

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:	222 E Olin Ave		
Alder District:	14	Zoning District:	TE
Project Contact Person Name	Dan Kennelly	Role	Developer
Company Name	Olin Nolen, LLC (Affiliate of Range Hill Partners)		
Phone	608-217-7470	Email	dan@rangehillpartners.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 _____		
☒	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 _____		
☒	\$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

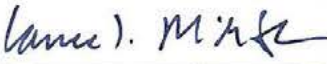
APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

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		Lance McGrath	
Company Name		250 E Olin LLC	
Street Address		730 Williamson St #150	
Phone	608-616-0705	Email	

For Office Use Only	
Date:	
Accela ID No.:	



June 30, 2026

Heather Bailey, Ph.D.
Preservation Planner
City of Madison Planning Division
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-298

Submitted Via Email

RE: Letter of Intent – Demolition at 222-232 E Olin Avenue

Dear Heather and Members of the Landmarks and Plan Commissions:

On behalf of Range Hill Partners, we are submitting this Letter of Intent for the demolition of the two principal structures located at 222-232 Olin Avenue, commonly referred to as the Wonder Bar and Coliseum Bar. We are also seeking approval of conditional uses in conjunction with the requested demolition.

The requested demolition is necessary to facilitate redevelopment of the property. The proposed project would transform this vacant and underutilized site into a new mixed-use building containing approximately 191 residential units, structured parking, and ground-floor commercial space. The development is consistent with the City's Comprehensive Plan and South Madison Plan, and advances broader City goals of expanding housing opportunities.

Attached to this letter is an appendix containing additional historical information and copies of original source materials related to the Wonder Bar building. Given previous preservation efforts and the many stories that have circulated regarding the property's history, we believed it would be helpful to provide this additional context.

Development Team

Developer

Range Hill Partners
808 O'Sheridan Street
Madison, WI 53715

Contact: Dan Kennelly

**Architect**

Potter Lawson, Inc.
749 University Row, Suite 300
Madison, WI 53705

Civil Engineer

Vierbicher
999 Fournier Drive
Madison, WI 53717

Structures**232 E Olin Ave (Coliseum Bar)****Building Description**

The Coliseum Bar is a two-story commercial building likely constructed during the 1990s and historically operated as a restaurant / sports bar.

Building History

The current structure does not represent a significant period in Madison's architectural or development history.

Present Condition

The deteriorating building is surrounded by surface parking and does not contribute to the urban development objectives established for this location.

Assessment of Historic Value

The Coliseum Bar building possesses no distinctive features that represent a particular architectural style and there is no evidence that it is associated with historic figures or events.

222 E Olin (Wonder Bar)**Building Description**

The Wonder Bar is a two-story commercial structure built in 1932. The building is located along Olin Avenue between the vacant Coliseum Bar and several contemporary low-rise



office buildings. The Wonder Bar was operated as a restaurant and tavern under various ownerships until it closed in 2019.

Building History

Based on a review of historical records (see attached Appendix), the Wonder Bar Building was built in 1932 and opened during the middle part of that year. It was originally opened by Edward and Evelyn Touhy and was called the “Garden Lunch.” It served sandwiches and other food. Although Edward Touhy's brother Roger was a well-known organized crime figure in Chicago, the available historical record provides no clear evidence of any direct connection between Prohibition era organized crime and the Madison property.

When the Garden Lunch opened, Prohibition was already waning and was repealed within a year. The building became known as the Wonder Bar in 1934 after Prohibition had ended. At this point, Touhy had transferred the operation to new owners. As a result, the building existed during only the final months of Prohibition, and the Wonder Bar itself opened only after Prohibition had ended. Further, the Wonder Bar was never operated by Touhy himself.

The building subsequently changed hands several times in the following decades. Over the years, the building became the subject of local urban legends about organized crime connections. These claims appear to be based more on local folklore than on documented historical evidence. For example, one of the frequented repeated stories is that Al Capone visited the Wonder Bar. However, Capone was incarcerated before the building opened and died shortly thereafter, making it impossible for him to have visited the property. Other commonly repeated stories involving bulletproof glass, bullet holes, hidden passageways, secret tunnels, and similar features likewise have not been substantiated through available historical documentation, nor is there physical evidence of these claims within the building.

