

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:			
Alder District:		Zoning District:	
Project Contact Person Name		Role	
Company Name			
Phone		Email	
<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 _____
<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 _____
<input checked="" type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)		
<input type="checkbox"/>	Demolition Plan	FEE TO BE PAID VIA INTER-DEPARTMENTAL TRANSFER (WATER UTILITY) - SEE OWNER INFORMATION BELOW FOR COORDINATING	
Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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)
	Will existing structure be relocated? <input type="checkbox"/> Yes <input 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)			
Property Owner Name			
Company Name			
Street Address			
Phone		Email	

For Office Use Only	
Date:	
Accela ID No.:	



**Madison
Water Utility**

Madison Water Utility - Unit Well 12 Wellhouse and Reservoir
Letter of Intent – Principal Structure Demolition
September 3, 2025

Project Description

Madison Water Utility is proposing to reconstruct its existing Unit Well 12 (UW12), located at 801 South Whitney Way in Madison, WI. The project will enhance UW12's dual-pressure zone water supply capabilities to serve water to the west side of Madison, providing additional operational flexibility and increased water supply reliability. The project is also needed to address Wisconsin Department of Natural Resources (WDNR) deficiencies at the wellhouse. The project requires demolition and reconstruction of the existing well house and reservoir. Demolition will be completed with typical methods via excavation equipment.

Existing Conditions

The well and reservoir site is located on the north side of the Beltline along South Whitney Way. It is located on the land between the westbound exit ramp and the Beltline itself. The original well and pump house was built in 1957 and was designed by Water Utility engineering staff. The rough limestone in an ashlar pattern is seen on many wells throughout Madison that were built during this era, and is recognizable as a Water Utility facility.

Proposed Design

The proposed reconstructed well house includes design features to respect the appearance of the existing structure. A slightly larger footprint is required to house the necessary equipment for UW12 and meet modern WDNR design standards. The architectural finishes are selected to mimic the existing structure's limestone finish. Stone was chosen to clad the building, and a smooth finish stone is proposed in a more regular pattern. The color of the stone is intended to appear similar to the existing building.

Site

The site changes around the well house are minimal. The most notable change is the proposed reservoir location and size. A 1.0 million gallon reservoir is proposed to replace the 150,000 gallon reservoir. The new reservoir is proposed to be located to the east of the well house. The driveway will be raised slightly to provide accessibility to the rear doors. Asphalt pavement will generally be replaced in kind. The drive and parking area will be used by service vehicles and allows the vehicles to turn around on the site to exit onto Whitney Way facing the traffic. The existing reservoir location will be graded to match surrounding areas and restored to grass surface. Landscaping and restoration is also proposed.

Site Location

Address: 801 South Whitney Way

Land Use Zoning Approval

The project is being submitted to be re-zoned from CN to PR, as well as to allow for conditional use of the new well house and reservoir.

Project Schedule

September 22, 2025	Urban Design and Plan Commission Application
Fall 2025	Public Information Meeting (date TBD)
November 5, 2025	Urban Design Commission
November 17, 2025	Plan Commission
November 25, 2025	Common Council
January 2026	Plans and Specifications out for Bid
February 2026	Bids received
February 2026	Board of Public Works Award of Bid
March 2026	Contract Signed
April 2026	Start of Construction
September 2026	Structure Demolition
September 2027	Construction Completed

Project Team

Madison Water Utility
119 East Olin Avenue
Madison, WI 53713

Peter Holmgren, PE

Engineer/Architect:
SEH, Inc.
10 North Bridge Street
Chippewa Falls, WI 54729

Jeffrey Nussbaum, PE
Isaac Steinmeyer, PE
Jim Lynch, AIA

Location/Aerial Map



An aerial view showing the pump house and the reservoir along South Whitney Way. The reservoir is the round building to the north of the pump house.

Existing Photos



Whitney Way view of the Wellhouse



The rear of the existing Wellhouse.



Interior of existing Wellhouse.



