

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:	120 N Orchard St.		
Alder District:	District 8 - Alder MGR Govindarajan	Zoning District:	TR-U2
Project Contact Person Name	Kevin Burow	Role	Architect
Company Name	Knothe & Bruce Architects		
Phone	608-836-3690	Email	[REDACTED]
<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 type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)		
<input 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 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)
<input type="checkbox"/>	Will existing structure be relocated? <input type="radio"/> Yes <input 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

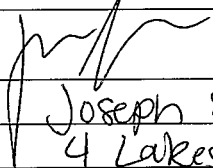
APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

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	Joseph Soderholm		
Company Name	4 Lakes Properties LLC		
Street Address	1020 Regent St. 2nd Floor		
Phone	608-308-2510	Email	[REDACTED]

For Office Use Only	
Date:	
Accela ID No.:	

September 3, 2025

Ms. Heather Bailey, Ph. D.
Preservation Planner
Neighborhood Planning, Preservation + Design Section
City of Madison Department of Planning, Community and Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent – Landmarks Submittal
120 N Orchard St
KBA Project #2530

Ms. Heather Bailey:

The following is submitted together with the plans and application for the Landmarks staff consideration of approval.

Organizational Structure:

Owner:

4 Lakes Properties
1020 Regent Street 2nd Floor
Madison, WI 53715
(608) 308-2510
Contact: Joseph Soderholm
[REDACTED]

Architect:

Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
Email: [REDACTED]

Introduction:

This application is requesting demolition approval for the structure located at 120 N Orchard St. in order to construct a new apartment building to be addressed as 118 N. Orchard St. The proposed apartment project will require demolition of (5) existing 2-3 story residential rental houses located at: 120 N. Orchard St, 122/124 N. Orchard St, 126/128 N. Orchard St, 1313 Randall Ct and 1314 Randall Ct. Following demolition, the individual parcels will be combined via CSM into a single building site for the new construction. Located within the Campus Area Neighborhood, the site is currently occupied by low-density student rental housing. The proposed development will include 48 apartment units. The site is currently zoned TR-U2 (Traditional Residential – Urban 2) and will remain within this zoning for the proposed redevelopment.

Demolition Information

The existing buildings have been most recently used as rental properties. The buildings have served many people over time but have become outdated. It is not economically feasible to move or reuse the existing structures. The site is located on a corner of the city that is currently underutilized and would be better utilized as a multi-family property. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures. Any required remediation or contamination removal will occur prior to demolition.

The building will be demolished using a backhoe; no explosives will be used for demolition. During demolition, concrete, brick and block from walls will be separated or hauled off site for reuse as clean fill or recycled as base material. Metals from the structure, electrical, ductwork, piping, windows and building materials will be separated and placed in the metal salvage/recycle containers. Asphalt will be hauled to an asphalt plant for recycling.

The demolition of all structures will occur in Spring of 2026 and take no longer than (1) month to complete.

Construction Information

Please see attached Property Lookup Record.

Thank you for your time and consideration of our proposal.

Sincerely,

A handwritten signature in black ink that reads "Kevin Burow". The signature is written in a cursive, flowing style.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

Lisa Ruth Krueger

From: Lisa Ruth Krueger
Sent: Thursday, July 17, 2025 10:30 AM
To: Govindarajan, MGR
Cc: canamadison@gmail.com; CLEO YOTHSACKDA LE; Matthew Tills; Abby Jones; Lisa Ruth Krueger
Subject: Notice of Land Use Application - 120-128 Orchard St, 1313-1314 Randall Ct. Redevelopment

Good morning Alder Govindarajan,

I wanted to formally inform you of our intent to submit a Land Use Application for the redevelopment of 120-128 Orchard St and 1313-1314 Randall Ct. This project includes the removal of 5 existing buildings, and the construction of a proposed 8-story apartment building with approximately 50 units. We are planning on submitting the Land Use Application on August 25, 2025. If you have any questions regarding this development, please let me know.

Thanks,
Lisa Ruth



Lisa Ruth Krueger | Permit Specialist

☎ Direct: 608.270.8146

✉ lkrueger@knothebruce.com

Office: 608.836.3690

🖱 www.knothebruce.com

📍 [8401 Greenway Blvd, Suite 900, Middleton, WI 53562](#)



Lisa Ruth Krueger

From: noreply@cityofmadison.com
Sent: Friday, August 29, 2025 12:38 PM
To: Lisa Ruth Krueger
Subject: City of Madison Demolition Notification Request Confirmation

CAUTION: External email.

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.

Lisa Ruth Krueger

From: noreply@cityofmadison.com
Sent: Friday, August 29, 2025 12:55 PM
To: Lisa Ruth Krueger
Subject: City of Madison Demolition Notification Approved

CAUTION: External email.

