

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Complete all sections of this application, including signature on page 2.

Ta request an interpreter, translation, or accommodations, call (608)266-4910.
 Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.
 Kaj muaj txaj cai tau txais kev txhais lus, kev pes lus las sis kev pab cuam txhawm rau
 kev tsis taus uas tsis muaj nqi rau kaj: Xav paub ntiv 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:	1010 Ann Street		
Alder District:	14	Zoning District:	CC
Project Contact Person Name	Bruce Hollar	Role	Project Engineer
Company Name	D'Onofrio Kottke & Associates, Inc		
Phone	608-833-7530	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 Demolition Listserv		Date Sent <u>3/13/2026</u>
<input checked="" 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>3/13/2026</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="checkbox"/> Yes <input type="checkbox"/> 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 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="checkbox"/> Yes <input checked="" type="checkbox"/> 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)		<i>Richard W. [Signature]</i> Chief Corporate Counsel	
Property Owner Name		Kuras Mitsubishi Madison Property, LLC	
Company Name		Same	
Street Address		1010 Ann Street	
Phone	262-790-6403	Email	[REDACTED]

For Office Use Only	
Date:	
Accela ID No.:	

LETTER OF INTENT

In September 2020 Kunes Mitsubishi of Madison, Inc. purchased the Mitsubishi automobile dealership from MAD CITY SALES, INC. and in conjunction therewith Kunes Mitsubishi Madison Property, LLC (Kunes) purchased the real estate located at 920 Ann Street, Madison, Wisconsin. At the time of the purchase MAD CITY SALES, INC. was leasing the adjoining property, 1010 Ann Street, and was using 1010 Ann Street in the operation of the Mitsubishi dealership. The lease of 1010 Ann Street was assumed by Kunes and was continued to be used in the operation of the Mitsubishi dealership. Kunes was advised by the owner of 1010 Ann Street, 1010 Ann Street, LLC, that it was intending to sell the property and in July 2023 Kunes purchased the same as it was an integral part of the operation of the dealership. The use of 1010 Ann Street by MAD CITY SALES, INC. and Kunes from October 2019 to the present has continuously been in conjunction with the Mitsubishi dealership for display of motor vehicles for sale and for parking of dealership, employee and customer vehicles.

1010 Ann Street is located in the Commercial Center District which allows as a permitted use "auto sales and rental". Kunes is using 1010 Ann Street for auto sales, however, Kunes is advised by the Planning Department that the use is not "auto sales" but a "private parking facility" requiring a conditional use. To comply with the position of the Planning Department Kunes is requesting a conditional use permit under protest for 1010 Ann Street for the parking of dealership motor vehicle inventory for sale, employee and customer vehicles..

Kunes request for a conditional use permit for a "private parking facility" includes the demolition of the existing building and reshaping the existing parking lot as shown on the site plan submitted herewith.

1010 Ann Street Building

Exterior





Interior








1010 Ann Street - Demolition Permit

From Bruce Hollar <bhollar@donofrio.cc>

Date Fri 3/13/2026 11:14 AM

To district14@cityofmadison.com <district14@cityofmadison.com>; smba@smba-madison.org <smba@smba-madison.org>

Cc Richard W. Torhorst <richard.torhorst@delavanholdings.com>; Moskowitz, Jacob <JMoskowitz@cityofmadison.com>

 1 attachment (3 MB)

Ann_St_1010_PRE_Plans_2026-03-12.pdf;

Alder Knox,

Please note that this email represents our Notification of Intent to Demolish a Principal Structure at 1010 Ann Street. The project owner for the 1010 Ann Street parking lot is Kunes Mitsubishi Madison Property, LLC. I've attached the current set of construction plans showing the building to be razed and the remainder of the site to be redeveloped as a private parking facility.

These plans will be included in our Demolition Permit application for the Landmarks Commission and subsequently the Plan Commission for approval.

Please review and let me know if you have any questions.