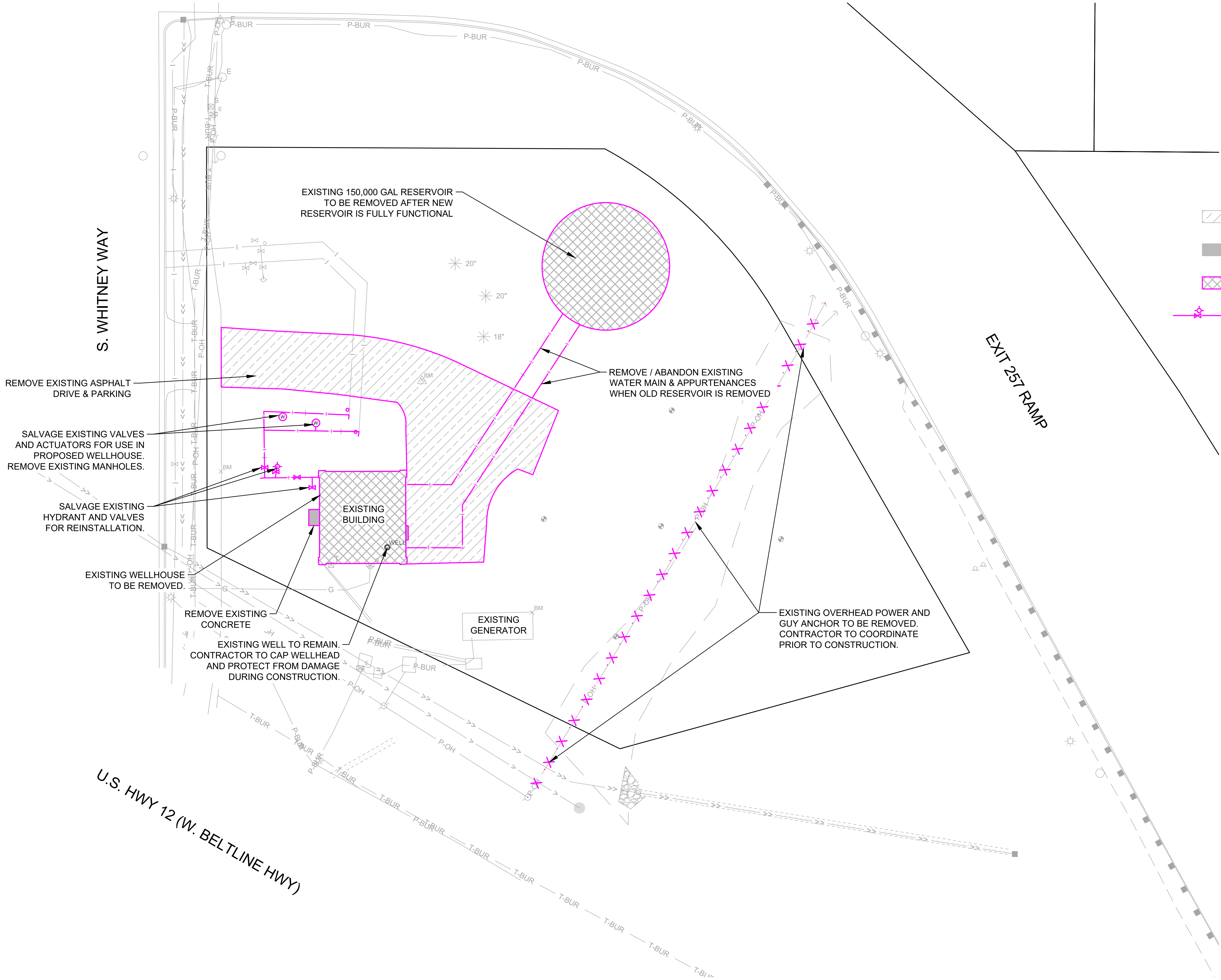
Interior of existing Wellhouse.







Existing Reservoir to be removed and replaced.

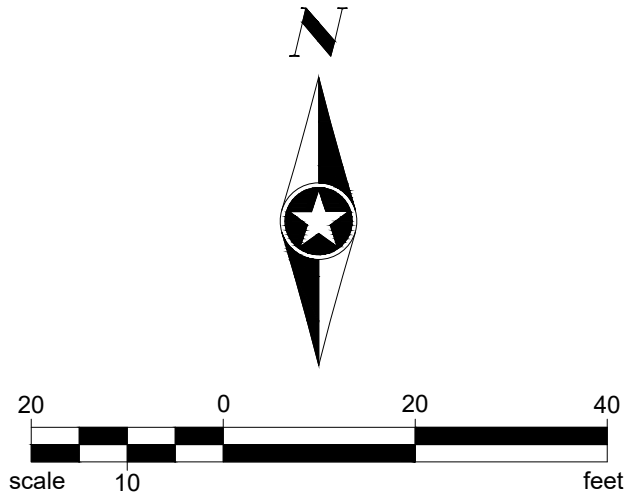
THIS BAR IS INTENDED TO BE 1" PRINTED AT FULL SCALE

Save: 6/27/2025 3:10 PM pliback Plot: 6/27/2025 3:16 PM X:\K01MMADWU18222215-final.dgn51-drawings\10-Civil\cadwg\sheet\MA182222_RE.dwg



