

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:	501 N Whitney Way		
Alder District:	11	Zoning District:	NMX
Project Contact Person Name	Kevin Burow	Role	Architect
Company Name	Knothe & Bruce Architects		
Phone	608-836-3690	Email	[REDACTED]
☐	Completed Application (this form)		
☐	Property Owner Permission (signature on this form or an email providing authorization to apply)		
☐	Copy of Notification sent to the <u>Demolition Listserv</u>		Date Sent _____
☐	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <u>District Alder</u> , <u>City-registered neighborhood association(s)</u> , and <u>City-listed business association(s)</u> .		Date Sent _____
☐	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)		
☐	Demolition Plan		
Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? ☐ Yes ☐ No			

Part 2: Information for Landmarks Historic Value Review

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

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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	PATRICK E COYLE		
Company Name	8 X 8 PARTNERSHIP		
Street Address	250 W. BELTLINE HWY MADISON WI 53713		
Phone	608-327-5125	Email	pcoyle@coylecarpet.com

For Office Use Only	
Date:	
Accela ID No.:	

October 2, 2025

Ms. Heather Bailey, Ph. D.
Preservation Planner
Neighborhood Planning, Preservation + Design Section
City of Madison Department of Planning, Community and Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent – Landmarks Submittal
501 N. Whitney Way
KBA Project #2517

Ms. Heather Bailey:

The following is submitted together with the plans and application for the Landmarks staff consideration of approval.

Organizational Structure:

Owner:

Eight & Eight Partnership
2317 S Stoughton Rd.
Madison, WI 53716
608-219-2787
Contact: Adam Coyle
Email: [REDACTED]

Architect:

Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
Email: [REDACTED]

Introduction:

This proposed multi-family development involves the redevelopment of 501 N. Whitney Way located at the northeast corner of N. Whitney Way and Sheboygan Avenue. The site is currently occupied by the Whitney on the Hill apartment building. This application requests permission for the removal of this structure for the development of a new 5-story, 42-unit multi-family building. The development will include 42 apartment units and underground parking. The site is currently zoned Neighborhood Mixed Use (NMU), and we are requesting this to be rezoned to Traditional Shopping Street (TSS) zoning for the proposed redevelopment.

Demolition Information

The existing building was most recently used as an apartment building. 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 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, and building

materials will be separated and placed in the metal salvage/recycle containers, as applicable. Asphalt will be hauled to an asphalt plant for recycling.

The demolition of the structure will occur in Spring of 2026 and take no longer than (1) month to complete.

Construction Information

Please see attached Property Lookup and Commercial Property Record.

Thank you for your time and consideration of our proposal.

Sincerely,

A handwritten signature in black ink that reads "Kevin Burow". The signature is fluid and cursive, with the first name "Kevin" and last name "Burow" clearly distinguishable.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

Lisa Ruth Krueger

From: Lisa Ruth Krueger
Sent: Friday, August 22, 2025 4:29 PM
To: Tishler, Bill
Cc: Kevin Burow; adam@accentapts.com; Lisa Ruth Krueger
Subject: 501 N. Whitney Way - 30 Day Notice of Land Use Application

Good afternoon Alder Tishler,

We would like to formally inform you of our intent to submit a Land Use Application for a development at 501 N Whitney Way, on the southwest corner of N. Whitney Way and Sheboygan Ave. This project would consist of razing the existing building and rezoning the property in order to construct a 5-story, 40-unit apartment building with 1.5 levels of underground parking. Parking access would be off of N. Whitney Way.

Please let me know if you have any questions or need any additional information.

Thank you,
Lisa Ruth



Lisa Ruth Krueger | Permit Specialist

Direct: 608.270.8146

lkrueger@knothebruce.com

Office: 608.836.3690

www.knothebruce.com

[8401 Greenway Blvd, Suite 900, Middleton, WI 53562](#)



Lisa Ruth Krueger

From: noreply@cityofmadison.com
Sent: Friday, August 22, 2025 4:33 PM
To: Lisa Ruth Krueger
Subject: City of Madison Demolition Notification Request Confirmation

CAUTION: External email.

Dear applicant,

Your demolition permit notification message has been received by the notification administrator and will be reviewed prior to posting within three business days. For more information on the demolition permit pre-application notification requirement, please contact the City of Madison Planning Division at (608) 266-4635.

