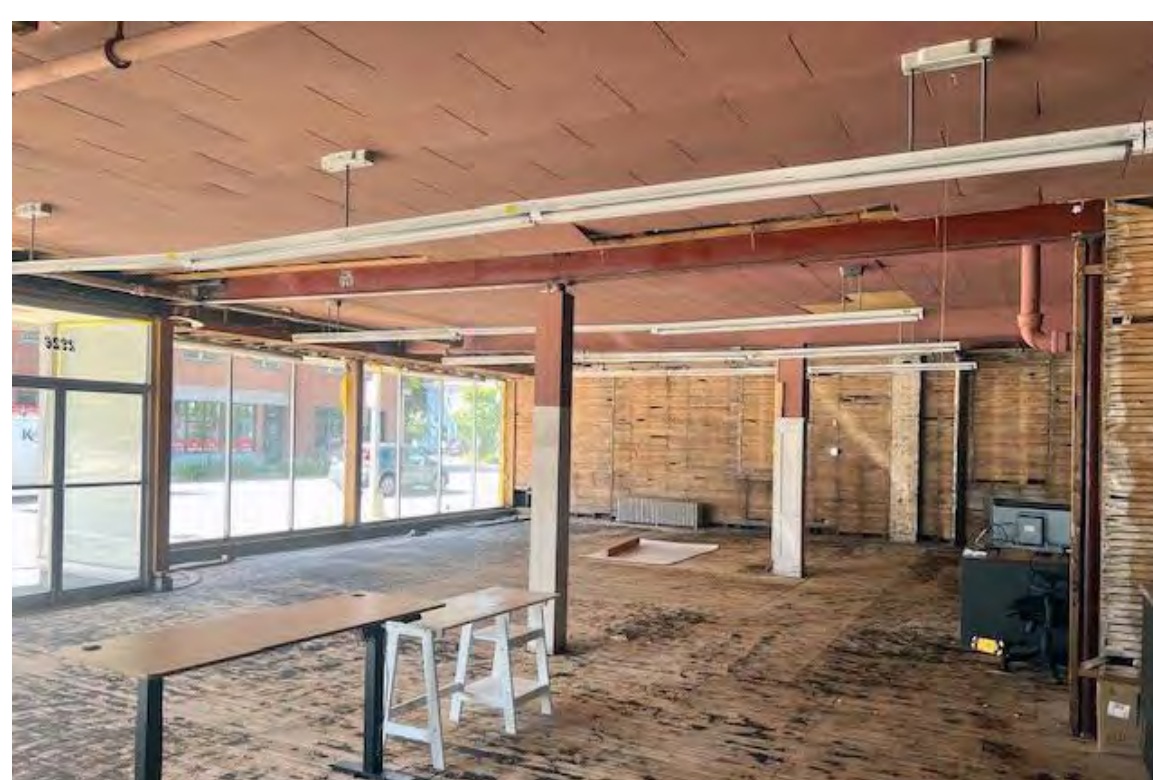
Peter Schumacher
Potter Lawson, Inc.



