

# 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](mailto:sprapplications@cityofmadison.com) and
- Landmarks Commission at [LandmarksCommission@cityofmadison.com](mailto:LandmarksCommission@cityofmadison.com) (see [submittal schedule](#))

## Part 1: General Application Information

Street Address:	2 S Mills St		
Alder District:	13 - Alder Tag Evers	Zoning District:	TSS
Project Contact Person Name	Kevin Burow	Role	Architect
Company Name	Knothe & Bruce Architects		
Phone		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 <a href="#">Demolition Listserv</a> <span style="float: right;">Date Sent <u>1/15/2026</u></span>
<input type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <a href="#">District Alder</a> , <a href="#">City-registered neighborhood association(s)</a> , and <a href="#">City-listed business association(s)</a> . <span style="float: right;">Date Sent <u>1/15/2026</u></span>
<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](mailto:pcapplications@cityofmadison.com) with questions.

## Part 4: Signature

<b>Property Owner Authorizing Signature (or authorized via attached email)</b>		Signed by: 	
<b>Property Owner Name</b>		Terry Leung <small>618CD0F3A1B840D...</small>	
<b>Company Name</b>		New World Investment LLC	
<b>Street Address</b>		2 S. Mills St. Madison, WI	
<b>Phone</b>	6028-358-2233	<b>Email</b>	

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](mailto: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](mailto: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

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**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](mailto:lrkrueger@knothebruce.com)

Office: 608.836.3690

[www.knothebruce.com](http://www.knothebruce.com)

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



## **Lisa Ruth Krueger**

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**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

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**From:** noreply@cityofmadison.com  
**Sent:** Thursday, January 15, 2026 9:31 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:** 2 S Mills St**Parcel Number:** 070922401016**Information current as of:** 1/15/26 06:00AM**OWNER(S)**

NEW WORLD INVESTMENTS LLC  
2 S MILLS ST  
MADISON, WI 53715-1308

**REFUSE COLLECTION**

District: 08D

**SCHOOLS**

District: Madison

**PROPERTY VALUE**

Assessment Year	Land	Improvements	Total
2024	\$336,700	\$961,300	\$1,298,000
2025	\$351,000	\$1,124,000	\$1,475,000

**2025 TAX INFORMATION**

Net Taxes:	\$27,426.78
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$27,426.78

**PROPERTY INFORMATION**

Property Type:	Restaurant & apts.	Property Class:	Commercial
Zoning:	WP-27, TSS	Lot Size:	10,672 sq ft
Frontage:	87 - S Mills St	Water Frontage:	NO
TIF District:	48	Assessment Area:	9924

**COMMERCIAL BUILDING INFORMATION**Please contact [assessor@cityofmadison.com](mailto: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](mailto:assessor@cityofmadison.com)

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**COMMERCIAL BUILDING INFORMATION**Please contact [assessor@cityofmadison.com](mailto: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:	GESSLER, MICHELLE		
Grantee:	NEW WORLD INVESTMENT LLC		
Date of Conveyance:	12/2019	Conveyance Price:	\$0.00
Conveyance Type:	Fulfillment of LC		
Grantor:	GESSLER TR, MICHAEL L		
Grantee:	NEW WORLD INVESTMENT LLC		
Date of Conveyance:	12/2019	Conveyance Price:	\$0.00
Conveyance Type:	Fulfillment of LC		
Grantor:	SEVERSON, ROLFE M		
Grantee:	NEW WORLD INVESTMENT LLC		
Date of Conveyance:	1/2000	Conveyance Price:	\$0.00
Conveyance Type:	Fulfillment of LC		
Grantor:	NEW WORLD INVESTMENTS INC		

Grantee:	NEW WORLD INVESTMENTS LLC		
Date of Conveyance:	5/1995	Conveyance Price:	\$10,000.00
Conveyance Type:	Assignment of LC		
Grantor:	SEVERSON, ROLFE M		
Grantee:	NEW WORLD INVESTMENTS INC		
Date of Conveyance:	1/1995	Conveyance Price:	\$250,000.00
Conveyance Type:	Orig. Land Contract		
Grantor:	NG, ALBERT & MARILYN		
Grantee:	SEVERSON, ROLFE M		
Date of Conveyance:	12/1987	Conveyance Price:	\$85,000.00
Conveyance Type:	Warranty Deed		
Grantor:	YU, HANG WAH		
Grantee:	SEVERSON, ROLFE M		
Date of Conveyance:	9/1985	Conveyance Price:	\$35,000.00
Conveyance Type:	Warranty Deed		
Grantor:			
Grantee:			
Date of Conveyance:	5/1983	Conveyance Price:	\$140,000.00
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, BLOCK 3 LOTS 10 & 11.