This is an automated reply, please do not reply to this email.

Lisa Ruth Krueger

From: noreply@cityofmadison.com
Sent: Monday, August 25, 2025 6:20 AM
To: Lisa Ruth Krueger
Subject: City of Madison Demolition Notification Approved

CAUTION: External email.

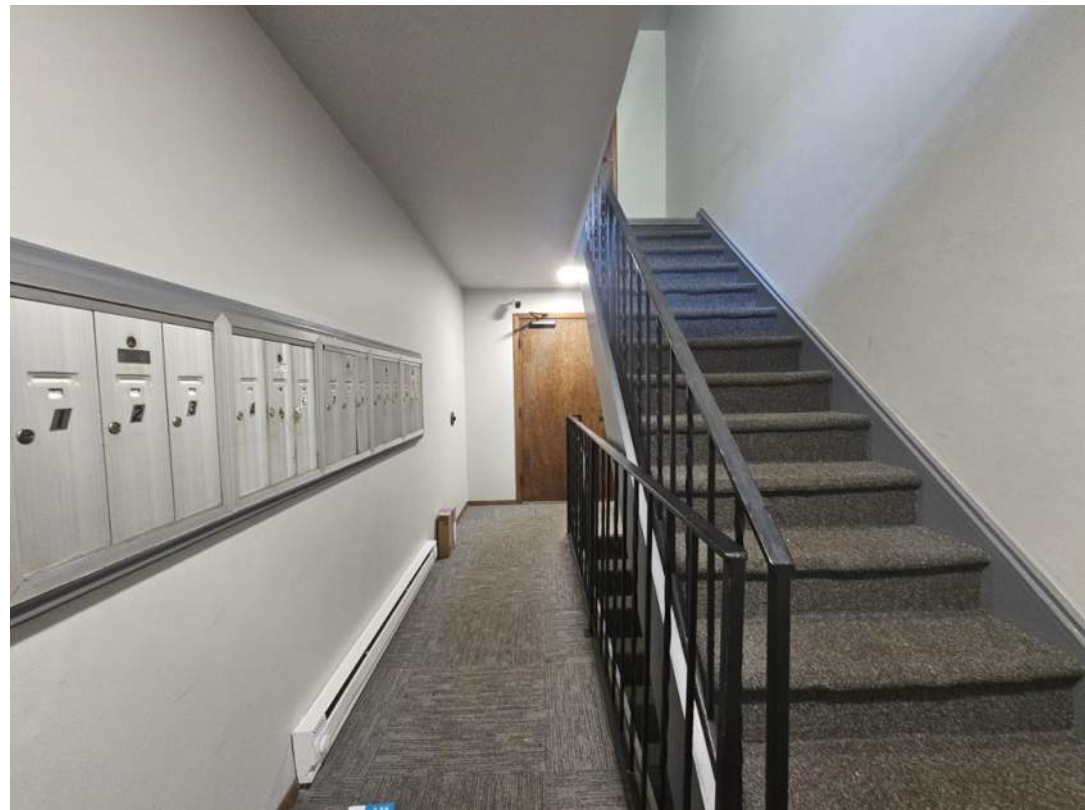
Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on August 25, 2025 at 6:20 AM. 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.



501 N WHITNEY WAY EXTERIOR PHOTOS

COYLE N WHITNEY WAY REDEVELOPMENT
MADISON



501 N WHITNEY WAY INTERIOR PHOTOS

COYLE N WHITNEY WAY REDEVELOPMENT
MADISON

LANDMARKS SUBMITTAL | 10.06.2025 | #2517



City of Madison Property Information
Property Address: 501 N Whitney Way
Parcel Number: 070919101059

Information current as of: 9/3/25 06:00AM

OWNER(S)

EIGHT & EIGHT PARTNERSHIP
2317 S STOUGHTON RD
MADISON, WI 53716

REFUSE COLLECTION

District: 08A

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	\$248,000	\$1,431,000	\$1,679,000
2025	\$248,000	\$1,548,500	\$1,796,500

2024 TAX INFORMATION

Net Taxes:	\$29,639.76
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$29,639.76