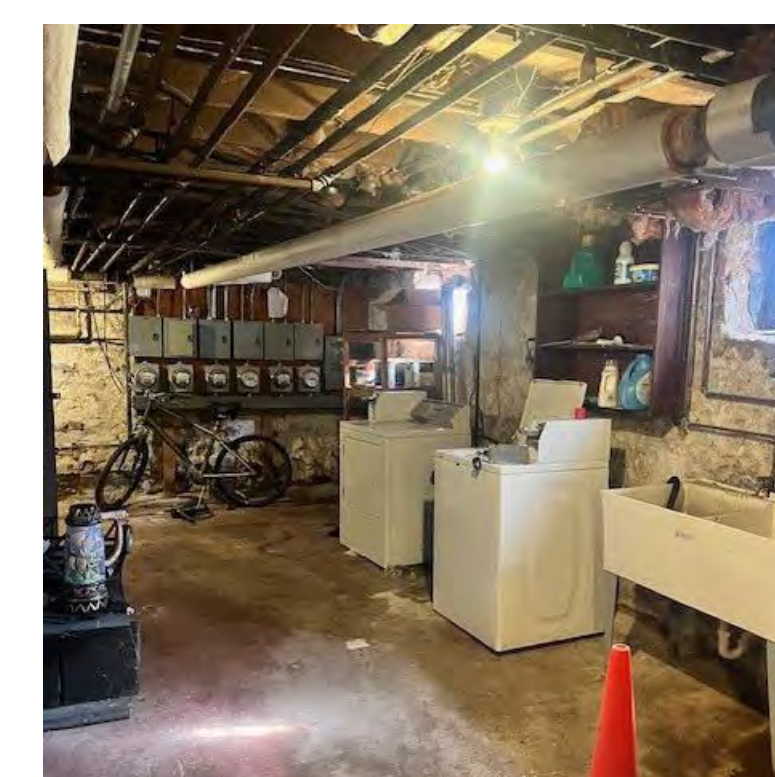
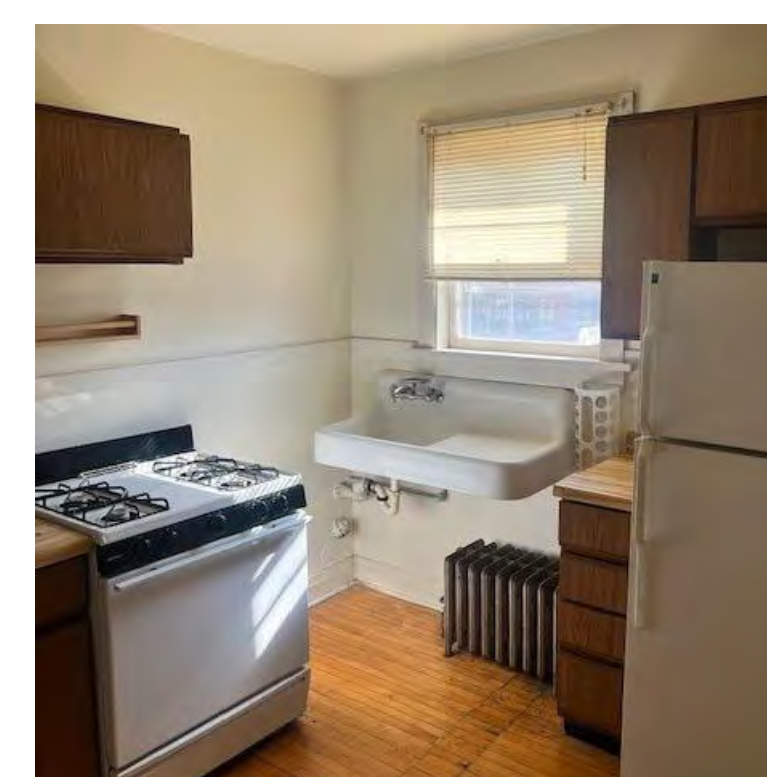
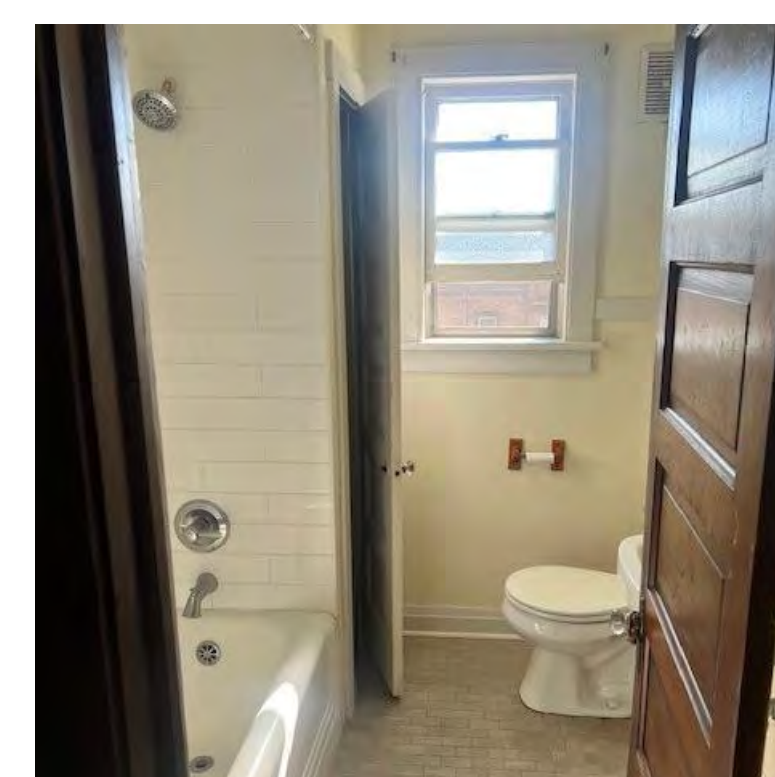
