

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 ntiv 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:	1135 Regent St		
Alder District:	13 - Alder Tag Evers	Zoning District:	TSS
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 <u>Demolition Listserv</u>		Date Sent <u>1/15/2026</u>
<input type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <u>District Alder, City-registered neighborhood association(s), and City-listed business association(s).</u>		Date Sent <u>1/15/2026</u>
<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="checkbox"/> Yes <input checked="" 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

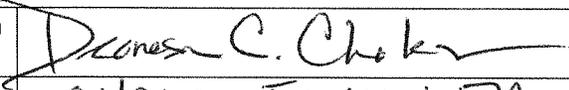
APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

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		CHOLE'S FAMILY TRUST	
Company Name		CHOLE'S FLORAL	
Street Address		1135 REBERT ST MADISON, WI	
Phone	608 576 6866	Email	

For Office Use Only	
Date:	
Accela ID No.:	

January 21, 2026

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
2 Mills St and 1111-1135 Regent St
KBA Project #2526

Ms. Heather Bailey:

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

Organizational Structure:

Owner:

Peerless Development
105 S. York St. Suite 350
Elmhurst, IL 60126
(773) 562-2485
Contact: Joe Patrick
Email: jpatrick@peerlessdev.com

Architect:

Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
Email: kburow@knothebruce.com

Introduction:

This proposed multi-use residential development involves the redevelopment of 2 S Mills St and 1111-1135 Regent Street located on the south side of Regent Street in between S Mills and S Charter Streets. Located in the Regent Street area, the site is currently occupied by a restaurant, parking lot and floral shop. This application requests permission for the removal of the existing buildings for the development of a new 6-story mixed-use building including 113 dwelling units, 60 underground parking stalls and approximately 1,300 SF of commercial space. The site is currently zoned TSS and will remain TSS zoning for the proposed redevelopment.

Demolition Information

The existing buildings were most recently used as a mixed-use building (restaurant and apartments) and a floral shop. It is not economically feasible to move or reuse the existing structures. The site is located in a vibrant area of the city amongst the UW Campus and is currently underutilized and would be better utilized as a higher density mixed-use 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.

The buildings 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 the structures will occur in Fall of 2026 and take no longer than (1) month to complete.

Construction Information

Please see attached Property Lookup and Commercial Property 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, January 15, 2026 9:20 AM
To: Evers, Tag; Aris Blevins; John Perkins
Cc: Joe Patrick; Ryan Cohen; Matthew Tills; Marina Belotserkovskaia; Kevin Burow
Subject: 2 S Mills St and 1111-1135 Regent St Development - 30 Day Notice of Land Use Application Submittal

Good morning Alder Evers and the Greenbush Neighborhood Association,

On behalf of our client, Peerless Development, we wanted to formally inform you of our intent to submit a Land Use Application for the development of 2 S Mills St and 1111-1135 Regent St.

This development would entail the demolition of the 2 S Mills and 1135 Regent St buildings in order to construct a 6-story mixed use building with 113 apartment units, 60 underground parking stalls and approximately 1300 SF of commercial space. This is located in the TSS zoning district and will remain TSS zoning. This project is also within the Transit Oriented Development (TOD) Overlay District.

We are planning on submitting the Land Use Application submittal no earlier than March 2, 2026.

Please let me know if you have any questions or need any additional information.

Thank you,
Lisa Ruth



Lisa Ruth Krueger | Permit Specialist

Direct: 608.270.8146

lrkrueger@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: Thursday, January 15, 2026 9:24 AM
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: Thursday, January 15, 2026 9:30 AM
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 January 15, 2026 at 9:30 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.

City of Madison Property Information**Property Address:** 1135 Regent St**Parcel Number:** 070922401058**Information current as of:** 1/15/26 06:00AM**OWNER(S)**CHOLES FAMILY TRUST
DEONESA CHOLES LIV TRUST1135 REGENT ST
MADISON, WI 53715-1291**REFUSE COLLECTION**

District: 08D

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	\$407,000	\$394,800	\$801,800
2025	\$407,000	\$443,000	\$850,000

2025 TAX INFORMATION

Net Taxes:	\$15,766.59
Special Assessment:	\$2,190.99
Other:	\$0.00
Total:	\$17,957.58

