

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:	6209 Mineral Point Road		
Alder District:	19	Zoning District:	PD/GDP
Project Contact Person Name	Chris Leinss	Role	Project Manager
Company Name	Eppstein Uhen Architects, Inc. (EUA)		
Phone	414.298.2243	Email	[REDACTED]
☒	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 <u>06.15.2026</u>		
☒	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 <u>06.12.2026</u>		
☒	\$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

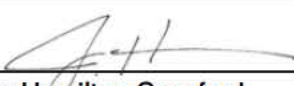
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Part 3: Application for Plan Commission Review (if applicable)

- 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		Jan Hamilton-Crawford	
Company Name		Oakwood Lutheran Senior Ministries	
Street Address		6411 Mineral Point Road, Suite 200, Madison, WI 53705	
Phone	608.230.4252	Email	

For Office Use Only	
Date:	
Accela ID No.:	



milwaukee : 333 E Chicago St	414.271.5350
madison : 309 W Johnson St, Ste 202	608.442.5350
green bay : 1155 Lombardi Ave, Ste 200	920.336.9929
denver : 1899 Wynkoop St, Ste 700	303.595.4500
atlanta : 1401 Peachtree St NE, Ste 350N	404.596.8006

eua.com

June 16, 2026

City of Madison Building Inspections Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent
Demolition of 6209 Mineral Point Road (Tower and Gallery)
EUA Project Number: 125988-01

Existing Structure

The tower and gallery buildings served as independent living apartments and housed several amenity spaces that served the entire Oakwood community. Exterior wall materials consist largely of brick and exposed reinforced cast-in-place concrete. Floor and roof assemblies were constructed of mild-reinforced concrete columns, beams and structural slabs.

Method of Demolition

- Hazardous material abatement will be completed prior to the start of demolition activities and is expected to take approximately three months.
- Demolition of the building will be performed mechanically using heavy equipment in a controlled top-down sequence. Activities will include the removal of all building components, as well as associated foundations.
- Temporary shoring will be installed at designated floor levels within the tower structure, as required, to provide support during demolition activities.
- Water-based dust suppression measures will be implemented throughout the demolition process to control airborne particulate matter.
- Demolition debris consisting of concrete, masonry, and metal materials will be separated and recycled to the extent practicable.

Timeline of Demolition

- Demolition (after abatement) is anticipated to begin between 01.01.2027 – 01.01.2031
- The anticipated duration for demolition activities is approximately nine months.

Construction Information

Date Built (Original): 1974

- Architect: Miller Hanson Westerbeck, Inc.
- CM/GC: Orville E. Madsen & Son, Inc.

Date Built (Elevator Addition): 1997

- Architect: Bowen Williamson Zimmermann
- CM/GC: unknown

Date Renovated (Gallery): 1998

- Architect: Bowen Williamson Zimmermann
- CM/GC: unknown



**Area of
Demolition**

EXTERIOR PHOTOS



INTERIOR PHOTOS



Chris Leinss

From: Chris Leinss <chrisl@eua.com>
Sent: Thursday, June 11, 2026 4:47 PM
To: Guequierre, John
Subject: Oakwood IL | Demolition Preapplication Notice

Categories: Filed by Newforma

Afternoon John-

I hope you are doing well.

Please accept this as our formal pre-application notice of intent to submit demolition applications to the City of Madison Demolition Listserv during the week of June 15. The applications will cover the following buildings:

- 6201 Mineral Point Road (Hebron and Chapel)
- 6203 Mineral Point Road (Recreation Center)
- 6209 Mineral Point Road (Tower and Gallery)

Thanks

Chris Leinss, CDT

Studio Director : Principal



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main : 414.271.5350 | direct : 414.298.2243 | mobile : 262.339.6961
milwaukee : madison : denver : green bay : atlanta

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Our Atlanta office has moved and is now open! Visit us at 1375 Peachtree St NE, Suite 350N. [See our space.](#)

Chris Leinss

From: noreply@cityofmadison.com
Sent: Monday, June 15, 2026 8:38 AM
To: chrisl@eua.com
Subject: City of Madison Demolition Notification Approved

Categories: Filed by Newforma

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on June 15, 2026 at 8:38 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.

Chris Leinss

From: Keith VanLanduyt <Keith.VanLanduyt@oakwoodvillage.net>
Sent: Friday, June 12, 2026 1:25 PM
To: info
Subject: Notification to Oakwood Village Association/Oakwood Village West: Demolition Applications to the City of Madison

Good Afternoon Oakwood Village Association/Oakwood Village West -

Please accept this as our formal pre-application notice of intent to submit demolition applications to the City of Madison Demolition Listserv during the week of June 15. The applications will cover the following buildings:

- 6201 Mineral Point Road (Hebron and Chapel)
- 6203 Mineral Point Road (Recreation Center)
- 6209 Mineral Point Road (Tower and Gallery)

Thank you.

Keith VanLanduyt

Chief Marketing, Sales & Communications Officer

Oakwood Lutheran Senior Ministries

6411 Mineral Point Road
Suite 200
Madison, Wisconsin 53705
608.230.4397
www.oakwoodvillage.net



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