

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 ntshv 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:	15-27 N Butler St & 302-308 E Washington Ave.		
Alder District:	2 - Alder Will	Zoning District:	PDD
Project Contact Person Name	Duane Johnson	Role	Architect
Company Name	Knothe & Bruce Architects		
Phone	608-836-3690	Email	[REDACTED]
<input type="checkbox"/>	Completed Application (this form)		
<input type="checkbox"/>	Property Owner Permission (signature on this form or an email providing authorization to apply)		
<input type="checkbox"/>	Copy of Notification sent to the Demolition Listserv Date Sent <u>3/20/2025</u>		
<input type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to District Alder , City-registered neighborhood association(s) , and City-listed business association(s) . Date Sent <u>3/20/2025</u>		
<input type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)		
<input 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			

308 E Washington Ave only to rezone, all other addresses conditional use

Part 2: Information for Landmarks Historic Value Review

<input type="checkbox"/>	Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition
<input type="checkbox"/>	Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos)
<input 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


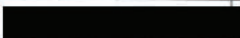
APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

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	Erik Minton	
Company Name	Butler Plaza, LLC	
Street Address	21 N Butler St, Madison, WI 53703	
Phone	608-256-1400	Email 

For Office Use Only	
Date:	
Accela ID No.:	

June 30, 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
15-27 N Butler and 302-308 E Washington Ave
KBA Project #2406

Ms. Heather Bailey:

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

Organizational Structure:

Owner:

Butler Plaza LLC
21 N Butler St
Madison, WI 53703
608-256-1400
Contact: Erik Minton
[REDACTED]

Architect:

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

Introduction:

This proposed project includes the redevelopment of the buildings located at 302 & 308 E Washington Ave located at the north corner of North Butler Street and East Washington Avenue. Located within the Capitol Neighborhoods, the buildings are currently occupied by Capital Fitness and Eisenberg Law Offices. This application requests the removal of these two existing buildings for the development of a new 11-story mixed-use building including 76 multifamily dwelling units, two levels of underground parking, and approximately 9,000 SF of commercial space. This project is part of a Planned Development (PD 279), which includes additional buildings located at 15-27 N Butler St. The 308 E Washington Ave property (Eisenberg Law Office Building) will be adopted into PD 279 for the proposed redevelopment.

Existing Structures and Proposed Deconstruction

302 E Washington Ave. is currently occupied by a 3-story brick building built in 1927 and renovated in 1997, at which time much of the brick detailing and corner parapet height changes were removed.

308 E Washington Ave. is a 2-story brick building, built in 1902 with the addition of the second floor added in 1956 with subsequent renovations in the late 1990's.

Neither of the existing buildings are listed on the National or State Register of Historic Places.

Given that the buildings are not registered as historically or architecturally significant and that the proposed redevelopment is consistent with the city and neighborhood plans, it is our opinion that the standards for demolition can be met.

The site is located on a prominent corner of the city that is currently underutilized and could be better utilized as a mixed-use property. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structure. Due to the size and construction of the buildings, it is not feasible to move or reuse the existing structures.

The demolition of the structures will occur in Spring of 2026 and take no longer than (3) months 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, appearing to read "D. Johnson", written in a cursive style.

Duane Johnson, AIA, Partner

Lisa Ruth Krueger

From: Lisa Ruth Krueger
Sent: Thursday, March 20, 2025 3:37 PM
To: district2@cityofmadison.com; president@capitolneighborhoods.org; info@capitolneighborhoods.org; mtramel@visitdowntownmadison.com
Cc: angie.black@carlsonblack.com; Duane Johnson; Kyle Jones; Lisa Ruth Krueger
Subject: 302 & 308 E Washington Ave - 30 Day Notice of Land Use Application

Good afternoon Alder Bennett, Capitol Neighborhoods Assoc and Central Business Improvement District Assoc,

We would like to formally inform you of our intent to submit a Land Use Application for a development at 302 and 308 E Washington Ave. This development consists of the demolition of the existing Capital Fitness building at 302 E Washington and building an 11 story, 77-unit mixed use building with 9,082 SF of commercial space which will be the new Capital Fitness space with underground parking, which will be connected to the underground existing parking located under Butler Plaza.

