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:	633 W. Main St. Madison, WI 53703		
Alder District:	4th	**Zoning District:**	UMX

Project Contact Person Name	Michael Metzger	**Role**	Director
Company Name			
Phone	[redacted]	**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 5/19/26
☒	**Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to District Alder, City-registered neighborhood association(s), City-listed business association(s).** Date Sent 5/15/26 - Neigh 5/13/26 - Alder No business assoc.
☒	**$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***

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

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)	Email attached.
Property Owner Name	
Company Name	Delta Properties
Street Address	612 W MAIN ST STE 100 MADISON, WI 53703
Phone [redacted]	**Email** [redacted]

For Office Use Only	
Date:	
Accela ID No.:	

Michael Metzger
McGrath Property Group – Nimi Hotels
730 Williamson St. #150
Madison, WI 53703

5/19/2026

City of Madison – Landmarks Commission
City of Madison – Building Inspection
PO Box 2984
Madison, WI 53701-2984

Letter of Intent to Landmarks Commission

Demolition of Principal Structure
Located at 633 W Main Street

Dear Landmarks Commission,

This Letter of Intent is submitted for your consideration for demolition of the existing principal structure located at 633 W Main Street. The building is currently a single-story office building located in the Bassett Neighborhood and is zoned UMX.

The building proposed for demolition is a single-story commercial office structure. The building was built in 1945. At the time of this letter of intent the architect, builder and first occupant are unknown. The property was purchased from the AJ Sweet Company, a produce wholesaler, and was converted to an office use in 1995 for the Wisconsin Chapter of The Nature Conservancy who recently vacated the building.

The applicant is requesting approval to demolish the existing structure as part of the evaluation and future redevelopment planning for the site. The current development being evaluated is a boutique hotel that will comply with the current UMX zoning requirements for new developments.

Proposed Demolition Method

Demolition activities are anticipated to include:

- Disconnection and termination of all utilities serving the property prior to commencement of work.
- Interior demolition and removal of non-structural materials as required.

- Mechanical demolition of the principal structure using conventional demolition equipment.
- Removal and lawful disposal or recycling of demolition materials.
- Site grading and stabilization following completion of demolition activities.

All demolition work will be performed by qualified contractors in accordance with City of Madison requirements and applicable state and federal regulations, including erosion control, dust mitigation, noise control, and public safety requirements.

Estimated Timeline

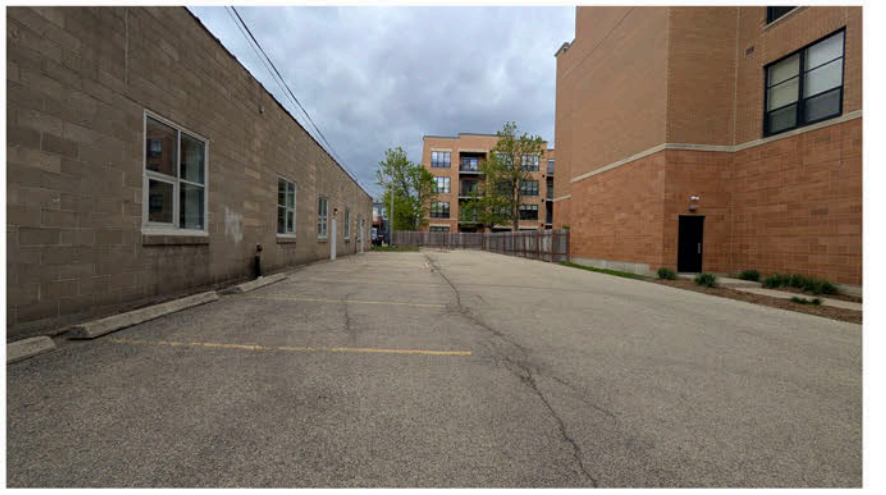
Subject to City approvals and contractor scheduling, demolition is anticipated to occur in late 2026 or early 2027. The demolition work itself is expected to take approximately one week, weather permitting.

Please contact me with any questions regarding this application.