PROPERTY INFORMATION

Property Type:	Store 1 sty sm	Property Class:	Commercial
Zoning:	WP-27, TSS	Lot Size:	18,570 sq ft
Frontage:	175 - Regent St	Water Frontage:	NO
TIF District:	48	Assessment Area:	9924

COMMERCIAL BUILDING INFORMATIONPlease contact assessor@cityofmadison.com for Commercial Property Data.**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

City of Madison Property Information**Property Address:** 1135 Regent St**Parcel Number:** 070922401058**Information current as of:** 1/15/26 06:00AM**OWNER(S)**

CHOLES FAMILY TRUST
 DEONESA CHOLES LIV TRUST
 1135 REGENT ST
 MADISON, WI 53715-1291

REFUSE COLLECTION

District: 08D

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	\$407,000	\$394,800	\$801,800
2025	\$407,000	\$443,000	\$850,000

2025 TAX INFORMATION

Net Taxes:	\$15,766.59
Special Assessment:	\$2,190.99
Other:	\$0.00
Total:	\$17,957.58

PROPERTY INFORMATION

Property Type:	Store 1 sty sm	Property Class:	Commercial
Zoning:	WP-27, TSS	Lot Size:	18,570 sq ft
Frontage:	175 - Regent St	Water Frontage:	NO
TIF District:	48	Assessment Area:	9924

COMMERCIAL BUILDING INFORMATIONPlease contact assessor@cityofmadison.com for Commercial Property Data.**SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)****Information current as of:** 1/15/26 06:00AM

Grantor:	CHOLES, DEONESA C		
Grantee:	CHOLES LIV TRUST, DEONESA		
Date of Conveyance:	1/2018	Conveyance Price:	\$0.00
Conveyance Type:	Warranty Deed		
Grantor:	CHOLES EST, STANLEY F		
Grantee:	CHOLES, DEONESA C		
Date of Conveyance:	1/2006	Conveyance Price:	\$0.00
Conveyance Type:	Other		
Grantor:	CHOLES EST, STANLEY F		
Grantee:	CHOLES FAMILY TRUST		
Date of Conveyance:	1/2006	Conveyance Price:	\$0.00
Conveyance Type:	Other		

Grantor:
 Grantee:
 Date of Conveyance: 10/1975 Conveyance Price: \$30,000.00
 Conveyance Type: Warranty Deed

LEGAL DESCRIPTION

Information current as of: 1/15/26 06:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0
 Block: 0
 BOWENS SECOND ADD LOTS 3 THRU 7, BLOCK 3

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

REAL PROPERTY TAX INFORMATION FOR 2025

Information current as of: 1/15/26 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	407,000	97.430000%	417,736
Improvements	443,000	97.430000%	454,685
Total	850,000	97.430000%	872,421
Net Assessed Value Rate (mill rate)			0.018656312
School Levy Tax Credit			-1,469.25

Taxing Jurisdiction	2024 Net Tax	2025 Net Tax	% Tax Change
DANE COUNTY	1,907.51	2,002.91	5.0%
MATC	511.81	523.05	2.2%
CITY OF MADISON	5,856.77	5,952.75	1.6%
MADISON SCHOOL	5,918.15	7,379.16	24.7%
Total	14,194.24	15,857.87	11.7%
First Dollar Credit	-83.53	-91.28	9.3%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	14,110.71	15,766.59	11.7%

Specials

SIDEWALK	149.12
DELINQUENT MUNICIPAL SERVICES BILL	2,041.87

Total Due

Installment	Due Date	Amount
First Installment	1/31/2026	\$6,132.63
Second Installment	3/31/2026	\$3,941.65
Third Installment	5/31/2026	\$3,941.65
Fourth Installment	7/31/2026	\$3,941.65
Full Amount	1/31/2026	\$17,957.58

Transaction Information

Please note: As of today's date, no payments have been received on this parcel.

Tax Information Questions?

Treasury

210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

Disclaimer: The City of Madison collects and displays tax payments only for the current tax season of December through July 31st. If you have questions regarding property taxes for prior tax years, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to Dane County's [Access Dane](#).