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

Thanks,
Lisa Ruth



Lisa Ruth Krueger | Permit Specialist

☎ Direct: 608.270.8146

✉ lrkrueger@knothebruce.com

Office: 608.836.3690

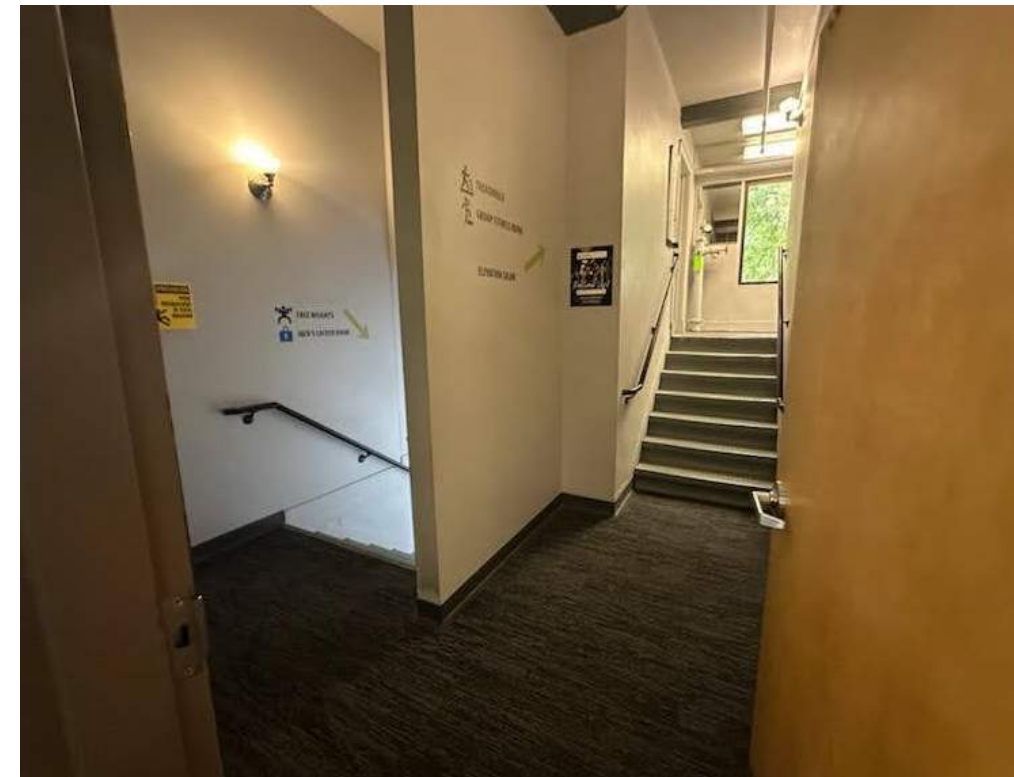
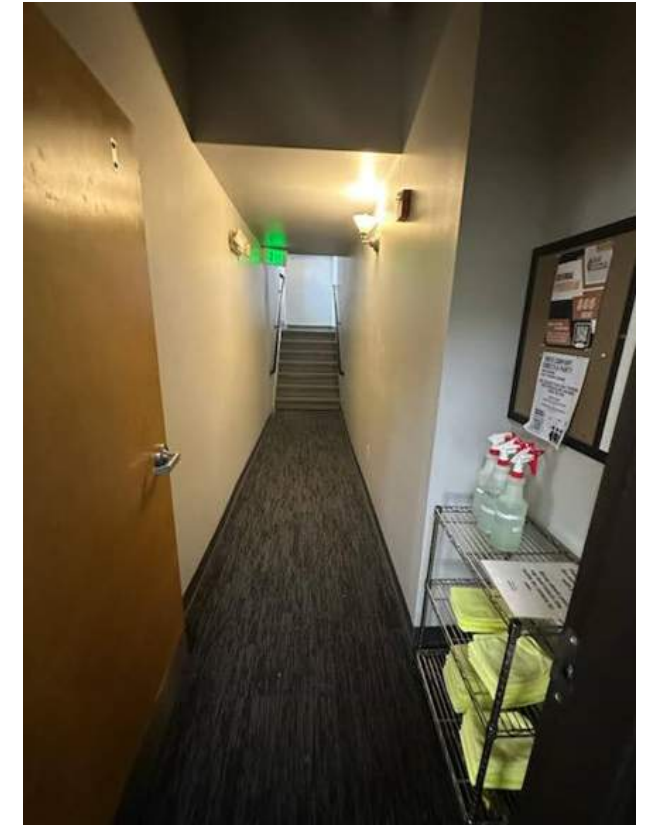
🖱 www.knothebruce.com