PROPERTY INFORMATION

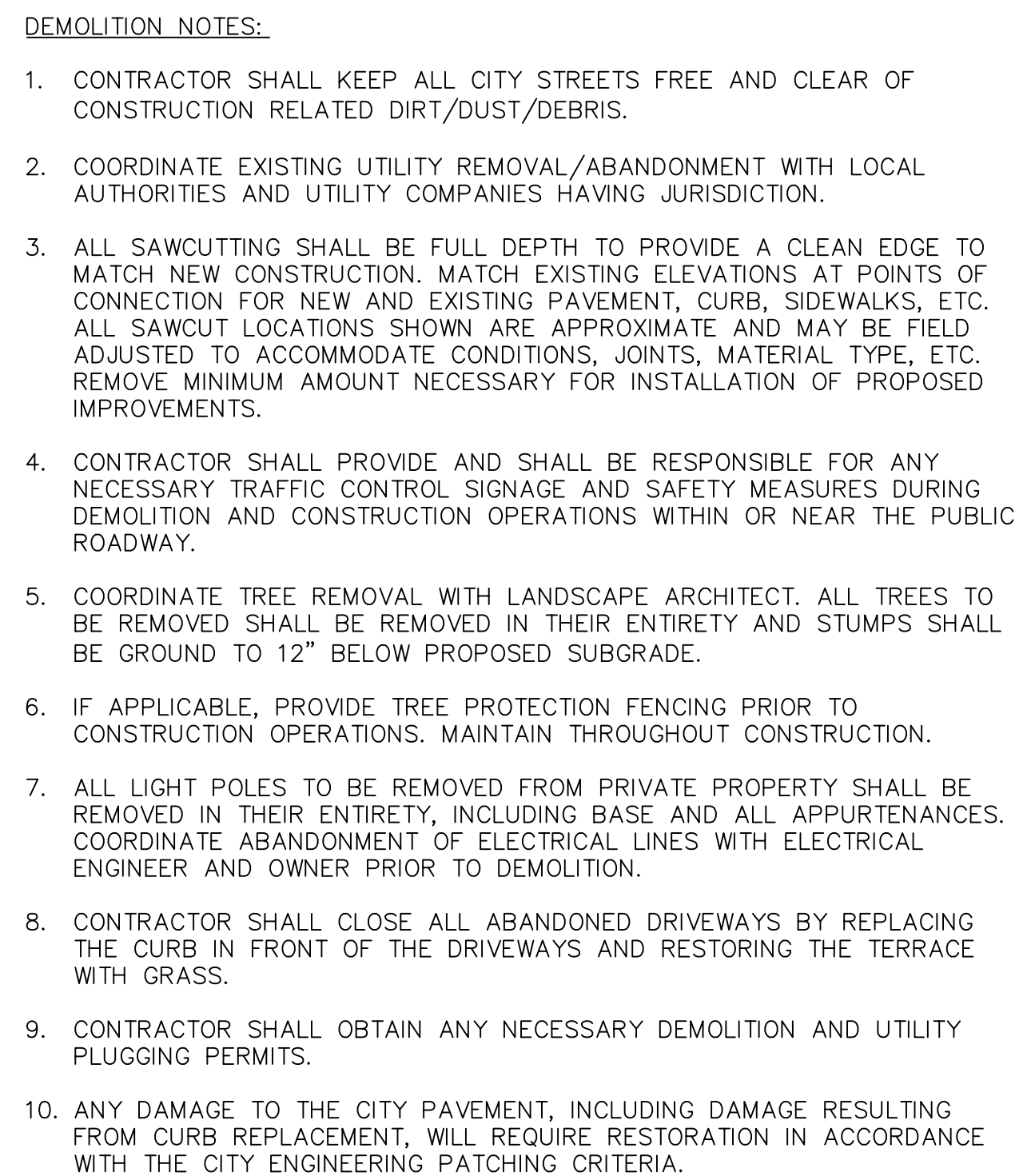
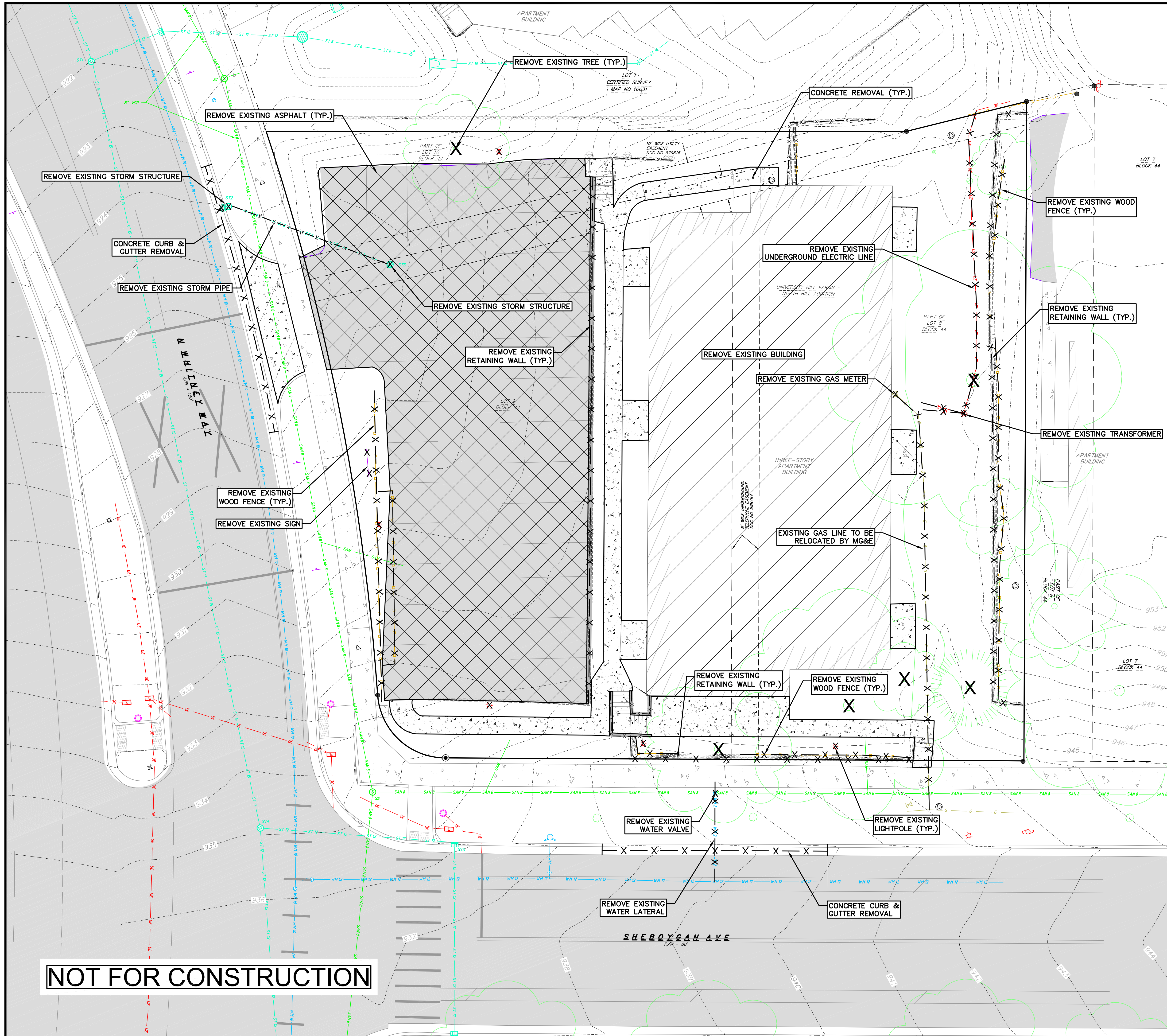
Property Type:	Apartments	Property Class:	Commercial
Zoning:	NMX	Lot Size:	21,235 sq ft
Frontage:	143 - N Whitney Way	Water Frontage:	NO
TIF District:	0	Assessment Area:	9921

COMMERCIAL BUILDING INFORMATION

Please contact assessor@cityofmadison.com for Commercial Property Data.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com



C200 PROJECT NO. 250426 CHECKED DRAFTER 08/29/2025	REVISIONS		REVISIONS		DEMOLITION PLAN 501 N WHITNEY WAY MADISON DANE COUNTY, WI		
	NO.	DATE	REMARKS	NO.		DATE	REMARKS