

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: | 6522 Grand Teton Plaza | | |
| Alder District: | 19 | Zoning District: | RMX |
| Project Contact Person Name | Nick Orthmann | Role | Developer |
| Company Name | GT Apartments, LLC c/o Bear Development, LLC | | |
| Phone | 262-842-0656 | 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>2/23/2026</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 _____ |
| <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 type="radio"/> Yes <input checked="" type="radio"/> 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 checked="" 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="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 | | Kaye DeMartino | |
| Company Name | | Betterlife Insurance | |
| Street Address | | 6522 Grand Teton Plaza | |
| Phone | 608-405-1911 | Email | |

| For Office Use Only | |
|---------------------|--|
| Date: | |
| Accela ID No.: | |



March 9, 2026

City of Madison Building Inspection Division
215 Martin Luther King Jr. Blvd, Suite 017
PO Box 2985
Madison, WI 53701-2985

City of Madison Landmarks Commission
LandmarksCommission@cityofmadison.com

Re: Letter of Intent – Application for Demolition of Principal Building - 6522 Grand Teton Plaza

To Whom It May Concern:

I. Introduction

GT Apartments, LLC c/o Bear Development, LLC ("Bear") submits this Letter of Intent in support of its Application for Demolition of the principal building located at 6522 Grand Teton Plaza (the "Property"). This letter is submitted in accordance with Part 2 of the City of Madison Application for Demolition of Principal Buildings and is intended to satisfy the requirements for (i) a Letter of Intent and (ii) Construction Information.

II. Description of Structure to Be Demolished

The Property consists of an existing commercial building and surface parking lot located at 6522 Grand Teton Plaza in Alder District 19, within the RMX zoning district. The building is a 3 story office building containing approximately 23,000 square feet of gross floor area. The building was originally constructed circa 1978 (based on reports provided to Bear by the current owner). The original architect is unknown and based on the reports provided to Bear, we believe there was an interior renovation completed circa 1989. The building is currently vacant and was most recently occupied by its current owner, BetterLife Insurance.

Bear does not believe the building has historic significance. The building has not been identified on any local, state, or national historic register that we are aware of, and to Bear's knowledge no significant architectural, cultural, or historical events are associated with the Property.

III. Construction Information

The following summarizes the known construction history of the building:

Original Construction: Approximately 1978

Known Alterations / Additions: 1989 interior renovation (per reports provided to Bear)

Architect: Unknown

Builder / Contractor: Unknown

Current Use: Office / vacant

Existing conditions photographs have been provided with this application.

IV. Proposed Demolition Method and Timeline

Bear proposes to demolish the building using conventional mechanical demolition methods, with selective deconstruction as needed to preserve salvageable materials in accordance with the Reuse & Recycling Plan approved for the project. All demolition activities will be conducted in compliance with applicable City of Madison ordinances, building codes, and environmental regulations, including proper abatement of any regulated materials (e.g., asbestos, lead-based paint) prior to commencement of demolition, as well as the City's Reuse & Recycling Plans.

Anticipated Demolition Start Date: July 2026

Anticipated Demolition Completion Date: August 2026

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'NO', written in a cursive style.

Nick Orthmann
Director- Development
GT Apartments, LLC c/o Bear Development, LLC
262-842-0656
northmann@beardevelopment.com

6522 Grand Teton Plaza



Southwest Elevation



North Elevation



North Elevation



West Elevation



East Elevation



Office Space



Storage Space



Hallway



Office Space



Lobby

Nick Orthmann

From: noreply@cityofmadison.com
Sent: Monday, February 23, 2026 5:03 AM
To: Nick Orthmann
Subject: City of Madison Demolition Notification Approved

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on February 23, 2026 at 5:03 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.

Nick Orthmann

From: Guequierre, John <district19@cityofmadison.com>
Sent: Sunday, February 22, 2026 3:31 PM
To: Nick Orthmann
Subject: RE: 6522 Grand Teton Plaza - Demolition Application & Landmarks Review Notification

Hello, Nick,

I'm acknowledging receipt of your notice re 6522 Grand Teton Plaza.



John Guequierre (he/him/his)

District 19 Alder

City of Madison ● Office of the Common Council
Room 505, City-County Building
210 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703

Tel 608 571 3530

Email district19@cityofmadison.com

Sign-up for my blog [District 19 Blog](#) | [Common Council](#) | [City of Madison, WI](#)

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: Nick Orthmann <northmann@beardevelopment.com>
Sent: Friday, February 20, 2026 5:00 PM
To: Guequierre, John <district19@cityofmadison.com>
Subject: 6522 Grand Teton Plaza - Demolition Application & Landmarks Review Notification

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

Alderman Guequierre-

I am writing this email to provide preapplication notification that GT Apartments, LLC c/o Bear Development, LLC is submitting an Application for Demolition of Principal Buildings and Landmarks Historic Value Review for the property located at 6522 Grand Teton Plaza.

Please let me know if you have any questions.

Thank you

Nick Orthmann

Director- Development
Bear Development, LLC
Mobile: 262-308-2656