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





302 E WASHINGTON AVE EXTERIOR PHOTOS



302 E WASHINGTON AVE INTERIOR PHOTOS



308 E WASHINGTON AVE EXTERIOR PHOTOS



308 E WASHINGTON AVE INTERIOR PHOTOS

Owner 21 N BUTLER ST MADISON, WI 53703-0	Parcel Class:	Commercial	Property Type:	Apartment & office
	Parcel Code:		Property Code:	414
	School District:	Madison	Property Data Revised:	04/05/2024
	TIF District:	0	Building Data Revised:	

Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
MINTON, ERIK A & PAUL & SARAH MINTON REESE, MAURICE & ARLENE VAN ROO, RICHARD E MILLER, STERLING MCCLELLAN, JEFFREY	92900371	10/1997	3	0	OTHER	I	I
	92891309	9/1997	3	975,000	W.D.	I	I
	92891308	9/1997	3	0	OTHER	I	I
	7455054	5/1985	1	0	OTHER	I	I
	7455055	4/1985	1	0	OTHER	I	I

Zoning: PD	Lot Characteristics		Utilities	Street	Frontage	
Width: 0	2-Irregular		Water: 2-Stubbed In	Paved	Primary: 66	E Washington Ave
Depth: 0	1-Corner		Sewer: 2-Stubbed In	Curb-gutter	Secondary: 264	N Butler St
Lot Size: 26,136 sqft	1-Level		Gas: 2-Stubbed In	Sidewalk	Other 1: 0	
Acreage: 0.60 acres	2-Medium Traffic			No Alley	Other 2: 0	
Buildability: 1-Buildable Lot	0-None Wooded				Water: 0	0-No Water Frontage

Parcel Building Summary				
Floor Area	GFA	PFA	Apartments	
1st Floor:	16,952	16,952	Total Units:	66
2nd Floor:	17,428	17,428	Rooms:	
3rd Floor:	17,428	17,428	Efficiency:	27
4th Floor:	12,649	12,649	1 Bdrm:	22
5th Floor:	8,892	8,892	2 Bdrm:	17
Above:	11,118	11,118	3 Bdrm:	
Mezz Loft:			4 Bdrm:	
Basement:	38,542		Other:	3
Parking			Building Summary	
Level 1:			Buildings:	1
Level 2:			Apartment	51,953
Level 3:			Office	32,514
Other lvls.:			Other	6,999
Total:			Parking	38,542
Total:	123,009	84,467		



Notes: 2004:detach parcels 2402-9 & 2403-7 from this parcel.	Building Remarks: Bldg 1 existing bldg, renovated in 1998-1999. Basement floor partially exposed and considered first flr. Bldg 2 is new bldg-part office, fitness center, retail and apartments. Also has 2 floors of underground parking. Part of bldg is 4 story (primarily retail/office), part is 6 story (mostly apartment) with penthouse. "Other" area is fitness center.
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Assessment changes			
	Board of Assessor	Combine	
Year	1986	1998	
Hearing #	0008	0000	
Schedule #	001	000	
Change	-80,000	756,800	

Assessment Record			
	2022	2023	2024
Change Code			/ 5
Land	1,440,000	1,440,000	1,440,000
Improvement	14,177,000	16,987,000	17,905,000
Total	15,617,000	18,427,000	19,345,000

Building		11	12								
GFA:		14,058	108,951								
PFA:		14,058	70,409								
Yr. Built:		1928	1998								
Yr. Remodeled:		1998									
Quality:		Ave	Ave								
Exterior Condition:		Ave	Ave								
Stories:		3	6								
Story Height:		13	0								
Frame:		Stl	Stl								
Wall Type:		FBrk	FBrk								
Wall Type 2:		Brk	Conc								
Foundation:		Conc	Conc								
Roof Type:		Flat	Flat								
Roof Frame:		Stl	Stl								
Roof Cover:		Tar & Gr	Built Up								
Floor Frame:		Stl	Stl								
Floor Deck:		Conc	Stl								
Basement		Full	Full								
Apartment Units:			66								

Building											
GFA:											
PFA:											
Yr. Built:											
Yr. Remodeled:											
Quality:											
Exterior Condition:											
Stories:											
Story Height:											
Frame:											
Wall Type:											
Wall Type 2:											
Foundation:											
Roof Type:											
Roof Frame:											
Roof Cover:											
Floor Frame:											
Floor Deck:											
Basement											
Apartment Units:											

Bldg	Area Type	SqFt	Lights	Heat	A/C	Fire Protection	Quality	Floor Type	Wall Finish	Ceiling	Elev	Cond	Bat Full	Half	FP
1	Apartment	51,953	Incad		Central		Ave		Drywall		2	Ave			
1	Office	32,514	Flor	Steam	Central	None	Ave	Carpet	Drywall	Ac Tile	1	Ave	6		
1	Other	6,999													
1	Parking	38,542													