Over the years, Madisonians have enjoyed sharing colorful stories about the building. These stories have been amplified by creative marketing by past operators. However, based on the records, these stories are more myth than fact.

Present Condition

The Wonder Bar building has been vacant for more than five years and continues to deteriorate. The building’s mechanical equipment, plumbing, and electrical systems are all no longer functional. The building envelope has been compromised, allowing moisture intrusion and observable mold growth. Most of the windows are broken or boarded up, and



its exterior and interior are heavily damaged. The building appears likely to have lead pipes and asbestos on interior materials. It would be extremely difficult to make it compliant with the Americans with Disabilities Act given that it is two stories with no elevator, has narrow interior doorways, has non-compliant bathroom layouts, etc.

Assessment of Historic Value

The property is not designated as a local landmark and is not located within a local historic district. While the building has local nostalgia value and has been the subject of preservation efforts, we believe it does not possess the level of architectural distinction, historical integrity, or cultural significance to justify preservation. The building is not associated with a historically significant person, event, or movement that would warrant protection. The building does not embody distinguishing architecture of a specific period and is not the work of a notable architect or builder. The building has history and members of the community feel a strong connection to that history, but it does not rise to the City's standards to justify preservation.

A few further key points:

- 1) Separating Myth from Fact** – Based on land records, photos, newspaper archives, historic advertisements, 1930's city directories, and other records, most of the claims surrounding the Wonder Bar's connections to organized crime and the Prohibition era are exaggerations, urban legends, and myths. Again, the building has history and meaning to members of the Madison community. However, the timeline and the records show that the primary claims to historic significance are based on more myth than fact.
- 2) Selective Nostalgia** - Even if the organized crime stories were true, it is worth asking whether these stories should be commemorated. Popular culture often portrays certain types of gangsters as charismatic, but the reality is organized crime was and is fundamentally built on violence and exploitation. Though it's important to be aware of the ugly parts of history, they should not be idealized.
- 3) Disturbing Origin of the Name** - The building was named "Wonder Bar" in 1934 shortly after the release of the Hollywood musical *Wonder Bar* and the establishment was likely named after that film. The film the *Wonder Bar* has long been criticized for its overtly racist content and deeply degrading portrayals of



African Americans. A book by Robert Jackson titled “Fade In, Crossroads: A History of Southern Cinema” points out that, “*Wonder Bar (1934) constitutes a strong contender for the most racially offensive Hollywood musical sequence of all time.*” in reference to a scene with a white actor in blackface performing deeply degrading depictions of African American life. The idea of preserving a building with such a deeply offensive origin to its name is difficult to reconcile with Madison's values as a community.

- 4) **Practical Reality** - Bringing the building into compliance with modern building codes, ADA requirements, and life-safety standards would be extremely costly. Based on conversations with contractors, renovation or relocation would be financially infeasible. There is no clear economically viable path to rehabilitate or repurpose the building.

Project Schedule

Pending approvals, demolition activities are anticipated to commence in early 2027, with site work and vertical construction beginning shortly thereafter.

Conclusion

We recognize that the Wonder Bar was the subject of a past effort to designate the building as a Landmark and members of the community feel a connection to the building. Indeed, the Madison community has enjoyed sharing colorful stories about the Wonder Bar over the years. However, local folklore and nostalgia alone are not sufficient grounds for historic preservation. While the building undoubtedly has meaning to many Madison residents, the principal claims supporting its historic significance are not supported by the available historical record.

At the same time, Madison faces a well-documented housing shortage, and this redevelopment would provide new housing in a location specifically identified and planned for residential growth. The public benefits of redevelopment are substantial. By contrast, the primary justification for preserving the existing building rests largely on stories and traditions that are not substantiated by the historical evidence.

Based on the historical evidence and the applicable preservation standards, we respectfully request approval of the proposed demolition and associated redevelopment. If



you have any questions regarding this application, please do not hesitate to contact us.
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Kennelly", with a stylized flourish at the end.