REAL PROPERTY TAX REFERENDA INFORMATION FOR 2025

Information current as of: 1/15/26 07:00AM

For informational purposes only - Voter approved temporary tax increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MADISON SCHOOL, RF-4990	17,657,279.75	340.72	2042
MADISON SCHOOL, RF-5930	36,841,519.78	710.90	2045

For informational purposes only - Wisconsin law requires information to be displayed for any temporary property tax increases approved through a referendum or resolution by a county, municipality, school district, or technical college. If you would like more information, contact the taxing jurisdiction directly.

Tax Referenda Information Questions?

Treasury

210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 1/14/26 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
- Preliminary assessments are estimated amounts for work in progress.
- Deferred assessments are those for which payment is deferred until certain conditions are met, or which indicate potential future assessments or charges on a property. Deferred assessments and charges may be subject to accrued interest or indexing.
- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
SIDEWALK	2022	FINAL	2.000	\$ 716.91	\$ 143.38

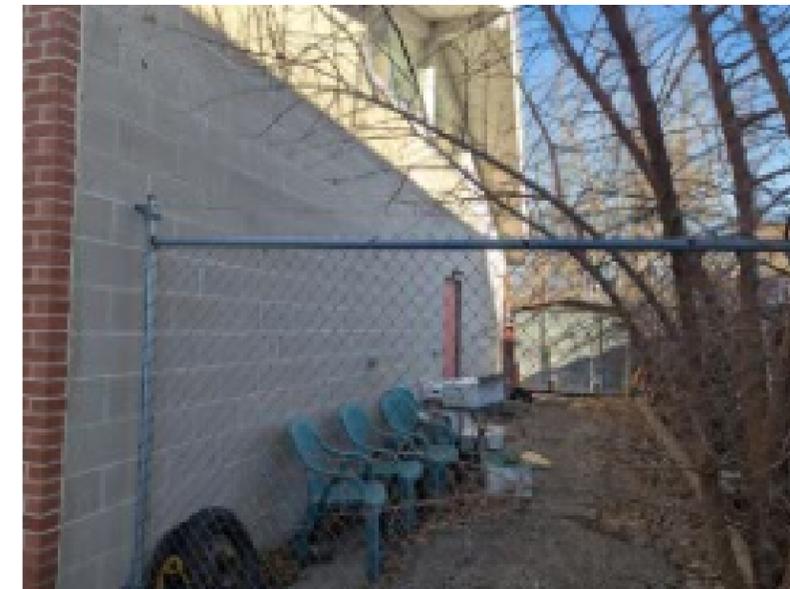
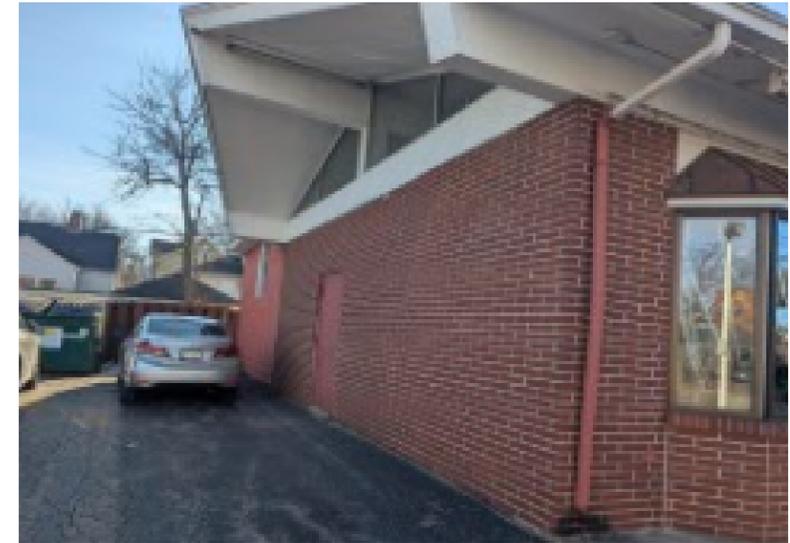
Special Assessment Questions?

Finance Office

210 Martin Luther King, Jr. Boulevard, Room 406
Madison, Wisconsin 53703-3345
Phone: 266-4671
Email: finance@cityofmadison.com



1135 REGENT INTERIOR PHOTOS



1135 REGENT EXTERIOR PHOTOS

PEERLESS REGENT & MILLS REDEVELOPMENT
MADISON

LANDMARKS DEMOLITION SUBMITTAL | 01.21.2026 | #2526



knothe•bruce
ARCHITECTS

