

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:	999 S. Park Street		
Alder District:	13	Zoning District:	TSS
Project Contact Person Name	Michael Carlson	Role	Development Manager
Company Name	Threshold Development		
Phone	608-405-9064	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>11/6/2025</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 <u>11/6/2025</u>		
<input checked="" type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)		
<input checked="" type="checkbox"/>	Demolition Plan		
X	Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? <input checked="" type="radio"/> Yes <input 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

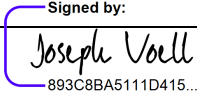
APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

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)		<div>Signed by:  893C8BA5111D415...</div> 12/10/2025	
Property Owner Name		Joe Voell	
Company Name		Private Owner	
Street Address		8426 Arbor Trace Drive, Verona, WI 53593	
Phone	608-234-7208	Email	

For Office Use Only	
Date:	
Accela ID No.:	

Threshold Builds
2020 Eastwood Drive, Suite 100
Madison, WI 53704

10 December 2025

City of Madison – Landmarks Commission
City of Madison Planning Division
215 Martin Luther King Jr. Blvd | Suite 017
PO Box 2985
Madison, WI 53701

RE	Letter of Intent to Landmarks Commission
PROJECT	999 Park
SITE	999 S. Park Street

Dear Members of the Landmarks Commission:

Threshold Development is pleased to submit this letter of intent in support of our application for demolition of the existing structure at 999 S. Park Street, located at the corner of Park Street and Lakeside Street. The existing building is a single-story utilitarian structure that formerly served as an ambulance bay facility for a nearby hospital. We propose to demolish this structure and construct a new four-story mixed-use building combining approximately 50 residential units with approximately 4,000 square feet of street-facing commercial and retail space.

LOCATION

The subject property is located at 999 S. Park, at the intersection of S. Park Street and Lakeside Street.

EXISTING STRUCTURE

The existing structure at 999 S. Park Street is a single-story masonry building originally constructed to provide ambulance parking and staging for St. Mary's Hospital, located one-quarter mile to the north. The existing building features little to no architectural distinction: it is a plain, painted masonry structure with large overhead garage doors, a utilitarian metal roof, and minimal fenestration. The structure occupies a prominent corner lot but fails to contribute meaningfully to the architectural character of the Park Street corridor.

The building has been vacant for several years and shows significant signs of deterioration. As documented in the attached existing conditions photographs, the structure exhibits boarded windows, peeling and failing exterior paint, cracked and

deteriorating asphalt paving, and general disrepair. The building's condition reflects its obsolescence: ambulance services have long since relocated, and the structure no longer serves any functional purpose.

HISTORIC SIGNIFICANCE ASSESSMENT

The existing structure possesses no apparent historic or architectural significance. It is not listed on the National Register of Historic Places, the Wisconsin Register of Historic Places, or the City of Madison's inventory of designated landmarks or contributing structures. The building was constructed as a functional facility intended for utilitarian service. It exhibits no notable architectural features, craftsmanship, or historical associations that would warrant preservation.

We have reviewed the surrounding context within 200 feet of the subject property. The adjacent commercial building at 961 S. Park Street (currently occupied by Paleo Mama Bakery) represents a modest mid-century commercial structure that has been substantially modified from its original appearance, including alterations to fenestration, signage, and exterior finishes. This building is not designated as a landmark and does not appear on any historic registry. No other structures within proximity appear to warrant consideration for historic compatibility.

RATIONALE FOR DEMOLITION

Demolition of the existing structure is appropriate for the following reasons:

- **No Historic Value:** The structure possesses no apparent architectural distinction, historical associations, or design merit. It was built for a utilitarian purpose that it no longer serves.
- **Deteriorated Condition:** The building has fallen into significant disrepair during its period of vacancy. Rehabilitation would require substantial investment without producing a structure of architectural value.
- **Site Underutilization:** The existing single-story structure dramatically underutilizes a prominent corner site adjacent to planned Bus Rapid Transit service. The site is zoned for mixed-use development of significantly greater intensity.
- **Community Benefit:** Demolition enables construction of a mixed-use development that will provide approximately 50 housing units and ground-floor commercial space, contributing meaningfully to the vitality of the Park Street corridor.