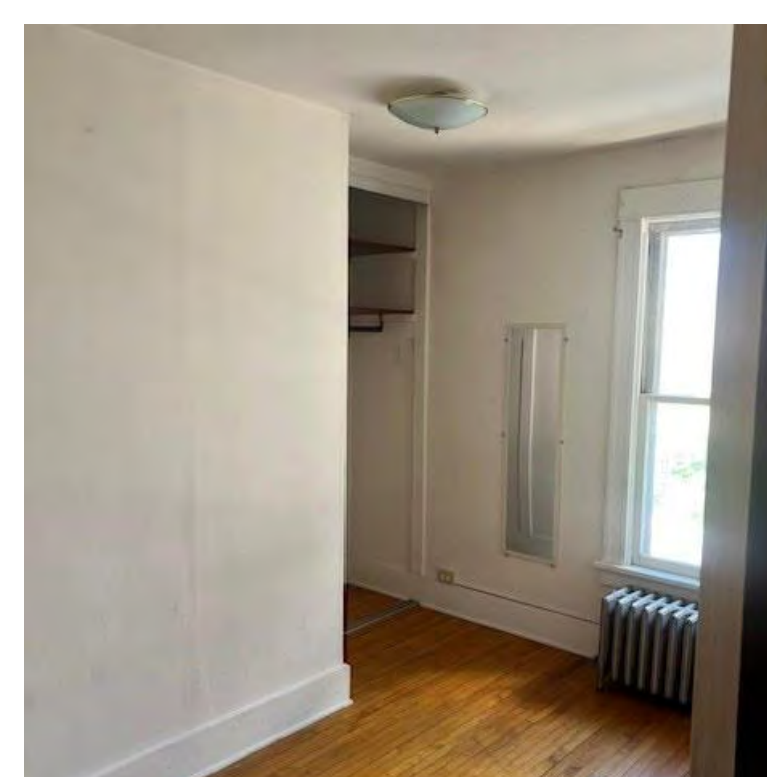
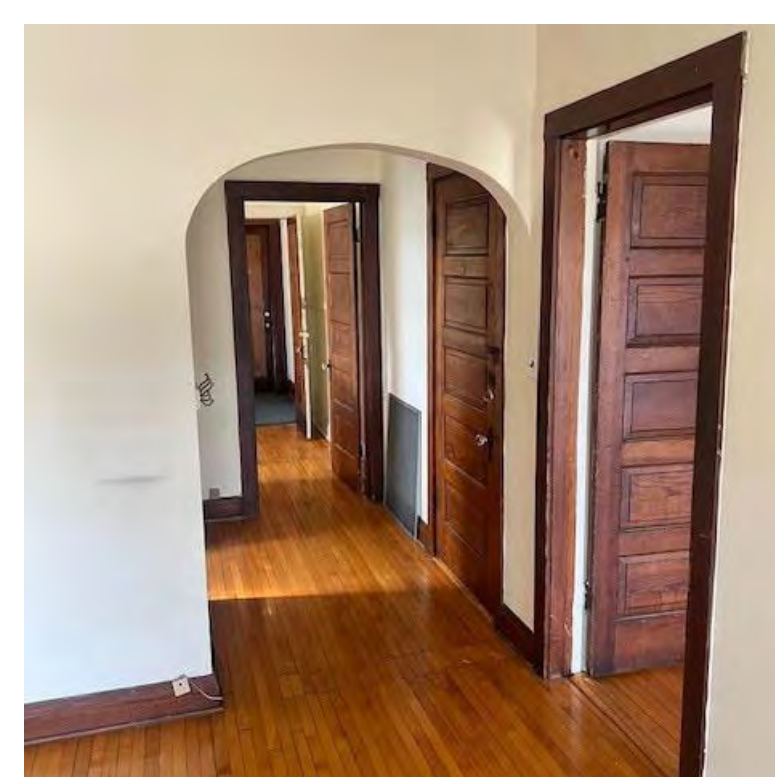
232 S. Fair Oaks Avenue