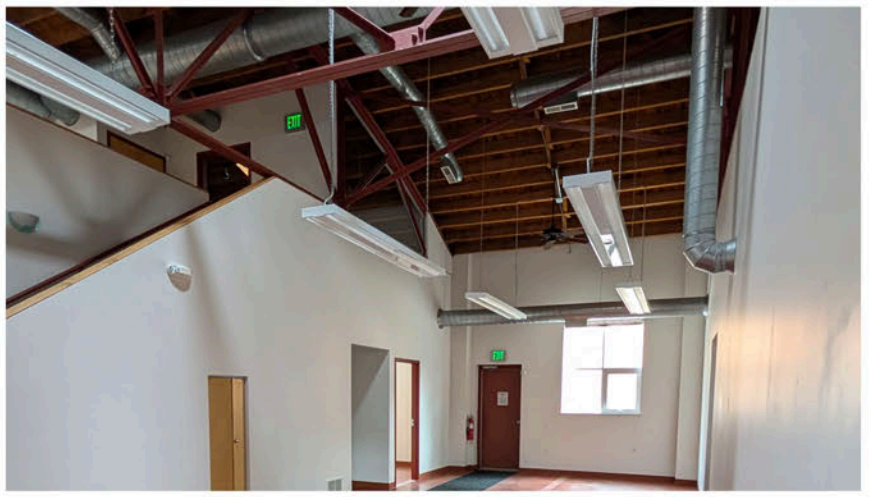
Sincerely,

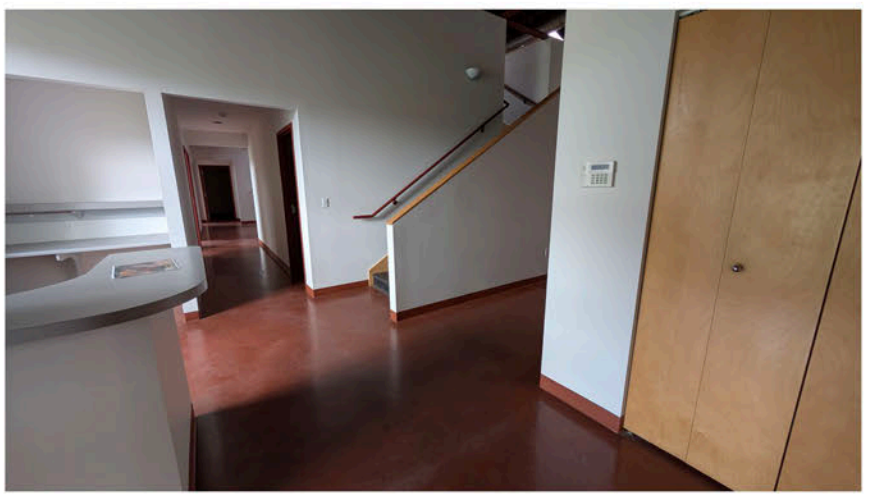
Michael Metzger
McGrath Property Group – Nimi Hotels
730 Williamson St. #150
Madison, WI 53703
michael.metzger@mcgrathpropertygroup.com
608-515-5046

Exterior Photos



Interior Photos





Michael Metzger <michael.metzger@mcgrathpropertygroup.com>

Permission to Apply for Principal Building Demolition - 633 W Main St

2 messages

Michael Metzger <michael.metzger@mcgrathpropertygroup.com> Thu, May 7, 2026 at 2:22 PM
To: John Koffel <john@delta-properties.com>
Cc: Bruce Wunnicke <bruce@delta-properties.com>, Andy Wunnicke <andy@delta-properties.com>, Judy Bennett <judy@delta-properties.com>

Hi John,

As a condition of the application, I am emailing you to formally request your permission to submit an APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS for the building located at 633 W Main Street, Madison, WI 53703.

Do you authorize me to apply for the demolition?

Thank you,

Mike

Michael Metzger

Director of Development

730 WILLIAMSON ST • SUITE 150

MADISON • WI • 53703

P: 608.616.0705

C: 608.515.5046

michael.metzger@mcgrathpropertygroup.com

John Koffel <john@delta-properties.com> Thu, May 7, 2026 at 2:35 PM
To: Michael Metzger <michael.metzger@mcgrathpropertygroup.com>
Cc: Bruce Wunnicke <bruce@delta-properties.com>, Andy Wunnicke <andy@delta-properties.com>, Judy Bennett <judy@delta-properties.com>

Dear Mr. Metzger, AJ of Wisconsin herby authorizes you personally and Variant Ventures LLC additionally to apply to the City of Madison for demolition of the principal building at 633 West Main St Madison WI. pursuant the contract with AJ of Wisconsin LLC with an acceptance date of May 1, 2026.

John Koffel, Member, AJ of Wisconsin LLC.

Delta Properties
612 West Main Street
Madison, WI 53703

608.251.3337
608.279.8884 (cell)
www.delta-properties.com

Michael Metzger <michael.metzger@mcgrathpropertygroup.com>

Notice of Demolition Application - 633 W Main St.

3 messages

Michael Metzger <michael.metzger@mcgrathpropertygroup.com> Fri, May 15, 2026 at 7:18 AM
To: bassett@capitolneighborhoods.org, president@capitolneighborhoods.org, info@capitolneighborhoods.org

Hello Capital Neighborhoods and Bassett Neighborhood,

I am reaching out to provide notice that I plan to file an application for demolition approval for the single-story office building located at 633 W Main St. The application will be filed by the May 20th deadline and is scheduled to be heard by the Landmarks Commission on June 22nd.

Please feel free to contact me if you have any questions.

Thank you.