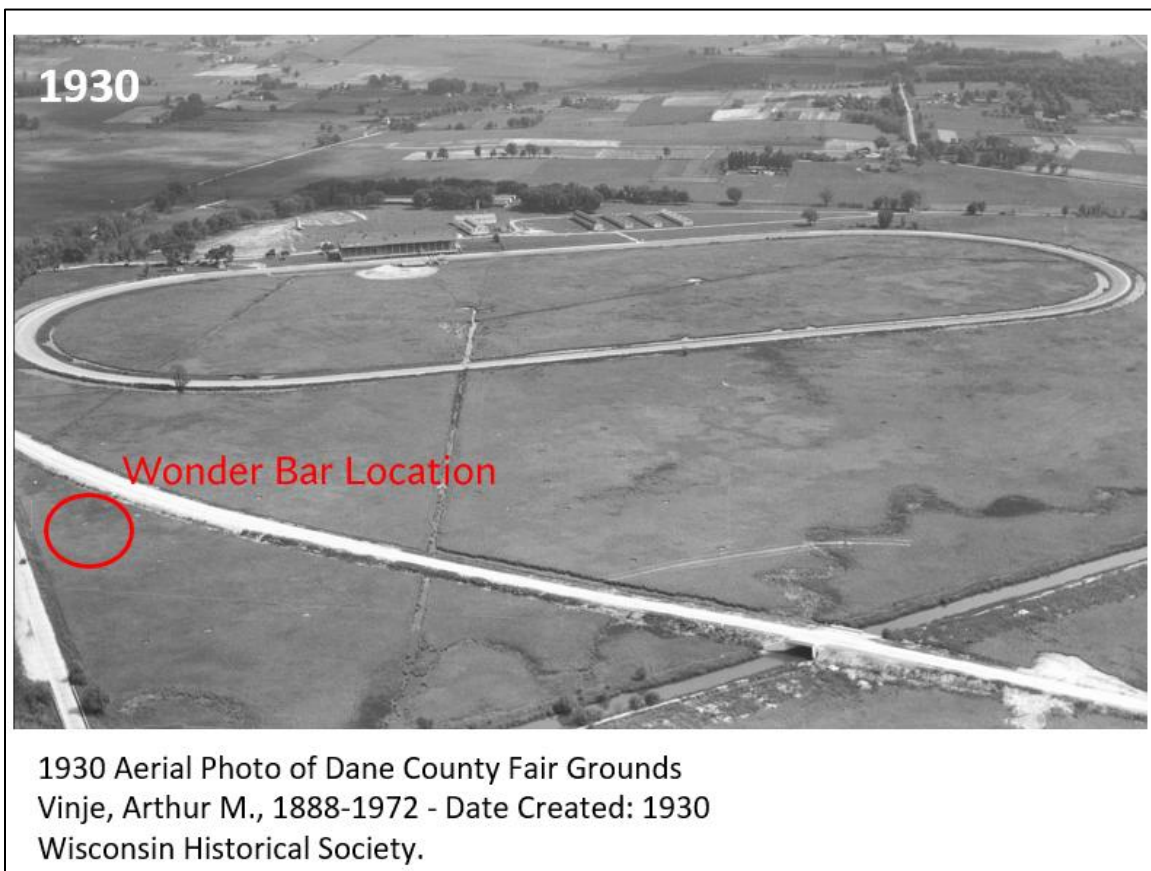
Dan Kennelly
Range Hill Partners

APPENDIX:

WONDER BAR BUILDING HISTORY Q&A

When Was the Building Constructed?

The Wonder Bar was built in 1932. Construction had not begun as of 1930. Below is a 1930 photo of the Dane County Fair Grounds with the site of the Wonder Bar in the foreground on the left. The photo clearly shows that the building was not yet in place and construction had not started. Given that construction of a building like the Wonder Bar would likely take two years to complete during this era, the building could not have opened prior to 1932. This aligns with other documents about the property.





RANGE HILL PARTNERS

When Did Edward Touhy Purchase of the Property?