REMOVALS

-  BITUMINOUS DRIVE REMOVAL
-  CONCRETE PAVEMENT REMOVAL
-  STRUCTURE REMOVAL
-  WATER MAIN & APPURTENANCES REMOVAL



Project Owner

MADISON, WISCONSIN
UNIT WELL 12 RECONSTRUCTION

801 S. Whitney Way
Madison WI, 53711

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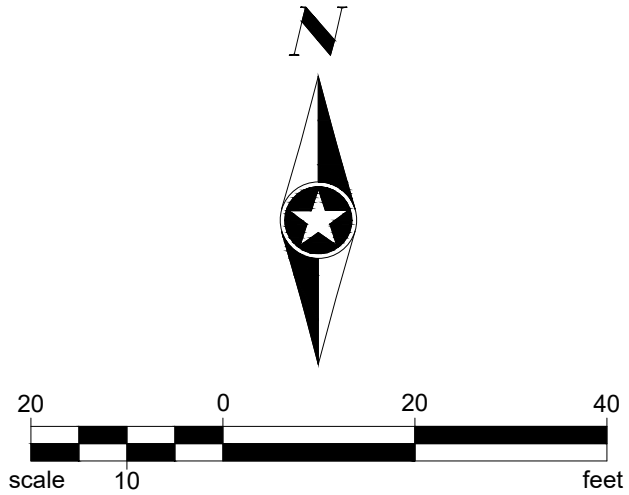
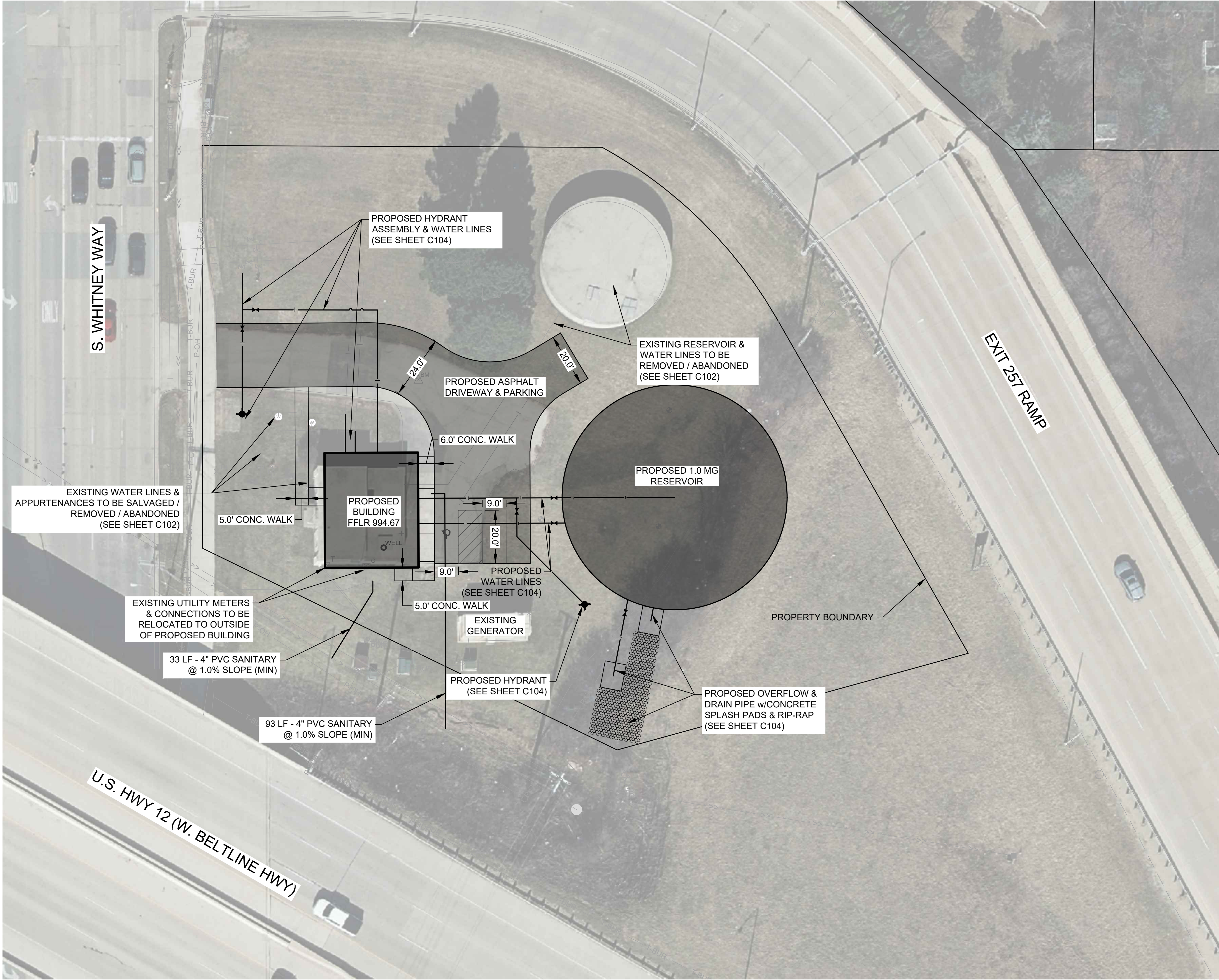
SEH Project	MADWU_182222
Checked By	KB
Drawn By	PAL