2926 Atwood Avenue



INTERIOR EXTERIOR
2926 ATWOOD AVE.



INTERIOR

EXTERIOR

232 S. FAIR OAKS AVE.

PRELIMINARY
NOT FOR CONSTRUCTION

TriNova Development

2926 Atwood Ave.
Madison, WI

2024.35.00

[illegible]

DEMOLITION PHOTOS

A990

C101

CITY OF **MADISON**



This is a notice that Andrew Laufenberg will be filing a demolition permit application. The application will be submitted around October 6, 2025 or later. The applicant seeks to demolish a 2-story multi unit residence. The address is 232 S Fair Oaks Ave Madison, WI 53704.

The City's Landmarks Commission provides an advisory review of all demolition applications. The Landmarks Commission will determine if the building has historic value. If it has historic value, then the Plan Commission will review the application. The Plan Commission will hold a public hearing when they review the application. If it has no known historic value, the Director of Building Inspection may approve the application.

For more information about this application, please contact the applicant, Andrew Laufenberg, Potter Lawson, Inc, 749 University Ave Suite 300 Madison, WI 53705 at andrewl@potterlawson.com or (608)274-2741.

Applicant's Comments:

Removal of existing 2-story 5 unit apartment building.

If you have any questions about the City's application review process, please contact the City of Madison Planning Division at (608) 266-4635.

CITY OF **MADISON**



This is a notice that Andrew Laufenberg will be filing a demolition permit application. The application will be submitted around October 6, 2025 or later. The applicant seeks to demolish a 2 Story mixed use building. The address is 2926 Atwood Ave Madison, WI 53704.

The City's Landmarks Commission provides an advisory review of all demolition applications. The Landmarks Commission will determine if the building has historic value. If it has historic value, then the Plan Commission will review the application. The Plan Commission will hold a public hearing when they review the application. If it has no known historic value, the Director of Building Inspection may approve the application.

For more information about this application, please contact the applicant, Andrew Laufenberg, Potter Lawson, 749 University Ave Suite 300 Madison, WI 53705 at andrewl@potterlawson.com or (608)274-2741.

Applicant's Comments:

Building to be demolished for redevelopment of site into a mixed-use commercial/residential building.

If you have any questions about the City's application review process, please contact the City of Madison Planning Division at (608) 266-4635.

Jacob Morrison

From: Tim Lemkuil <timl@aldopartners.com>
Sent: Monday, September 29, 2025 2:23 PM
To: Jacob Morrison
Subject: Fw: 2926 Atwood Development

Tim Lemkuil | Partner | Aldo Partners, LLC

C: 608-333-6125 // **E:** timl@aldopartners.com
507 Bruce St, Ste 103 // Verona, WI 53593
 // aldopartners.com

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From: Tim Lemkuil
Sent: Monday, September 22, 2025 12:12 PM
To: Dina Nina Martinez-Rutherford <district15@cityofmadison.com>; dinanmartinez@gmail.com
<dinanmartinez@gmail.com>
Subject: 2926 Atwood Development

Dear Dina

This is a follow up from our public meeting held 9/11/25 with SASY Neighborhood Association.

This is to notify you that we are planning a redevelopment project located at the corner of Atwood and S. Fair Oaks (2926 Atwood Ave & 232 South Fair oaks). We are planning on submitting this to the city and anticipate a Plan Commission meeting on 12/1/25. This would include the demolition of the 2 existing buildings at this location. We are planning for a 4-story mixed use building with commercial space on the ground floor and 33 apartments above. As part of the proposal we will be asking for a conditional use for the number of units on the site as well as for a side yard height transition adjacent to the property to the direct north of the site.

We would welcome the opportunity to sit down and discuss the project with you and hear your thoughts,

Sincerely,

TriNova Development.