City of Madison Property Information
Property Address: 302 E Washington Ave
Parcel Number: 070913324087

Information current as of: 6/9/25 06:00AM

OWNER(S)

BUTLER PLAZA LLC
21 N BUTLER ST
MADISON, WI 53703

REFUSE COLLECTION

District: 07C

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	\$1,440,000	\$17,905,000	\$19,345,000
2025	\$1,440,000	\$19,259,200	\$20,699,200

2024 TAX INFORMATION

Net Taxes:	\$342,380.45
Special Assessment:	\$765.67
Other:	\$0.00
Total:	\$343,146.12

PROPERTY INFORMATION

Property Type:	Apartments	Property Class:	Commercial
Zoning:	PD, WP-17	Lot Size:	26,136 sq ft
Frontage:	66 - E Washington Ave	Water Frontage:	NO
TIF District:	0	Assessment Area:	9934

COMMERCIAL BUILDING INFORMATION

[Commercial Property Record](#)

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

Owner	EISENBERG TRUST, S & P	Parcel Class:	Commercial	Property Type:	Office 2 sty or lg.
	M & K EISENBERG TRUST	Parcel Code:		Property Code:	209
	PO BOX 1069	School District:	Madison	Property Data Revised:	04/05/2024
	MADISON, WI 53701-0	TIF District:	0	Building Data Revised:	

Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
EISENBERG, STEPHEN J	95515262	7/2019	1	0	W.D.	I	I
EISENBERG, MARK A	95334529	9/2016	2	0	W.D.	I	I
EISENBERG, STEPHEN & MARK	32051052	2/1996	1	0	OTHER	I	I
ESPESETH, EARL & THELMA L	31794050	1/1996	1	300,000	W.D.	V	V
HANSON, MARGERY J	11762059	6/1988	1	57,000	FF/LC	I	I

Zoning: UMX	Lot Characteristics		Utilities	Street	Frontage	
Width: 0	1-Regular		Water: 2-Stubbed In	Paved	Primary: 34	E Washington Ave
Depth: 0	0-None		Sewer: 2-Stubbed In	Curb-gutter	Secondary: 0	
Lot Size: 4,488 sqft	1-Level		Gas: 2-Stubbed In	Sidewalk	Other 1: 0	
Acreage: 0.10 acres	2-Medium Traffic			No Alley	Other 2: 0	
Buildability: 1-Buildable Lot	0-None Wooded				Water: 0	0-No Water Frontage

Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	2,404	2,404	Total Units:
2nd Floor:	2,372	2,372	Rooms:
3rd Floor:			Efficiency:
4th Floor:			1 Bdrm:
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	2,404	764	Other:
Parking			Building Summary
Level 1:			Buildings: 1
Level 2:			Office 5,540
Level 3:			
Other lvls.:			
Total:			
Total:	7,180	5,540	



Notes:	Building Remarks: Original bldg had addition in 1956. New owner in 1996 put second floor on 1956 addition and added bump out for elevator (which spans both 1902 & 1956 bldgs). Lower level of 1956 portions is partially exposed and considered in PFA. used in 1996/97 as fitness room. Also has storage and mechanicals in basement. Has parking for about 6-8 cars.
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Assessment changes			
Year			
Hearing #			
Schedule #			
Change			

Assessment Record			
	2022	2023	2024
Change Code			/
Land	225,000	225,000	225,000
Improvement	479,000	495,000	495,000
Total	704,000	720,000	720,000

City of Madison Property Information
Property Address: 308 E Washington Ave
Parcel Number: 070913324095

Information current as of: 6/9/25 06:00AM

OWNER(S)

EISENBERG TRUST, S & P
M & K EISENBERG TRUST

PO BOX 1069
MADISON, WI 53701

REFUSE COLLECTION

District: 07C

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	\$225,000	\$495,000	\$720,000
2025	\$225,000	\$495,000	\$720,000

2024 TAX INFORMATION

Net Taxes:	\$12,662.61
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$12,662.61

PROPERTY INFORMATION

Property Type:	Office 2 sty or lg.	Property Class:	Commercial
Zoning:	UMX, WP-17	Lot Size:	4,487 sq ft
Frontage:	34 - E Washington Ave	Water Frontage:	NO
TIF District:	0	Assessment Area:	9934

COMMERCIAL BUILDING INFORMATION

[Commercial Property Record](#)

Property Information Questions?

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Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com