

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

Part 1: General Application Information

Street Address:	737 & 733 N Meadow Lane		
Alder District:	5th - Vidaver	Zoning District:	TR-C1
Project Contact Person Name	Randy Christainson	Role	Owner's Rep
Company Name	Walter Wayne		
Phone	608.442.3823	Email	rc@starkcommercial.com

☒	Completed Application (this form)
☒	Property Owner Permission (signature on this form or an email providing authorization to apply)
☒	Copy of Notification sent to Demolition "Listserv" Date Sent <u>March 18, 2025</u>
☒	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <u>District Alder, City-registered neighborhood association(s), City-listed business association(s).</u> Date Sent <u>March 18, 2025</u>
☒	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)
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

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

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

- When Landmarks Commission finds a building has Historic Value, Plan Commission determines if a demolition can be approved at a public hearing.
- Staff adds the demolition to a Plan Commission meeting per [published schedule](#).
- Applicant must pick up “Public Hearing” sign from Zoning Counter and post 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. If an applicant wishes to schedule the Plan Commission meeting for a later date, please contact staff at pcapplications@cityofmadison.com.

Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)			
Property Owner Name			
Company Name		University 3000 LLC	
Street Address		1741 Commercial Ave Madison, WI 53713	
Phone	608.255.3573	Email	rc@starkcommercial.com

For Office Use Only	
Date:	
Accela ID No.:	

From: [Patrick Terry](#)
To: [Site Plan Review Process](#); [Madison Landmarks Commission](#)
Cc: [Randy Christianson](#); [Punt, Colin](#)
Subject: 737 & 733 N Meadow Lane - Demolition Application
Date: Monday, April 7, 2025 11:13:09 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good Morning

Please find the Demolition application and supporting documents linked here:

[University Ave 3535 3553 Landmarks App 2025 04 07](#)

PATRICK TERRY

Project Manager



D: (608) 442-3823

C: (608) 333-3428



pterry@jla-ap.com



jla-ap.com



JLA
ARCHITECTS

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*[Recognized as a 2024 Best Places to Work by
the Milwaukee Business Journal](#)*

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Patrick Terry

From: Patrick Terry
Sent: Friday, April 4, 2025 3:38 PM
To: ulrike.dieterle@gmail.com; benjonb@charter.net; district5@cityofmadison.com
Subject: 737 & 733 N Meadow Redevelopment and Demolition Notification

Ulrike and Jonathan,

I am contacting you on behalf of our partners University 3000 LLC, the new building at the corner of University Ave and N Meadow Lane.

This email is to serve as notification of the property owners' intent to submit a demolition and redevelopment plan to the City of Madison for 3535-3553 University Ave and 737 & 733 N Meadow Lane.

The development team (Walter Wayne Development) representing Bruce Bosben has met with City staff for a DAT meeting November 21, 2024, pre-application meeting in September 13, 2024, Alder Meeting April 22, and an Information UDC Meeting February 5, 2025 to discuss the possible redevelopment of the property into a mixed-use apartment building. These meetings were in addition to the previous DAT, pre-app, and neighborhood meetings we had last year with the original projects.

Notification for a neighborhood meeting was sent out January 2, for a January 16th neighborhood meeting. That meeting was organized and mediated by City of Madison staff.

Redevelopment plan will be submitted April 7, 2025

Demolition and Landmark Application will be submitted on or before April 16, 2025

Thank you.

PATRICK TERRY Project Manager



 D: (608) 442-3823
C: (608) 333-3428
 pterry@jla-ap.com
 jla-ap.com



JLA
ARCHITECTS

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the Milwaukee Business Journal*

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Randy Christianson <rc@starkcommercial.com>

City of Madison Demolition Notification Request Confirmation

4 messages

noreply@cityofmadison.com <noreply@cityofmadison.com>
To: rc@starkcommercial.com

Tue, Mar 18, 2025 at 8:46 AM

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.

noreply@cityofmadison.com <noreply@cityofmadison.com>
To: rc@starkcommercial.com

Tue, Mar 18, 2025 at 8:47 AM

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.

noreply@cityofmadison.com <noreply@cityofmadison.com>
To: rc@starkcommercial.com

Tue, Mar 18, 2025 at 8:52 AM

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.

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



City of Madison Plan Commission
c/o City of Madison Landmarks Commission
215 Martin Luther King Jr. Blvd | Suite 017
Madison, WI 53701

April 16, 2025

Sent via email only:

Building Inspection: SPRApplications@cityofmadison.com
Landmarks Commission: LandmarksCommission@cityofmadison.com

Re: Letter of Intent – Demolition of Principal Buildings
737 & 733 N. Meadow Lane
Madison, WI 53705

City of Madison Landmarks Commission-

JLA Architects + Planners are submitting, on behalf of the owner and 'Applicant' - University 3000 LLC, to the City of Madison Landmarks Commission an application for demolition of principal buildings at 737 and 733 N Meadow Lane, Madison WI 53705

737 N Meadow Lane



Built in 1955, it's a single family 3-bed, 1 bath ranch house with attached one car garage and unfinished basement.