Sent from my iPhone



Outlook


Fw: Proposed Project at 2926 Atwood Ave

From Tim Lemkuil <timl@aldopartners.com>
Date Tue 9/30/2025 12:40 PM
To Jacob Morrison <JacobM@potterlawson.com>

 1 attachment (3 MB)

2025 09 03 - Neighborhood Association Mtg - SM (2).pdf;

Atwood Win Business Association**Tim Lemkuil** | Partner | Aldo Partners, LLC

C: 608-333-6125 // **E:** timl@aldopartners.com
507 Bruce St, Ste 103 // Verona, WI 53593
 // aldopartners.com

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From: Tim Lemkuil <timl@aldopartners.com>
Sent: Wednesday, September 10, 2025 5:03 PM
To: molly@tablewinemadison.com <molly@tablewinemadison.com>
Subject: Re: Proposed Project at 2926 Atwood Ave

Dear Molly

This is to notify you that we are planning a redevelopment project located at the corner of Atwood and S. Fair Oaks (2926 Atwood Ave & 232 South Fair oaks). We are planning on submitting this to the city and anticipate a Plan Commission meeting on 11/3/25. This would include the demolition of the 2 existing buildings at this location. We are planning for a 4-story mixed use building with commercial space on the ground floor and 33 apartments above. As part of the proposal we will be asking for a conditional use for the number of units on the site as well as for a side yard height transition adjacent to the property to the direct north of the site.

We would welcome the opportunity to sit down and discuss the project with you and hear your thoughts,

Sincerely,

TriNova Development.

Tim Lemkuil | Partner | Aldo Partners, LLC

C: 608-333-6125 // **E:** timl@aldopartners.com

507 Bruce St, Ste 103 // Verona, WI 53593



// aldopartners.com

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From: Tim Lemkuil <timl@aldopartners.com>

Sent: Wednesday, September 10, 2025 2:29 PM

To: molly@tablewinemadison.com <molly@tablewinemadison.com>

Subject: Proposed Project at 2926 Atwood Ave

Molly

My name is Tim Lemkuil with TriNova Ventures LLC. My business partner Andy Fieber and I are proposing a new building at 2926 Atwood Ave (old Birrenkott Appliance building) which would also include the 5 unit house at 232 S Fair Oaks Ave.

I have included the plans and details of the project for your review. We have already presented it to Dina Nina Martinez Rutherford, as well as the executive committee of SASy.

The city recommended that we forward it also to you and the Atwood Winnabago Business Association.

Please let me know if you have any questions or would like to meet in person to discuss. I live in the neighborhood so would be available to stop into your shop if that works.

Thanks, Tim

Tim Lemkuil | Partner | Aldo Partners, LLC

C: 608-333-6125 // **E:** timl@aldopartners.com

507 Bruce St, Ste 103 // Verona, WI 53593



// aldopartners.com


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Fw: 2926 Atwood Building Applications

From Tim Lemkuil <timl@aldopartners.com>
Date Thu 10/30/2025 12:59 PM
To Jacob Morrison <JacobM@potterlawson.com>

Tim Lemkuil | Partner | Aldo Partners, LLC

C: 608-333-6125 // **E:** timl@aldopartners.com
507 Bruce St, Ste 103 // Verona, WI 53593
 // aldopartners.com

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From: Tim Lemkuil
Sent: Monday, September 22, 2025 12:09 PM
To: Ray Cruz <rcruzco@gmail.com>
Subject: Re: 2926 Atwood Building Applications

Ray

Just wanted to follow up from our public meeting and presentation we made on 9/11/25. Thanks again

Sent from my iPhone

On Sep 22, 2025, at 12:06 PM, Tim Lemkuil <timl@aldopartners.com> wrote:

Dear Ray

This is to notify you that we are planning a redevelopment project located at the corner of Atwood and S. Fair Oaks (2926 Atwood Ave & 232 South Fair oaks). We are planning on submitting this to the city and anticipate a Plan Commission meeting on 12/15/25. This would include the demolition of the 2 existing buildings at this location. We are planning for a 4-story mixed use building with commercial space on the ground floor and 33 apartments above. As part of the proposal we will be asking for a conditional use for

the number of units on the site as well as for a side yard height transition adjacent to the property to the direct north of the site.

●

We would welcome the opportunity to sit down and discuss the project with you and hear your thoughts,

●

Sincerely,

●

TriNova Development.

●

Sent from my iPhone