Project Status	Issue Date
DNR SUBMITTAL	06/30/2025

REVISION SCHEDULE		
REV. #	DESCRIPTION	DATE

REMOVALS PLAN

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Project Owner

MADISON, WISCONSIN
UNIT WELL 12 RECONSTRUCTION

801 S. Whitney Way
Madison WI, 53711

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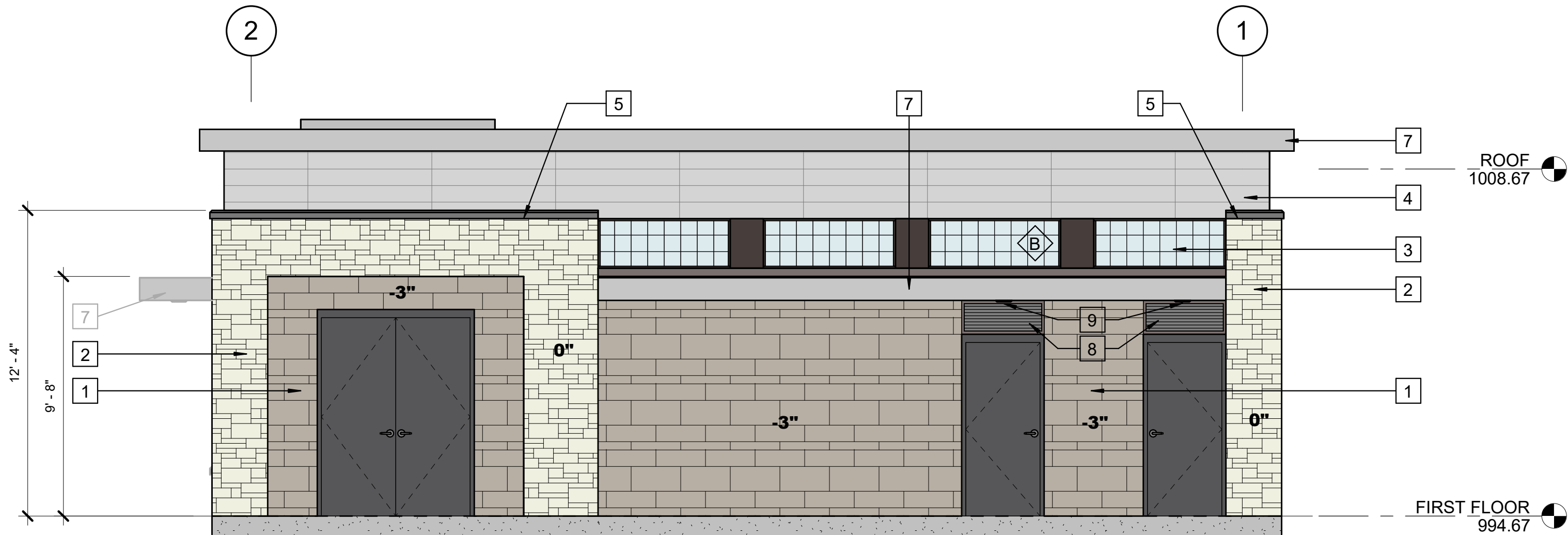
SEH Project MADWU_182222
Checked By KB
Drawn By PAL