Based on Dane County land records, Paul F. Harloff conveyed the land where the Wonder Bar is located to Edward Towey (sic) and Evelyn Towey (sic) on June 24, 1932 (Dane County Doc. No. 539073). Again, this verifies that the building and Touhy's involvement in the property had only a brief overlap with Prohibition.

No. 25-4-1. Warranty Deed. (Rev. 11-1-16, Wis. Statutes) (SEAL OF WISCONSIN) Published by the State Book & Stationery Co., State of Wisconsin, Form No. 1.

VOL 356 PAGE 252 539073

This Indenture, Made this 24th day of June, A. D. 1932,
between **Paul F. Harloff, an unmarried man, of the City of Madison,**
part 7 of the first part, and
Edward Towey and Evelyn Towey, husband and wife, as joint tenants,
part 108 of the second part,
of the same place,
part 108 of the second part.

Witnesseth, That the said part 7 of the first part, for and in consideration of the sum of
One (\$1.00) Dollar and other good and valuable consideration
to him in hand paid by the said part 108 of the second part, the receipts whereof is hereby confessed and acknowledged, he Given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell remise, release, alien, convey and confirm unto the said part 108 of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Dane and State of Wisconsin, to-wit:

Located in the West One-half (W. 1/2) of Section Twenty-five (25), Township Seven (7), North of Range Nine (9) East, Dane County, Wisconsin, described as follows: All of the land in the triangle formed by a boundary line of U. S. Highway No. Twelve (12) and Eighteen (18) on the South, the Highway running parallel to the right-of-way of the Chicago, Milwaukee & St. Paul Railroad Company on the Northwest, and the Creek now known as Wings Creek, also known as Murphy's Creek, on the Northwest, and containing approximately Five and Fifty-eight One-hundredths (5.58) acres, more or less, subject to the rights, if any, of the Madison Park & Pleasure Drive Association contract, recorded in Volume Nine (9) of Miscellaneous on Page 361.



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of he said part 7 of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises and their hereditaments and appurtenances.

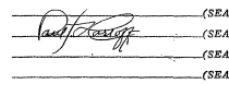
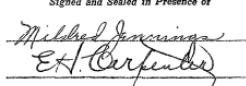
He Gave and to both, the said premises as above described with the hereditaments and appurtenances unto the said part 108 of the second part, and to their heirs and assigns FOREVER.

And the said Paul F. Harloff, an unmarried man,
for himself, his heirs, executors and administrators, do as covenant, grant, bargain and agree to and with the said part 108 of the second part, their heirs and assigns, that at the time of the enrolling and delivery of these presents he is well seized of the premises above described as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple and that the same are free and clear from all incumbrances whatever.

and that the above bargained premises in the quiet and peaceable possession of the said part 108 of the second part their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof he will forever WARRANT AND DEFEND.

In Witness Whereof, he said part 7 of the first part has hereunto set his hand and seal this 24th day of June, A. D. 1932.

Signed and Sealed in Presence of


(SEAL) (SEAL) (SEAL) (SEAL)

State of Wisconsin }
Dane County } ss.

Personally came before me, this 24th day of June, A. D. 1932,
the above named Paul F. Harloff, an unmarried man