PROPOSED DEVELOPMENT FOR REPLACEMENT

The proposed replacement development will transform this prominent corner site into a vibrant, four-story mixed-use building. The project will provide:

- Approximately 50 mixed-income residential units (studios, one-bedroom, and two-bedroom apartments) distributed across three residential floors
- Approximately 4,000 square feet of ground-floor commercial and retail space facing South Park Street
- Approximately 30 enclosed parking spaces within a ground-floor pedestal structure
- Dedicated community gathering spaces on each residential floor
- Shared outdoor amenity spaces including street-facing and lake-facing common balconies and patios
- Primary residential entrance at the prominent Park Street/Lakeside Street intersection
- Direct pedestrian access to commercial spaces from the public sidewalk

This project advances three goals aligned with the Park Street corridor vision:

1. **Transit-Oriented Development:** The site is located adjacent to the imminent Bus Rapid Transit stop at Park Street and Fish Hatchery Road and supports higher-density residential development in proximity to planned high-quality transit service.
2. **Site Activation and Urban Integration:** The project transforms a vacant, deteriorating structure into an active mixed-use building that contributes meaningfully to the street wall, pedestrian activity, and neighborhood vitality.
3. **Housing Quality and Availability:** The development provides high-quality residential housing with shared spaces and building amenities, and supports the neighborhood with additional retail space.

DESIGN OVERVIEW

The proposed building employs high-quality materials and contemporary design appropriate to its prominent corner location. The composition features two distinctive four-story arched towers clad in galvanized steel, flanked by two flat-roofed masses finished in high-quality brick and lapped siding. This articulation creates visual interest at the street level while providing strong architectural identity for the Park Street corridor.

The ground floor features extensive glazing with at least 60 percent of the street wall devoted to windows, ensuring visual connection between commercial interiors and the public sidewalk. The building employs brick as a primary material, complemented by galvanized steel cladding on the arched tower sections. This material palette creates a building that is both contemporary and respectful of the material character of the Park Street corridor.

The positioning of the two arched tower elements facing the Park/Lakeside intersection creates a distinctive architectural feature that defines the street corner. The residential lobby is positioned at this intersection as a distinctive corner feature, providing maximum visibility and welcoming access from both streets.

CONCLUSION

The existing structure at 999 S. Park Street possesses no apparent historic or architectural significance and has deteriorated significantly during its period of vacancy. Demolition is the appropriate course of action, as the building cannot be adaptively reused for any meaningful purpose, and its continued presence detracts from the character and vitality of this prominent corner site.

The proposed replacement development will contribute meaningfully to the Park Street corridor by providing housing, ground-floor commercial space, and a building of architectural quality appropriate to this gateway location. We respectfully request the Landmarks Commission's approval of this demolition application.

Thank you for your consideration.

Respectfully submitted,



Michael Carlson

Threshold Development
Madison, WI
608-405-9064
michaelcarlson@thresholdbuilds.com



999 S Park Street - North



999 S Park Street - East



999 S Park Street - South



999 S Park Street - West

SITE | EXISTING PHOTOS



SITE | AERIAL + CONTEXT

• **RESIDENTIAL BUILDING:**

PELTON RESIDENCES (3)

805 S SHORE DR (8)

946-950-998 W SHORE DR (10)

WATERFRONT VIEW - MONONA BAY (9)

• **RELIGIOUS BUILDING:**

ST. MARK'S LUTHERAN CHURCH (6)

• **EDUCATIONAL BUILDING:**

FRANKLIN ELEMENTARY SCHOOL (7)



• **COMMERCIAL BUILDINGS:**

FAMOUS DAVE'S BAR-B-QUE (2)

RAMEN STATION - RESTAURANT (5)

PALEO MAMA BAKERY (11)

• **HEALTHCARE BUILDINGS:**

SSM Health St. Mary's Hospital (1)

UW Health, Internal Medicine Clinic (4)