Project Status Issue Date
DNR SUBMITTAL 06/30/2025

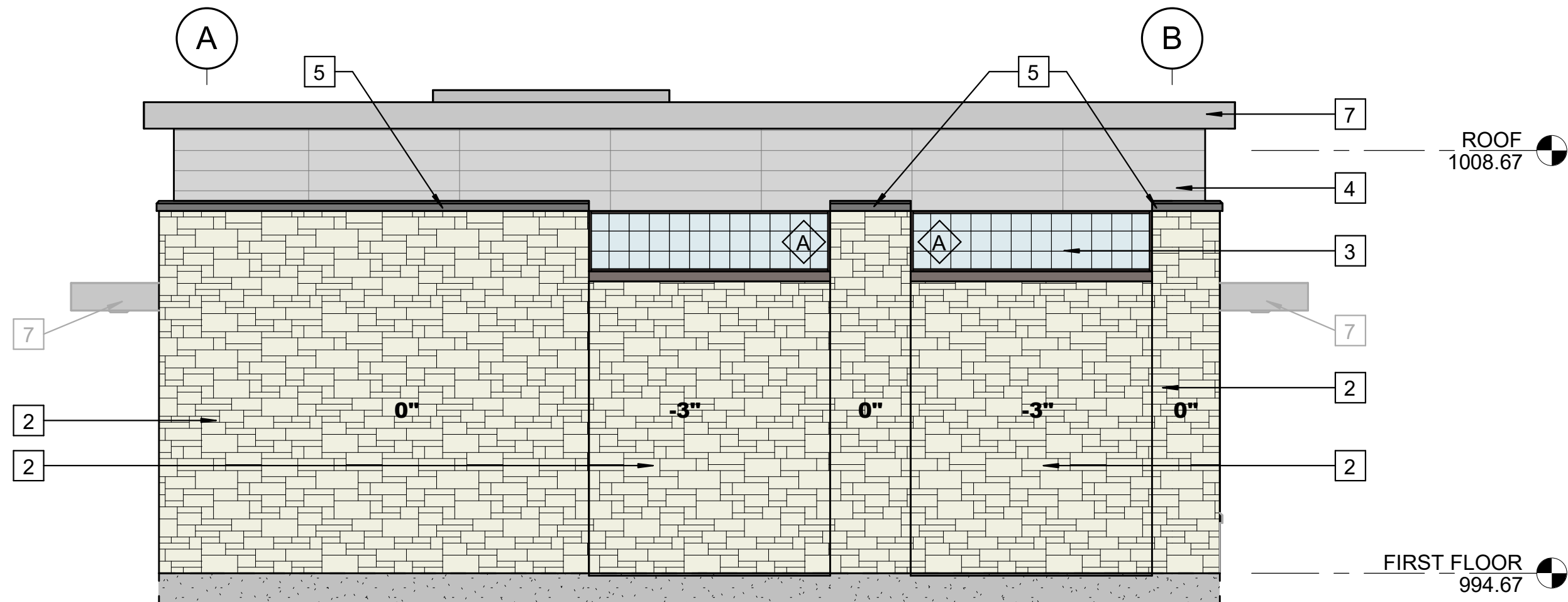
REVISION SCHEDULE		
REV. #	DESCRIPTION	DATE