Notary Public, Dane County, Wisconsin.
My Commission Expires Jan 7th 1934

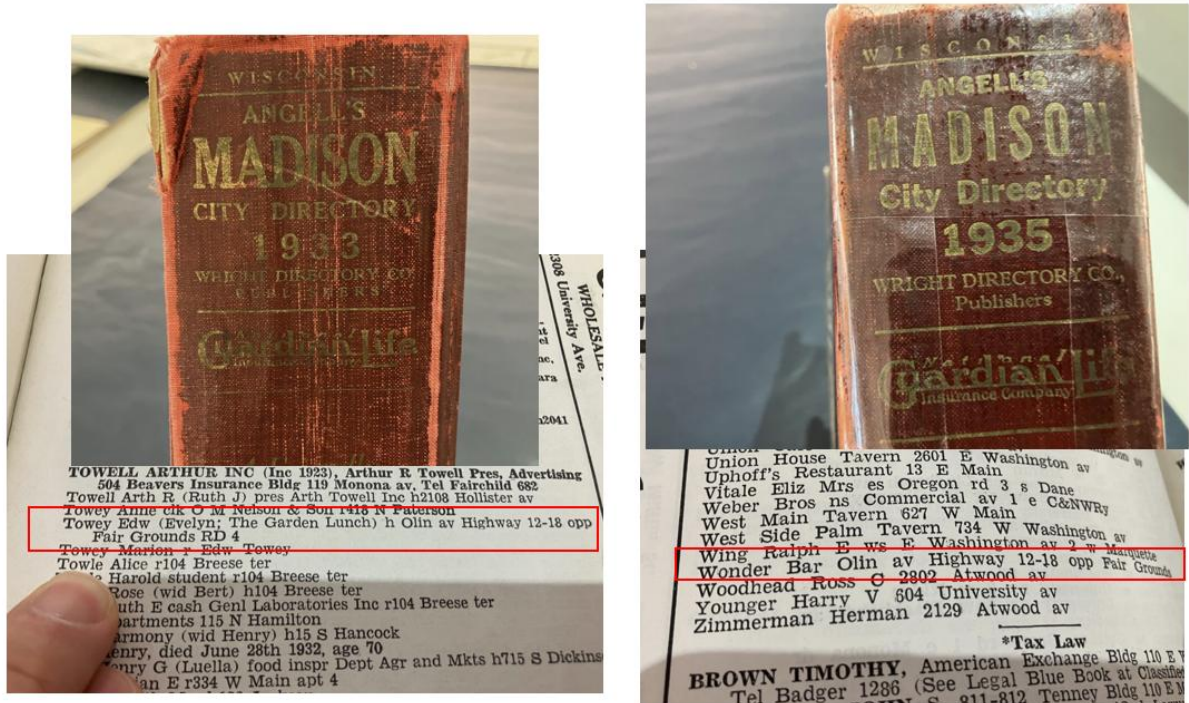
RECORDED
JUN 29 1932
At 10 o'clock A. M.



RANGE HILL PARTNERS

When Did the Building get Named “The Wonder Bar”?

The Touhy’s restaurant first appears in the Madison City Directory in 1933 under the name “The Garden Lunch.” The name “The Wonder Bar” does not appear in the Madison City Directory until 1935, after Prohibition had been repealed.



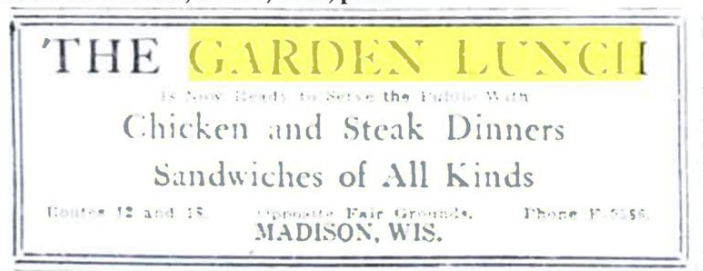
What is the Building's Connection to Prohibition?

The Eighteenth Amendment was ratified in 1919, starting national Prohibition. By 1932, public opinion had shifted dramatically. Most Americans opposed Prohibition, enforcement was waning, and there was bipartisan support for repeal. In February 1933, Congress approved the 21st Amendment to repeal Prohibition. The following month, FDR signed the Cullen–Harrison Act, legalizing the sale of low-alcohol beer and wine while the repeal process was underway. The 21st Amendment was ratified on December 5, 1933, officially ending Prohibition.

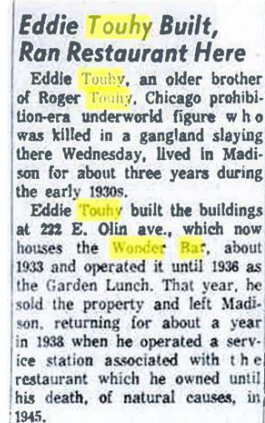
Edward and Evelyn Touhy purchased the property that would become the Wonder Bar in 1932, when Prohibition was already in its final stages and repeal was widely anticipated. At that time, the building operated as the Garden Lunch, which remained in operation until 1934. The Wonder Bar itself did not open until 1934, after the repeal of Prohibition.