#### 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](mailto: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	351,000	97.430000%	360,259
Improvements	1,124,000	97.430000%	1,153,649
Total	1,475,000	97.430000%	1,513,908
Net Assessed Value Rate (mill rate)			0.018656312
School Levy Tax Credit			-2,549.59

Taxing Jurisdiction	2024 Net Tax	2025 Net Tax	% Tax Change
DANE COUNTY	3,087.98	3,475.63	12.6%
MATC	828.55	907.64	9.5%
CITY OF MADISON	9,481.28	10,329.78	8.9%
MADISON SCHOOL	9,580.64	12,805.01	33.7%
Total	22,978.45	27,518.06	19.8%

First Dollar Credit	-83.53	-91.28	9.3%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	22,894.92	27,426.78	19.8%

#### Total Due

Installment	Due Date	
First Installment	1/31/2026	\$6,856.65
Second Installment	3/31/2026	\$6,856.71
Third Installment	5/31/2026	\$6,856.71
Fourth Installment	7/31/2026	\$6,856.71
Full Amount	1/31/2026	\$27,426.78

#### 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](mailto: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
<b>MADISON SCHOOL, RF-4990</b>	17,657,279.75	591.25	2042
<b>MADISON SCHOOL, RF-5930</b>	36,841,519.78	1,233.62	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](mailto:treasury@cityofmadison.com)

#### SPECIAL ASSESSMENTS

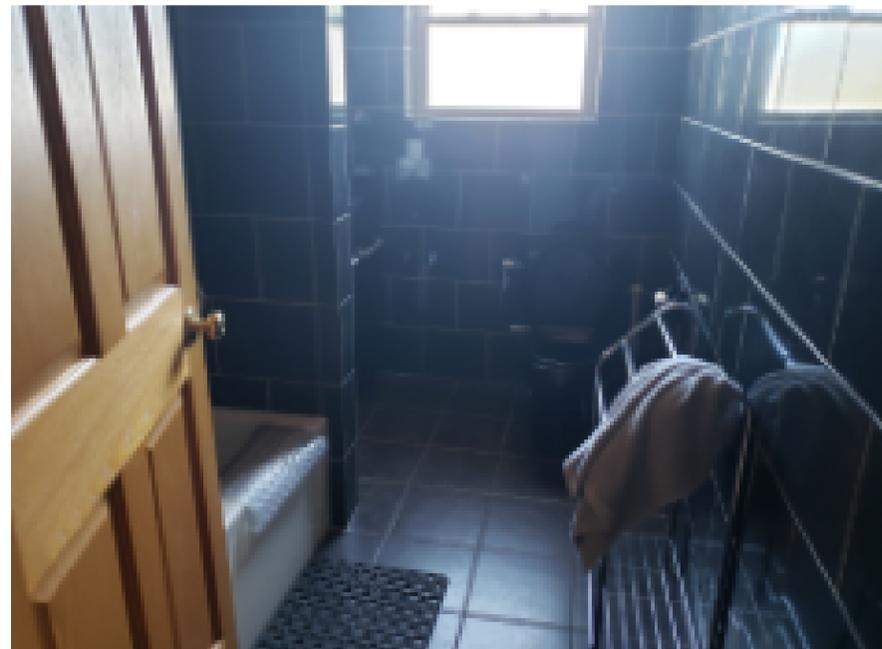
**Information current as of:** 1/14/26 10:00PM

No Special Assessments exist for Parcel Number 070922401016.  
 Please contact the Finance Office for additional information.

#### Special Assessment Questions?

##### Finance Office

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



2 S MILLS INTERIOR PHOTOS



2 S MILLS EXTERIOR PHOTOS