961 S PARK STREET - NORTH



961 S PARK STREET- WEST



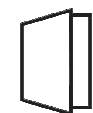
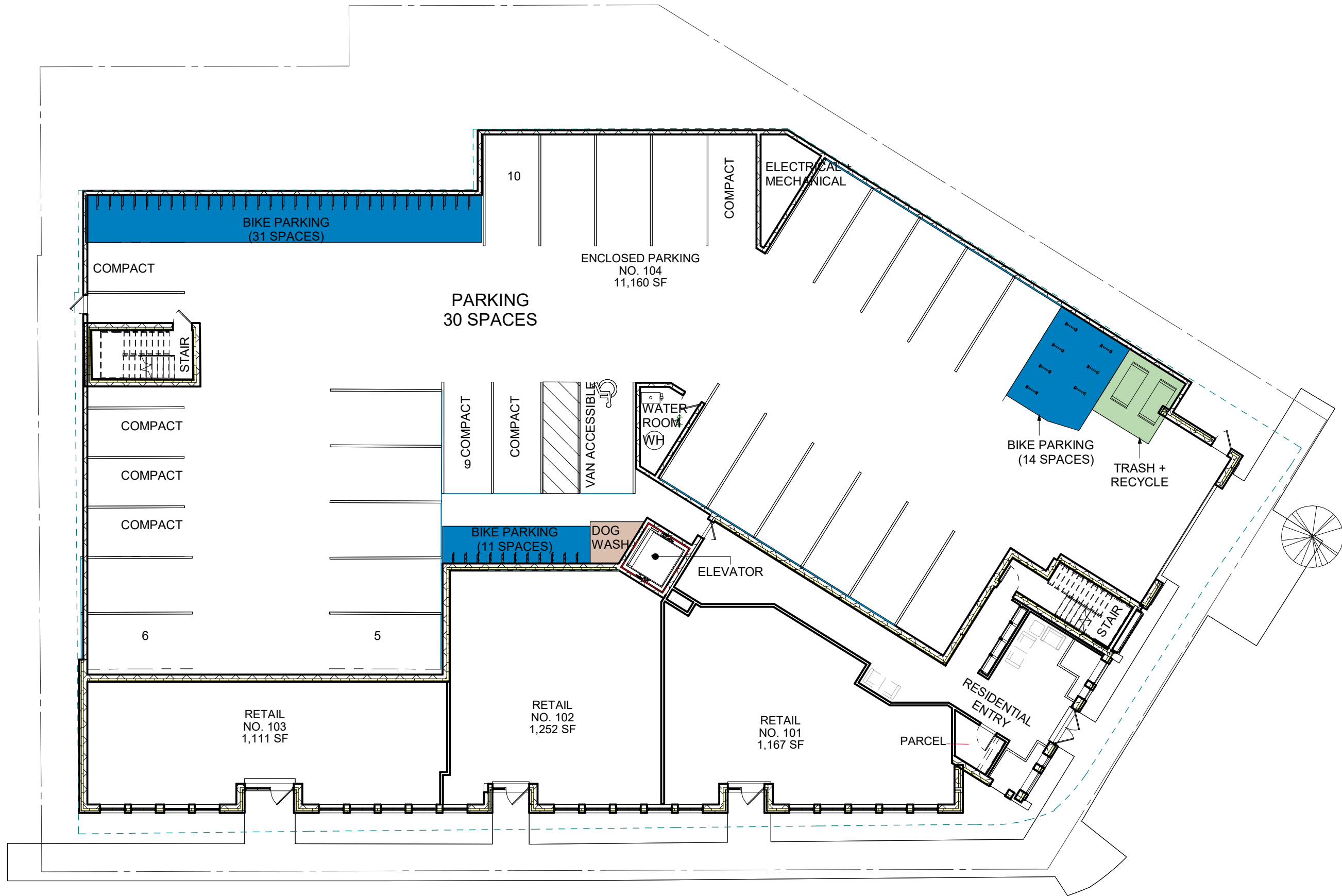
961 S PARK STREET - SOUTH

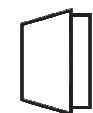


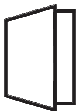
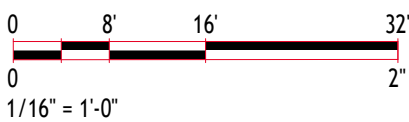
961 S PARK STREET- EAST