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on August 29, 2025 at 12:54 PM. 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 will be required in order for you to file sooner for review sooner than 30 days from this online notification.

Project #2219 – 4 Lakes Properties Orchard St Project

120 N. Orchard

Exterior photos







Interior Photos







City of Madison Property Information
Property Address: 120 N Orchard St
Parcel Number: 070922111293

Information current as of: 8/29/25 06:00AM

OWNER(S)

DAYTON-ORCHARD LLC
% 4 LAKES PROPERTIES

1020 REGENT ST
MADISON, WI 53715

REFUSE COLLECTION

District: 08D

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	\$104,400	\$974,900	\$1,079,300
2025	\$104,400	\$1,082,800	\$1,187,200

2024 TAX INFORMATION

Net Taxes:	\$19,023.29
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$19,023.29

PROPERTY INFORMATION

Property Type:	3 Unit	Property Class:	Residential
Zoning:	WP-27, TR-U2	Lot Size:	2,626 sq ft
Frontage:	35 - N Orchard St	Water Frontage:	NO
TIF District:	0	Assessment Area:	1022

RESIDENTIAL BUILDING INFORMATION: Building Number 1

EXTERIOR CONSTRUCTION

Home Style:	Flat	Dwelling Units:	3
Stories:	3.0	Year Built:	1917
Exterior Wall:	Aluminum/Vinyl		
Foundation:	Concrete		
Roof:	Asphalt	Roof Replaced:	2007
Garage 1:		Stalls:	0.0
Driveway:	Gravel		

INTERIOR INFORMATION

Bedrooms:	11	Full Baths:	5
Fireplace:	0	Half Baths:	0

LIVING AREAS (Size in sq ft)

Description:	Living Area:	Total Living Area:	4,080
1st Floor:	1,360		
2nd Floor:	1,360		
3rd Floor:	1,360		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		

Basement:	Finished: 0	Total Basement: 1,360
Crawl Space:	0	
MECHANICALS		
Central A/C:	NO	

Property Information Questions?

Assessor's Office

210 Martin Luther King, Jr. Boulevard, Room 101

Madison, Wisconsin 53703-3342

Phone: (608) 266-4531

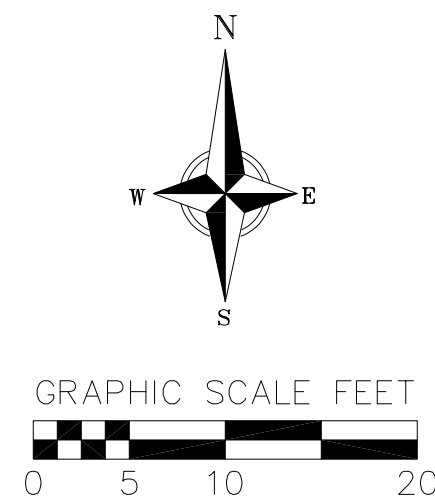
Email: assessor@cityofmadison.com

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.

4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GRUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.

7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.



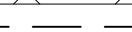

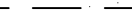



10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.



TOPOGRAPHIC LINEWORK LEGEND

FO FO EXISTING UNDERGROUND TELEPHONE LINE
G G EXISTING GAS LINE
UE UE EXISTING UNDERGROUND ELECTRIC LINE
OHE OHE EXISTING OVERHEAD ELECTRIC LINE
SAN SAN EXISTING SANITARY SEWER LINE
SAN 8 SAN 8 EXISTING 8" SANITARY SEWER LINE
SAN 10 SAN 10 EXISTING 10" SANITARY SEWER LINE
ST ST EXISTING STORM SEWER LINE
ST 10 ST 10 EXISTING 10" STORM SEWER LINE
ST 48 ST 48 EXISTING 48" STORM SEWER LINE
WM WM EXISTING D.I. WATER MAIN
WM 8 WM 8 EXISTING 8" D.I. WATER MAIN
O O O EXISTING CHAIN LINK FENCE
□ □ EXISTING WOOD FENCE
820 820 EXISTING MAJOR CONTOUR
818 818 EXISTING MINOR CONTOUR
PROPERTY BOUNDARY

DEMOLITION PLAN LEGEND

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

CITY FORESTRY NOTES:

1. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 608-266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://cityofmadison.com/business/pw/specs.cfm).
3. ALL PROPOSED STREET TREE REMOVAL WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY, WILL REQUIRE A MINIMUM OF A 72 HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
4. SECTION 107.13(C) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 – PART 1 STANDARDS FOR PRUNING.

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

DATE
08/25/2025

DRAFTER
ZDRE

CHECKED
RKOL

PROJECT NO.	220167
-------------	--------

C101