The home will be demolished using heavy equipment and hauled to the landfill for recycling and disposal.

A recycling plan will be submitted to the City by the general contractor prior to demolition.

Demolition - Aug.2025.



737 Interior Photos



Kitchen



Living Room



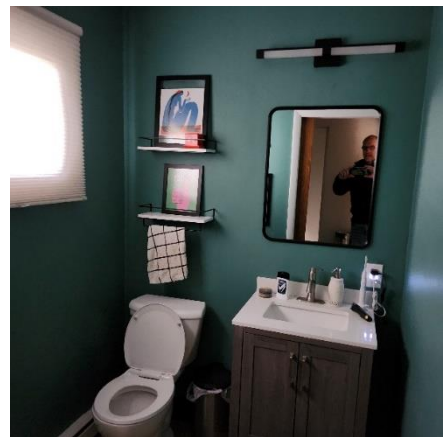
Bedroom 1



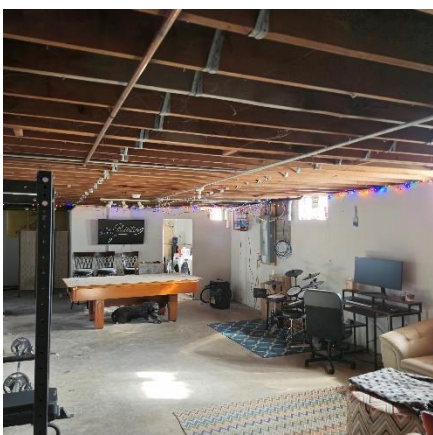
Bedroom 2



Bedroom 3



Bathroom



Basement



Street View

733 N Madow Lane



Built in 1954, it's a single family 4-bed, 2 bath story and a half house with detached 2-car garage and partially finished basement.

The home will be demolished using heavy equipment and hauled to the landfill for recycling and disposal.

A recycling plan will be submitted to the City by the general contractor prior to demolition.

Demolition - Aug.2025.



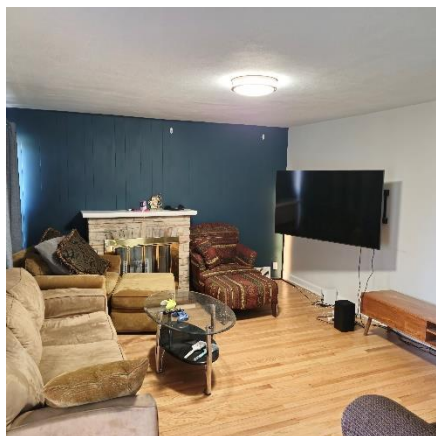
2-car Detached Garage



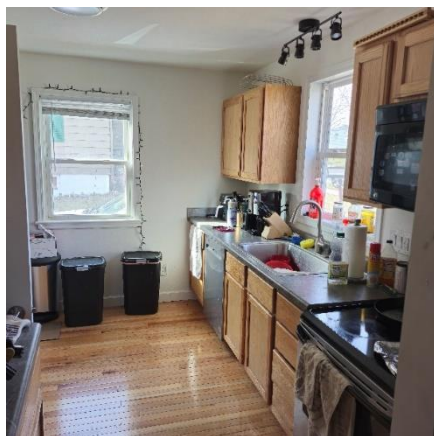
Garage – Rear



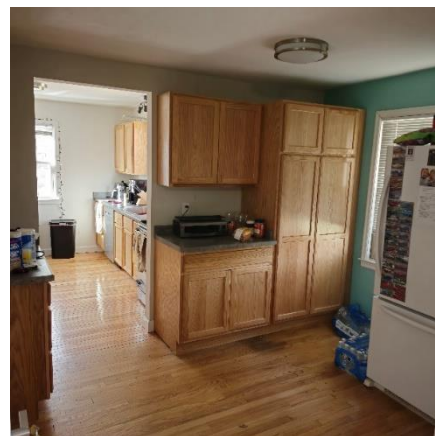
House – Rear



Living Room



Kitchen

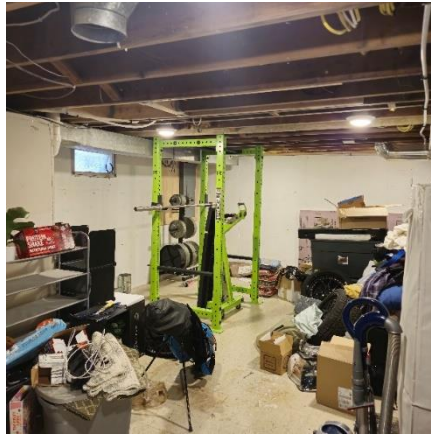


Kitchen – 2

733 Interiors continued



Basement – Laundry



Basement

The owner is unaware of the builder, architect or any alterations to the building.

Thank you for your time in reviewing our project.

Sincerely,

A handwritten signature in black ink that reads "Patrick J. Terry". The signature is written in a cursive, flowing style.

**Patrick Terry
Project Manager**

**JLA Architects
800 West Broadway – Suite 200
Monona, WI 537**