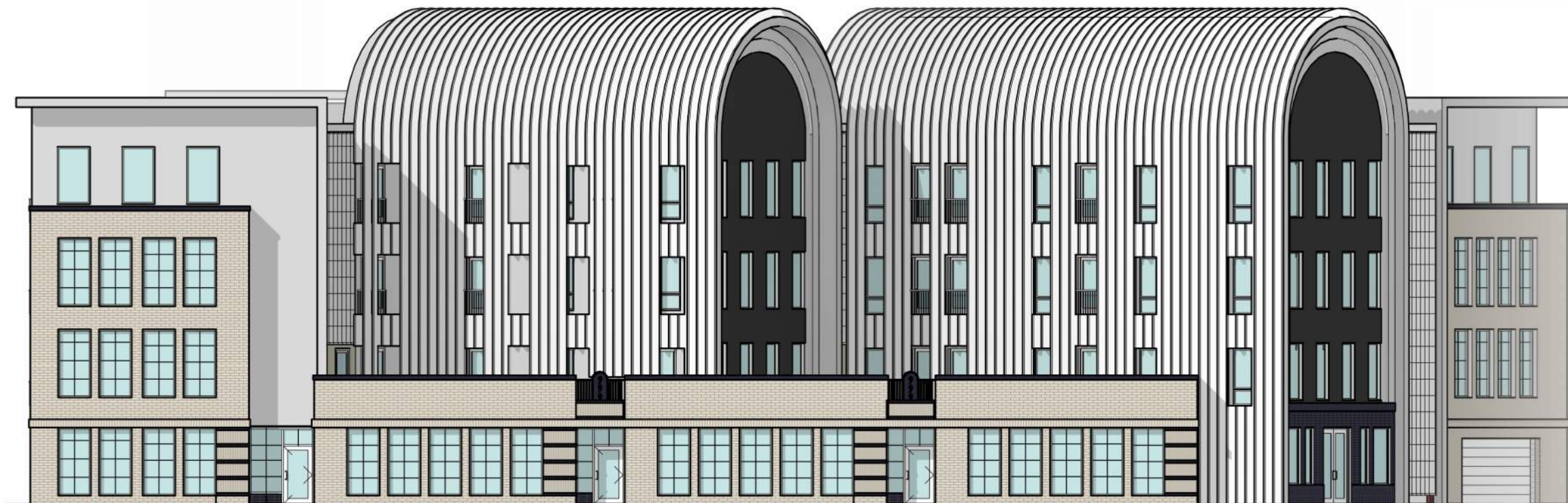
SITE | PALEO MAMA PHOTOS

999 PARK STREET | URBAN DESIGN COMMISSION | DECEMBER 2025 |



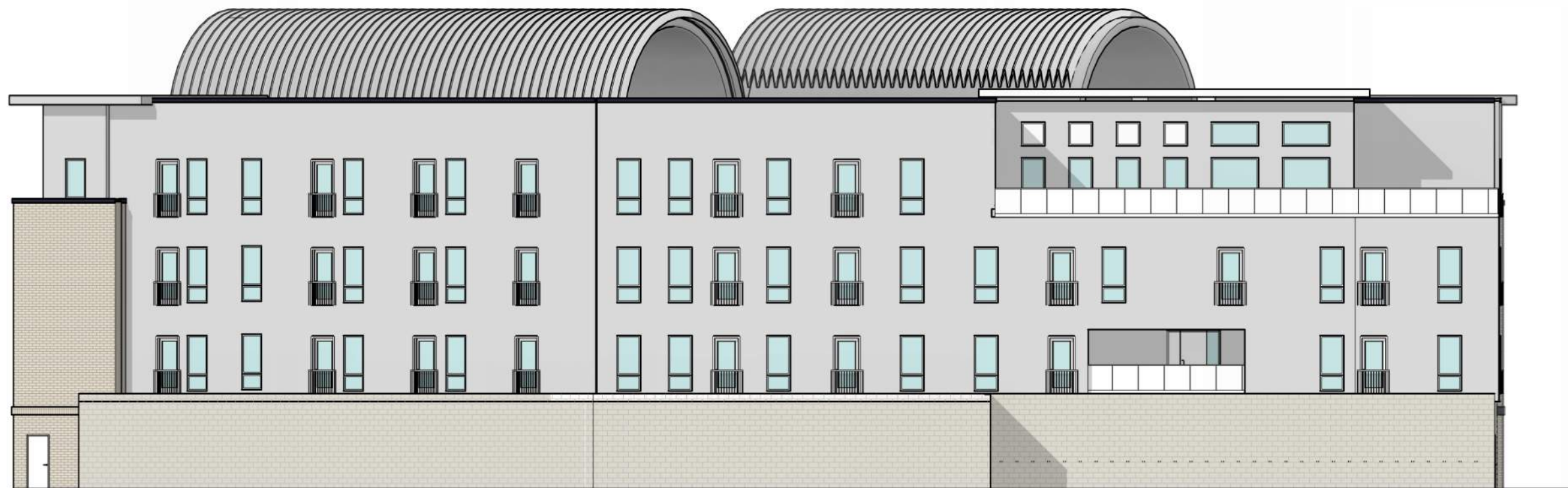






BUILDING DESIGNS | ELEVATIONS

999 S. PARK STREET | LANDMARKS | DECEMBER 2025



BUILDING DESIGNS | ELEVATIONS

999 S. PARK STREET | LANDMARKS | DECEMBER 2025



BUILDING DESIGNS | PERSPECTIVES

999 S. PARK STREET | LANDMARKS | DECEMBER 2025



BUILDING DESIGNS | PERSPECTIVES

999 S. PARK STREET | LANDMARKS | DECEMBER 2025



Michael Carlson <michaelcarlson@thresholdbuilds.com>

Re: 999 S. Park St. - Notice of Intention to File a Demolition Permit Application

Michael Carlson <michaelcarlson@thresholdbuilds.com>

Thu, Nov 6, 2025 at 10:12 AM

To: "dotckk@gmail.com" <dotckk@gmail.com>, smba@smba-madison.org, district13@cityofmadison.com

Good morning,

The City of Madison Land-Use A Application stipulates that any applicant who intends to file a demolition permit shall notify 1) the District Alder, 2) any applicable City-registered neighborhood associations, and 3) any City-listed business associations. Accordingly, this email is being sent to the contacts listed on the City of Madison websites located at:

- <https://www.cityofmadison.com/dpced/planning/neighborhoods/436/>
- <https://www.cityofmadison.com/dpced/economicdevelopment/neighborhoodbusinessassociations.cfm>
- <https://www.cityofmadison.com/council/district13/about>