Given this timeline, while the property briefly overlapped with the closing months of Prohibition, its association with that era is limited. The chronology does not support the conclusion that the building is a significant or representative resource of the Prohibition period.

Janesville Gazette, Nov. 4, 1932, p. 17:



1932 Ad for the Garden Lunch touts the sandwiches in a new building across from the fair grounds. This was Edward Touhy's original concept. It became the Wonder Bar two years later under different management.

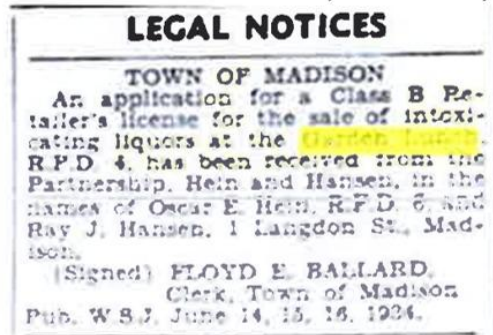


The 1959 Wisconsin State Journal article points out Eddie Touhy opened the business in "about 1933" that it was originally called the Garden Lunch.

Who Was the First Operator of the Wonder Bar?

Oscar Hein and Ray Hansen were the first operators of the Wonder Bar in 1934 (not Edward Touhy). Touhy transferred operations of the business to Oscar Hein and Ray Hansen who renamed it the Wonder Bar. Legal notices from 1934 show Hein and Hansen held the liquor license for the Wonder Bar. An advertisement from July 11, 1934 announced the “formal opening” of the Wonder Bar, with Hein and Hansen noted as the proprietors.

Wis. State Journal, June 15, 1934:



Wis. State Journal, July 11, 1934:



Legal notice from June 1934 showing Hein and Hansen's application for a liquor license for the Wonder Bar, and an advertisement in July 1934 announcing the Wonder Bar's opening, again noting Hein and Hansen as the operators.

Did Al Capone Visit the Wonder Bar?

Al Capone never visited the Wonder Bar. He was in prison before the Wonder Bar opened, become gravely ill while incarcerated and died in Florida 16 years later shortly after his release. There is no credible window in which he could have come to the establishment. Capone's period of influence peaked well before the Wonder Bar existed. The stories about Capone and other mobsters having a connection to the building appears to be a later invention, part of a broader pattern of retroactively creating myths about the criminal history of the building.

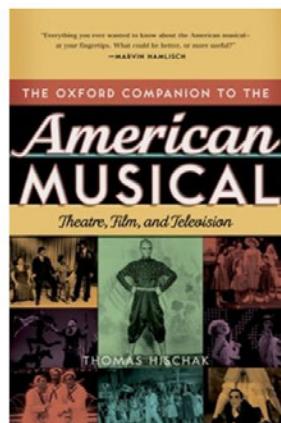
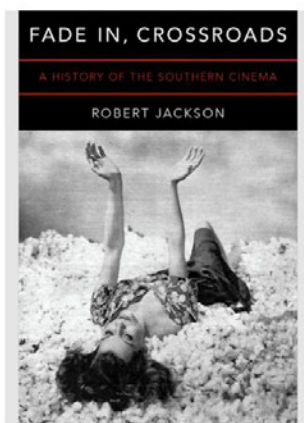


Where did the Name “Wonder Bar” Come From?

Edward Touhy transferred operation of the business to Oscar Hein and Ray Hansen in 1934 and they renamed the building “The Wonder Bar.” The timing strongly suggests that the name was inspired by the Hollywood musical *Wonder Bar*, which had been released only months earlier and was a popular cultural reference at the time. The film has since become widely recognized for its overtly racist content, including blackface performances and degrading portrayals of African Americans.

Film historian Robert Jackson writes in *Fade In, Crossroads: A History of Southern Cinema* that the *Wonder Bar* “constitutes a strong contender for the most racially offensive Hollywood musical sequence of all time.” He is referring to the film's finale, in which a white actor in blackface enters a caricatured vision of heaven “where pork chops dangle from tree branches, cabaret dancers hold eight-foot-tall watermelon slices, and hundreds of angels in blackface sway on their knees.” Similarly, *The Oxford Companion to the American Musical* observes that the film's racial stereotypes were considered “in bad taste even for its time.”