SITE PLAN

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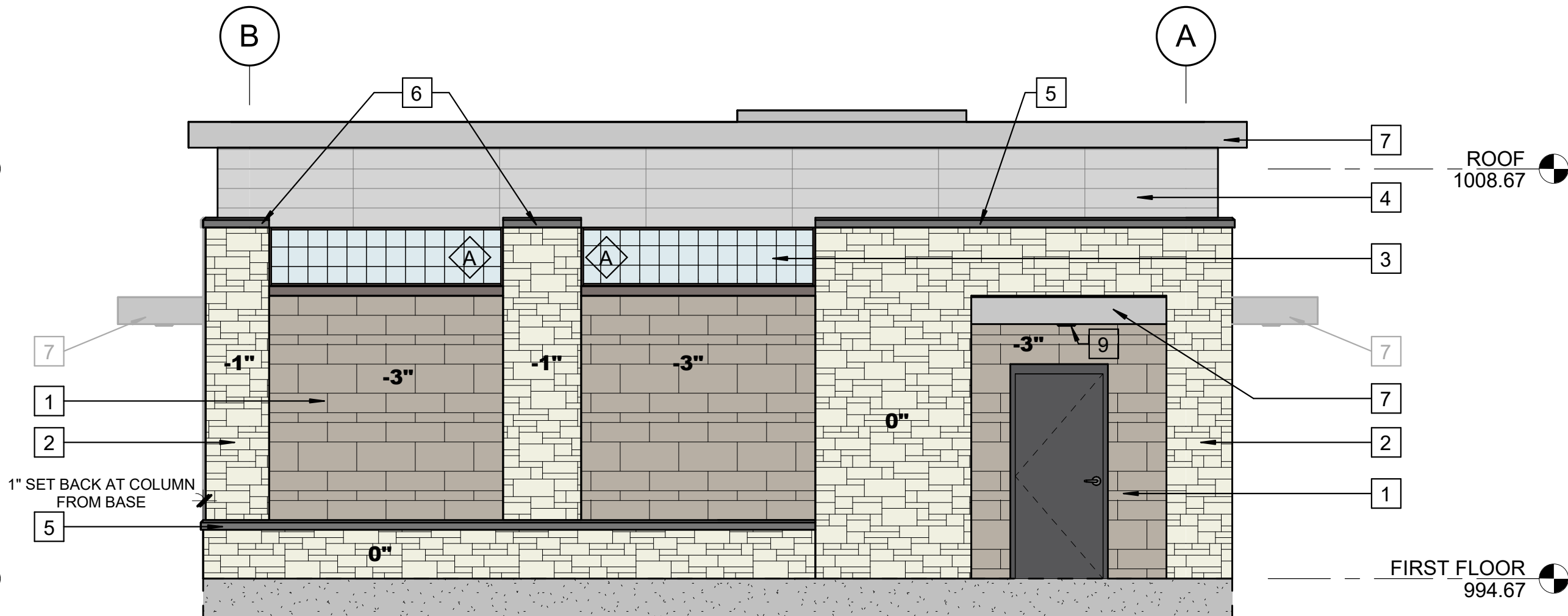
1 EAST ELEVATION
A201 1/4" = 1'-0"



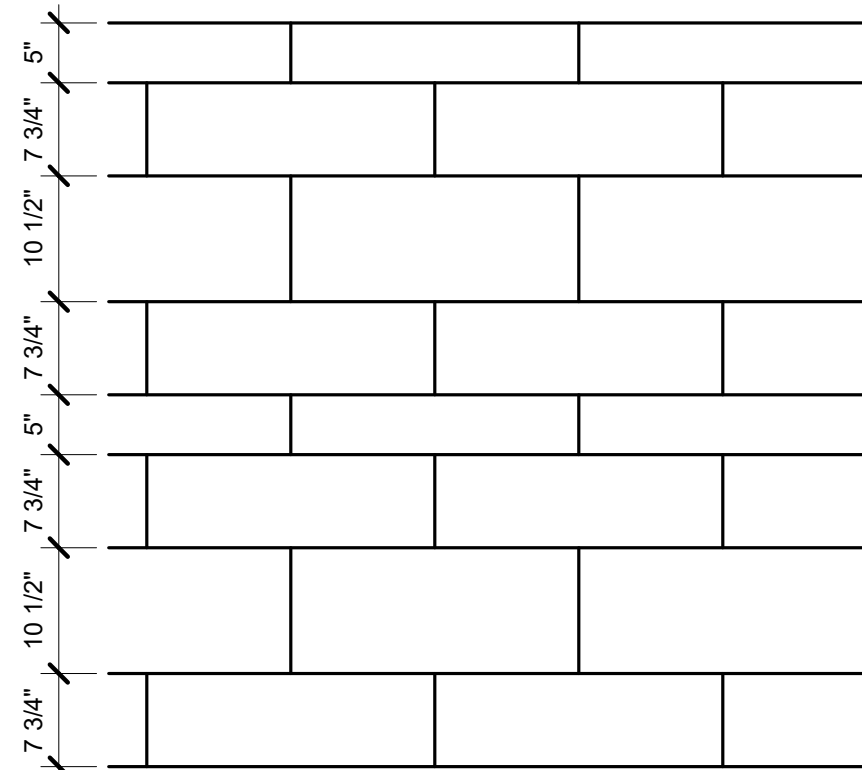
2 NORTH ELLEVATION
A201 1/4" = 1'-0"