Please accept this email as notice that **Threshold Development, addressed at 2020 Eastwood Avenue, is intending to file the following applications on December 15, 2025:** 1) Demolition/Landmarks; 2) Land Subdivision / CSM; 3) Urban Design Commission; 4) Land Use A; 5) Land Use B, for the **project site located at 999 S. Park, Madison, WI.**

The applicant proposes to remove and replace the existing building with a mixed-use multi-family building. The building will provide app. (50) units of multi-family rental housing and app. 3,000SF of ground floor/retail space.

The project timelines include entitlements and permitting to last through early March, with groundbreaking planned for mid-May, 2026. Construction is anticipated to last about 12 months, such that the new building would be opening for occupancy around May, 2027.

The applicant has met with Jessica Vaughn, Secretary of the UDC, for a pre-application review, and also met with the Bay Creek Neighborhood Association. Both meetings were held virtually on Wednesday, November 5, 2025.

Please contact me at Threshold Development with any questions. I can be reached at 608-405-9064 or by michaelcarlson@thresholdbuilds.com.

Thank you for your time,

Michael Carlson
Threshold Development
Madison, WI
608-405-9064
michaelcarlson@thresholdbuilds.com



Michael Carlson <michaelcarlson@thresholdbuilds.com>

City of Madison Demolition Notification Approved

noreply@cityofmadison.com <noreply@cityofmadison.com>
To: michaelcarlson@thresholdbuilds.com

Thu, Nov 6, 2025 at 10:14 AM

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on November 6, 2025 at 10:14 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.