Accordingly, the name “Wonder Bar” is not simply a neutral business name. It is a cultural reference to a film with exceptionally racist imagery. This context is relevant when evaluating whether the property's historical associations warrant preservation or commemoration.



Documents on film history have widely criticized the Wonder Bar for its deeply offensive, depictions of African Americans



222 E Olin Ave Historic Resource Mitigation Plan
June 30, 2026
Range Hill Partners

The Historic resource mitigation plan associated with the demolition of 222 E Olin Ave will include the following:

- **Historic Documentation** - Prior to demolition, the project team will prepare a photographic record of the building, including exterior elevations, interior spaces, and physical features. Documentation will be maintained as part of the project's records.
- **Historical Research and Archiving** - The development team will compile available historical information regarding the property, including photographs, newspaper accounts, business records, and other publicly available materials. This information will be organized into a pdf file and can be shared with any interested parties.
- **Salvage of Significant Artifacts** - To the extent practical, distinctive artifacts, signage, or memorabilia associated with the property will be documented and evaluated for preservation, donation, or archival storage.
- **No Planned On-Site Commemoration** - At this point, we do not plan to incorporate memorabilia, displays, or other on-site references to the Wonder Bar. While the property has attracted attention because of stories about its history, those stories are associated with violence and crime. Further, the origin of the name “Wonder Bar” is linked to a deeply offensive racist film. Given this problematic history, commemoration would be contrary to our values as a business and Madison’s values as a community.



1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DEBRIS.	6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.	7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE WITH THE OWNER OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER PRIOR TO DEMOLITION.
3. ALL SANITING SHALL BE FULL DEPTH TO PROVIDE A FLOOD-PROOF TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SANITARY LOCATIONS SHOWN ON PLANS SHALL BE HELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIALS, ETC. ETC. TO BE MATCHED AND NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.	8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE SURFACE WITH GRASS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL, SIGNAGE AND BARRIERS DURING THE CONSTRUCTION PERIOD. CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.	9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GRUNDED TO 12" BELOW PROPOSED SURFACE.	10. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PAVING CRITERIA.

LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL



DATE 05-18-2021	REVISING		REVISING	
	NO.	DATE	NO.	DATE
GRATER CLAM CHECKED SCHW PROJECT NO. 210053 C200				

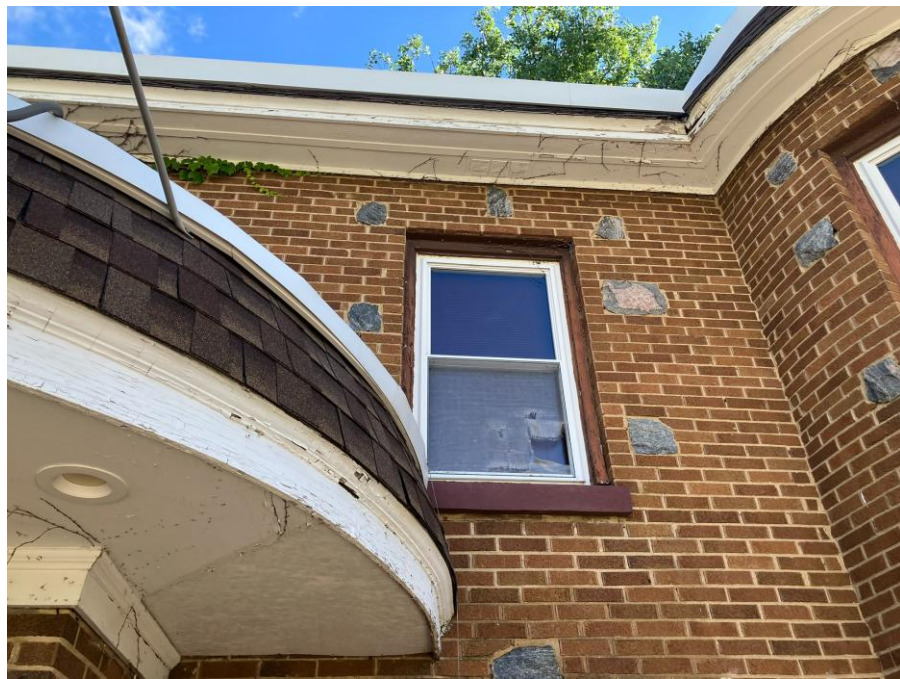
232 E Olin (“Coliseum Bar”) – Exterior



232 E Olin (“Coliseum Bar”) – Interior



222 E Olin (“Wonder Bar”)– Exterior



222 E Olin (“Wonder Bar”) – Interior



Thanks and formal demo notification

From Dan Kennelly <dan@rangehillpartners.com>

Date Tue 6/30/2026 6:10 AM

To Lieberman, Noah <district14@cityofmadison.com>

Alder Lieberman,

First, thank you for coordinating with us on last night's meeting regarding 222 E. Olin Avenue and for your nice remarks about the project. We thought the meeting went very well. Great turnout and I was encouraged to hear that most of the comments were supportive of the project. I also appreciated the thoughtful feedback on bike/ped infrastructure, neighborhood connectivity, design, etc.

Second, this email serves as the required formal notification that Range Hill Partners intends to apply for a demolition permit for 222 E. Olin Avenue. As you know, our proposal includes demolishing the existing Wonder Bar and Coliseum Bar buildings to make way for a new mixed-use development.

I'm coordinating with city staff and our hope is that the demolition review can be before the Landmarks Commission on Aug 3 and Plan Commission on Aug 31. Our UDC and Land Use Approvals would go through later this fall.

As always, please don't hesitate to reach out if you have any questions or would like to discuss the project further.

Thanks again!

Dan



Dan Kennelly
Range Hill Partners

M: 608-217-7470
dan@rangehillpartners.com

222 E Olin Ave

From Dan Kennelly <dan@rangehillpartners.com>

Date Tue 6/30/2026 5:57 AM

To dotckk@gmail.com <dotckk@gmail.com>

Hi Cindy,

I hope you're doing well.

I'm writing to provide formal notification, in your role as the Bay Creek Neighborhood Association's designated contact person, that Range Hill Partners will be applying for approval to demolish the buildings at 222 E. Olin Avenue (the former Wonder Bar and Coliseum Bar) as part of our proposed mixed-use redevelopment of the site.

You may have seen that we've already begun engaging with the neighborhood about the project. I sent an email to the neighborhood listserv yesterday, and we also held a neighborhood meeting to introduce the proposal and answer questions.

I'm always happy to provide updates to the Bay Creek Neighborhood Association or meet individually with neighbors who have questions or would like additional information. We look forward to continuing the conversation as the project moves forward.

Thanks!

Dan Kennelly
Range Hill Partners



Dan Kennelly
Range Hill Partners

M: 608-217-7470
dan@rangehillpartners.com

notification of demolition

From Dan Kennelly <dan@rangehillpartners.com>

Date Tue 6/30/2026 7:21 AM

To smba@smba-madison.org <smba@smba-madison.org>

Hi Jodi,

I hope you're doing well. It has been a long time!

I am reaching out because I recently launched a new real estate development company called Range Hill Partners. We are proposing a redevelopment of the property at 222 E. Olin Avenue. The project would involve demolishing the two existing structures on the site (the vacant Coliseum Bar and Wonder Bar) and constructing a new seven story mixed use building with approximately 190 apartments and ground floor commercial space. I'm really excited about the project and believe it will be a positive addition to South Madison.

You are listed as the contact person for the South Madison Business Association, so I am writing to provide formal notice of our intent to apply for approval to demolish the existing buildings. If you have any questions or would like to meet to discuss the project, I would be happy to do so. I'd also be happy to attend a SMBA meeting sometime to share plans if that's of interest.

Thanks!

Dan



Dan Kennelly
Range Hill Partners

M: 608-217-7470
dan@rangehillpartners.com



Outlook

City of Madison Demolition Notification Request Confirmation

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

Date Mon 6/29/2026 4:13 PM

To Dan Kennelly <dan@rangehillpartners.com>

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.