3 WEST ELEVATION
A201 1/4" = 1'-0"



4 SOUTH ELEVATION
A201 1/4" = 1'-0"



NOTE: STONE LENGTHS VARY BETWEEN 8" AND 32",
STONE HEIGHT COURSING AS SHOWN ABOVE. SEE
SPECIFICATIONS FOR STONE TYPE

Exterior Stone Veneer Coursing

GENERAL NOTES:

1. ALL CAST STONE COPINGS PROJECT
NOMINALLY 1.5" BEYOND FACE OF STONE

KEY NOTES:

- | | | | |
|---|--|----|--|
| 1 | STONE VENEER 1 | 8 | LOUVER REFER TO DA6 |
| 2 | STONE VENEER 2 | 9 | SOFFIT LIGHT CENTER ON DOOR
REFER TO ELECTRICAL DRAWINGS |
| 3 | TRANSLUCENT FIBERGLASS
SANDWICH PANEL WALL SYSTEM | 10 | SALVAGED STONE SIGNAGE FROM
EXISTING BUILDING. CLEAN STONE
AND PAINT RECESSED LETTERING. |
| 4 | 8" H x 5'-0" LONG TERRA COTTA RAIN
SCREEN SYSTEM | 11 | BUILDING ADDRESS COORDINATE WITH
OWNER |
| 5 | CAST STONE COPING 1 | 12 | SALVAGED STONE VENEER FROM
EXISTING. BUILDING. |
| 6 | CAST STONE COPING 2 | | |
| 7 | METAL FASCIA | | |

NOTE: ALL DRAWING SCALES ARE FOR
PLANS PRINTED ON 34"x22" SHEETS



Project Owner

MADISON, WISCONSIN
UNIT WELL 12 RECONSTRUCTION

801 S. Whitney Way Madison
WI, 53711

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SEH Project 182222
Checked By JRL
Drawn By JRL

Project Status Issue Date
DNR SUBMITTAL 6/30/2025

REVISION SCHEDULE
REV. # DESCRIPTION DATE

EXTERIOR ELEVATIONS

01
A201



City of Madison Demolition Notification Approved

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

Date Tue 9/2/2025 10:11 AM

To Isaac Steinmeyer <isteinmeyer@sehinc.com>

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on September 2, 2025 at 10:11 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.



Outlook

FW: Unit Well 12 Land Use Application Waiver & Project Info

From Holmgren, Peter <PHolmgren@madisonwater.org>

Date Mon 9/1/2025 4:24 PM

To Isaac Steinmeyer <isteinmeyer@sehinc.com>; Jeffrey Nussbaum <jnussbaum@sehinc.com>

Cc Wiederhoeft, Adam <AWiederhoeft@madisonwater.org>; Pearson, Timothy <TPearson@madisonwater.org>; Kumar, Krishna <KKumar@madisonwater.org>; Grande, Joseph <JGrande@madisonwater.org>

FYI – 30 day application notice waiver granted by Alder Tishler below, though I did go ahead and provide formal notification 30 days prior to the 9/22 deadline that we were eyeing as well.

This allows us to get the application in sooner than the 9/22 date if we'd like. I am also working with the Alder on a late-September public information meeting and hope to have something figured out with that in the next week or so.

Thanks,

MADISON WATER UTILITY

Pete Holmgren, PE

Chief Engineer

119 East Olin Ave.

Madison, Wisconsin 53713-1431

Tel 608 261 5530 • **Fax** 608 266 4644

Email pholmgren@madisonwater.org

Web www.madisonwater.org

In compliance with State public records law, the City of Madison retains copies of ALL email messages to and from this mailbox. Email messages may be released in response to appropriate open record requests.

From: Tishler, Bill <district11@cityofmadison.com>

Sent: Friday, August 29, 2025 8:41 PM

To: Holmgren, Peter <PHolmgren@madisonwater.org>

Subject: Re: Unit Well 12 Land Use Application Waiver & Project Info

Hi Peter,

I am comfortable waiving the 30-day notice for this application. Thank you again for taking the time to connect with me earlier this month and for keeping me updated on the project. I look forward to working with you on scheduling the public information meeting later this fall.