Thanks,

Bruce J Hollar, P.E. | Principal Engineer

D'Onofrio Kottke and Associates

7530 Westward Way | Madison, WI 53717

Phone (608) 833-7530 | Cell (608) 206-6876

bhollar@donofrio.cc | www.donofrio.cc

City of Madison Demolition Notification Approved

From noreply@cityofmadison.com <noreply@cityofmadison.com>

Date Fri 3/13/2026 10:19 AM

To Bruce Hollar <bhollar@donofrio.cc>

Dear applicant,

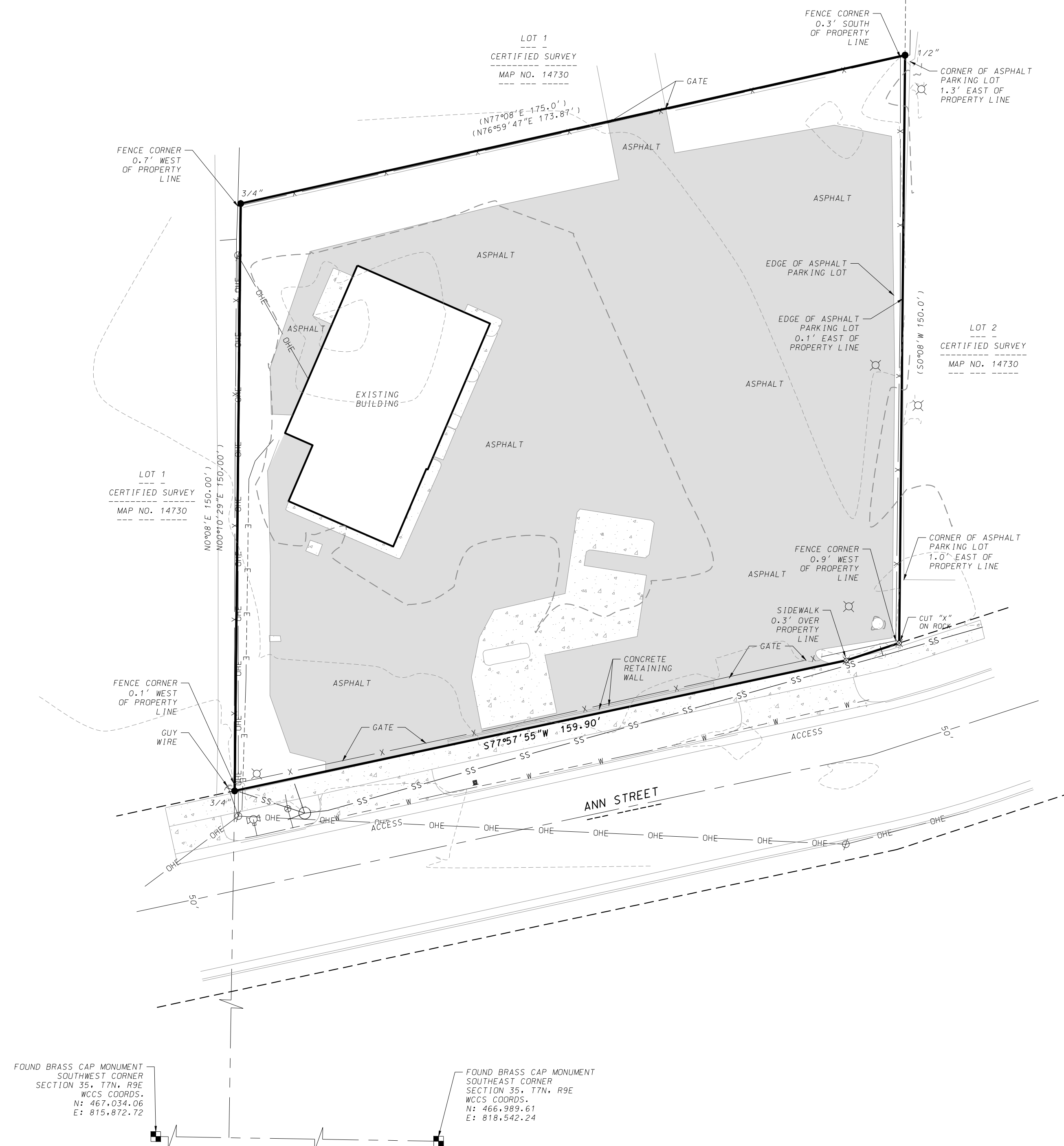
Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on March 13, 2026 at 10:18 AM. Your demolition permit application can be filed with the Zoning Office, 215 Martin Luther King Jr. Blvd, Suite 017, on the next business 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.

Comments:

A waiver from the district alder may be required in order for you to file for review sooner than 30 days from this online notification.

LEGEND

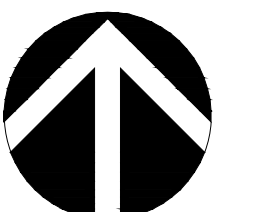
●	FOUND REBAR (SIZE NOTED)
⊗	FOUND CUT "X" IN CONCRETE
SS	SANITARY SEWER
W	WATER MAIN
OHE	OVERHEAD UTILITIES
—E—E—	UNDERGROUND ELECTRIC
○	MANHOLE
⊕	POWER POLE
⊗	LIGHT POLE
■	MAILBOX
⊖	VALVE
⊕	HYDRANT
□	CONCRETE
X	FENCE
▬▬▬	CONCRETE CURB AND GUTTER
()	"RECORDED AS" INFORMATION



EXISTING CONDITIONS SURVEY

1010 ANN STREET

CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 20'
 (PAGE SIZE: 22x34)
 0 20

DATE: 03-12-2026
 REVISED:

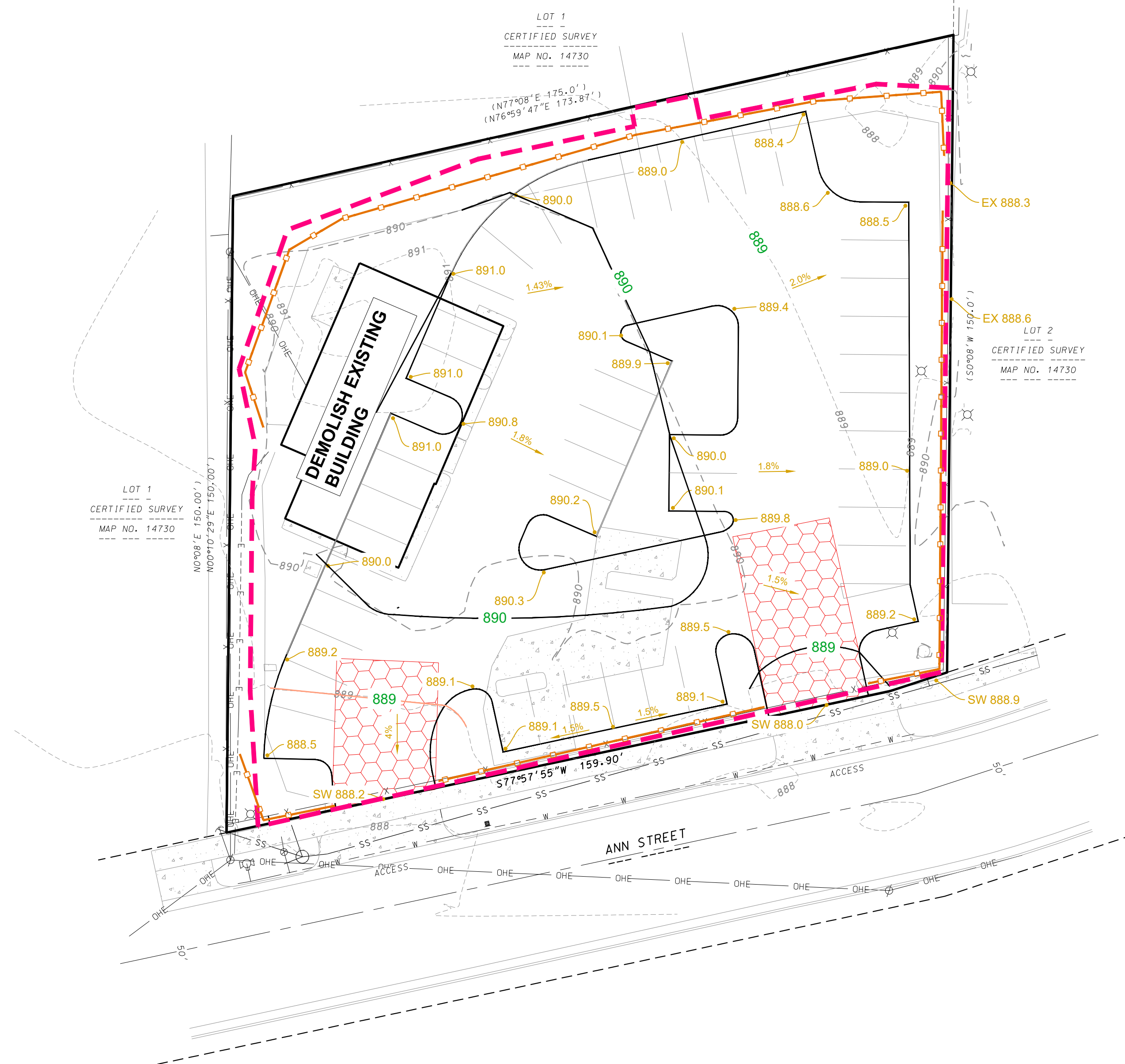
DRAWN BY: BJH

FN: 25-05-124

Sheet Number:

C 001

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



CONTRACTOR SHALL PEEL UP EXISTING PAVEMENT, PROOF ROLL AND UNDERCUT AS NECESSARY THEN FINISH GRADE UPPER LAYER OF BASE COURSE TO ESTABLISH A STABLE BASE PRIOR TO PAVING.

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL REQUIRED PERMITS.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
9. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
10. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
11. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
12. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROL
2. SAWCUT AND REMOVE EXISTING ASPHALT
3. FINISH GRADE TOP LAYER OF BASE COURSE
4. REPAVE PARKING LOT
5. SPREAD TOPSOIL AND COMPLETE FINAL RESTORATION
6. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED

LIMITS OF DISTURBANCE = 23,357 SQ FT

GRADING PLAN LEGEND

	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	LIMITS OF DISTURBANCE
	STONE TRACKING PAD
	FINISHED PAVEMENT GRADE



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 1010 Ann Street
 Name of Project Kunes Mitsubishi Parking Lot
 Owner / Contact Kunes Mitsubishi Madison Property, LLC. / Matt Saltzberry, PLA
 Contact Phone 608-833-7530 Contact Email msaltzberry@donofrio.cc

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 16,490
 Total landscape points required 275

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____
 Five (5) acres = 217,800 square feet
 First five (5) developed acres = 3,630 points
 Remainder of developed area _____
 Total landscape points required _____

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____
 Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			8	280
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3				
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						280

Total Number of Points Provided 280

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.