Best,
Bill

Bill Tishler

District 11 Alder, City of Madison

(608) 333-2745

Sign up for district 11 email list/blog:

<http://www.cityofmadison.com/council/district11/blog/>

From: Holmgren, Peter <PHolmgren@madisonwater.org>
Sent: Wednesday, August 20, 2025 10:54 AM
To: Tishler, Bill <district11@cityofmadison.com>
Subject: Unit Well 12 Land Use Application Waiver & Project Info

Good Morning Bill,

It was good connecting with you the other day on the phone again to discuss this project a bit more. As I had mentioned, for the Unit Well 12 pump house and reservoir reconstruction (801 South Whitney Way), Madison Water Utility will be proceeding with a City Land Use Application. The purpose of this application is to request a re-zoning of the parcel from "CN" to "PR" and to request a conditional use of the site for the demolition and reconstruction of these facilities.

We hope to file the application no later than September 22nd, however if you're still agreeable to waive the 30-day notice period for this filing, we may be able to get it in sooner. **Please reply to this email if you're comfortable confirming that the 30-day waiver is okay for this instance.**

Looking ahead to a public information meeting, feel free to share our project website with your constituents and let me know about their thoughts on a good day/time (or a few options) to set up a meeting. I'm thinking mid-to-late September, but other than that we should be able to accommodate an agreeable day/time. For more information, our project webpage is now active again and you can direct folks there as well:

<https://www.cityofmadison.com/water/projects/well-12-reconstruction>

Thanks again, and I look forward to hearing back from you soon.

MADISON WATER UTILITY

Pete Holmgren, PE

Chief Engineer

119 East Olin Ave.

Madison, Wisconsin 53713-1431

Tel 608 261 5530 • **Fax** 608 266 4644

Email pholmgren@madisonwater.org

Web www.madisonwater.org

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FW: Madison Water Utility - Unit Well 12 Land Use Application & Project Info

From Holmgren, Peter <PHolmgren@madisonwater.org>

Date Thu 8/21/2025 12:55 PM

To Isaac Steinmeyer <isteinmeyer@sehinc.com>

Cc Jeffrey Nussbaum <jnussbaum@sehinc.com>; Mina Levine <mstumpfol@sehinc.com>; Pearson, Timothy <TPearson@madisonwater.org>; Wiederhoeft, Adam <AWiederhoeft@madisonwater.org>

FYI regarding the 30-day notice that we talked about, so regardless of waiver the 9/22 application deadline date is good to go now. A copy of this email (or the waiver one, when I get it) may be needed for the application as well.

Thanks,

MADISON WATER UTILITY

Pete Holmgren, PE

Chief Engineer

119 East Olin Ave.

Madison, Wisconsin 53713-1431

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Email pholmgren@madisonwater.org

Web www.madisonwater.org

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From: Holmgren, Peter

Sent: Thursday, August 21, 2025 11:45 AM

To: Joy Cardin <cardinjoy@gmail.com>; Tom Jarvis <area8@midvaleheights.org>

Cc: Tishler, Bill <district11@cityofmadison.com>

Subject: Madison Water Utility - Unit Well 12 Land Use Application & Project Info

Good Morning,

I've been communicating with Alder Tishler (and he may have already reached out to you) regarding the Unit Well 12 pump house and reservoir reconstruction (801 South Whitney Way), which is scheduled for construction beginning in 2026. Ahead of that, Madison Water Utility will be proceeding with a City Land Use Application, and the purpose of this application is to request a re-zoning of the parcel from "CN" to "PR" and to request a conditional use of the site for the demolition and reconstruction of these facilities. We hope to file this application no later than September 22nd.

Alder Tishler will be coordinating with his constituents on an agreeable public meeting day/time to further discuss the project; currently we are thinking mid-to-late September but will follow up as a date is more firmly established.

For more information, our project webpage is now active again as well:

<https://www.cityofmadison.com/water/projects/well-12-reconstruction>

Please reach out with questions at any time!

Regards,

MADISON WATER UTILITY

Pete Holmgren, PE

Chief Engineer

119 East Olin Ave.

Madison, Wisconsin 53713-1431

Tel 608 261 5530 • **Fax** 608 266 4644

Email pholmgren@madisonwater.org

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