Mike

Michael Metzger

Director of Development

730 WILLIAMSON ST • SUITE 150

MADISON • WI • 53703

P: 608.616.0705

C: 608.515.5046

michael.metzger@mcgrathpropertygroup.com

Jonathan Cooper <natelyp@gmail.com> Fri, May 15, 2026 at 9:50 AM
To: McGrath Property Group <michael.metzger@mcgrathpropertygroup.com>
Cc: Michael Verveer <district4@cityofmadison.com>

Hello Mike,

Thanks for contacting Capitol Neighborhoods and the Bassett District regarding your plan to file an application for demolition of the building at 633 W. Main St. I'd like to invite you to our next Bassett monthly meeting to talk with the neighborhood about your plans for this property. We'll be meeting on Monday, June 8, at 7:00 p.m. via Zoom.

Best,

Jonathan Cooper
Capitol Neighborhoods Bassett representative

Date: Fri, May 15, 2026 at 7:18 AM
Subject: Notice of Demolition Application - 633 W Main St.
To: <bassett@capitolneighborhoods.org>, <president@capitolneighborhoods.org>, <info@capitolneighborhoods.org>
[Quoted te t hidden]

Michael Metzger <michael.metzger@mcgrathpropertygroup.com> Mon, May 18, 2026 at 12:46 PM
To: Jonathan Cooper <natelyp@gmail.com>
Cc: Michael Verveer <district4@cityofmadison.com>

Hi Jonathan,

I am happy to attend a neighborhood meeting.

I may not be ready to present at the meeting on June 8th, but I should be ready for the following meeting (July 13th?).

Mike

Michael Metzger

Director of Development

730 WILLIAMSON ST • SUITE 150

MADISON • WI • 53703

P: 608.616.0705

C: 608.515.5046

michael.metzger@mcgrathpropertygroup.com

[Quoted text hidden]

Michael Metzger <michael.metzger@mcgrathpropertygroup.com>

Notice of Demolition Application - 633 W Main St.

2 messages

Michael Metzger <michael.metzger@mcgrathpropertygroup.com> Wed, May 13, 2026 at 2:21 PM
To: "Verveer, Michael" <district4@cityofmadison.com>
Cc: Niels Hansen <niels@nimihotels.com>

Hi Mike,

I am reaching out to provide notice that I plan to file an application for demolition approval for the single-story office building located at 633 W Main St.

I have reached out to zoning to clarify the notice requirements. Are you willing to waive the 30-day notice requirement for this notification, if required?

If you approve the potential notice reduction, the application will be filed by the May 20th deadline and is scheduled to be heard by the Landmarks Commission on June 22nd.

Please feel free to contact me if you have any questions or concerns.

Thank you.

Mike

Michael Metzger

Director of Development

730 WILLIAMSON ST • SUITE 150

MADISON • WI • 53703

P: 608.616.0705

C: 608.515.5046

michael.metzger@mcgrathpropertygroup.com

Michael Metzger <michael.metzger@mcgrathpropertygroup.com> Thu, May 14, 2026 at 5:29 PM
To: "Verveer, Michael" <district4@cityofmadison.com>
Cc: Niels Hansen <niels@nimihotels.com>

Hi Mike,

I wanted to let you know that I received feedback from City staff that the notice is from the date of the Landmarks meeting, so this notice will satisfy the 30-day notice requirement.

Mike

Michael Metzger

Director of Development

730 WILLIAMSON ST • SUITE 150

MADISON • WI • 53703

P: 608.616.0705

C: 608.515.5046

michael.metzger@mcgrathpropertygroup.com

[Quoted te t hidden]

Michael Metzger <michael.metzger@mcgrathpropertygroup.com>

Demolition Application Notice

1 message

City of Madison Planning <noreply@cityofmadison.com> Tue, May 19, 2026 at 6:57 AM
Reply-To: City of Madison Planning <noreply@cityofmadison.com>
To: michael.metzger@mcgrathpropertygroup.com

View this email in your browser

This is a notice that Michael Metzger will be filing a demolition permit application. The application will be submitted around May 20, 2026 or later. The applicant seeks to demolish a Single story office building. The address is 633 W Main St Madison, WI 53703.

The City's Landmarks Commission provides an advisory review of all demolition applications. The Landmarks Commission will determine if the building has historic value. If it has historic value, then the Plan Commission will review the application. The Plan Commission will hold a public hearing when they review the application. If it has no known historic value, the Director of Building Inspection may approve the application.

For more information about this application, please contact the applicant, Michael Metzger, McGrath Property Group - Nimi Hotels, 730 Williamson St 150 Madison, WI 53703 at michael.metzger@mcgrathpropertygroup.com or (608)515-5046.

Applicant's Comments:

A demolition permit to raze the single-story office building at 633 W. Main Street will be submitted on or before 5/20/26 for the Landmarks Commission review.

If you have any questions about the City's application review process, please contact the City of Madison Planning Division at (608) 266-4635.

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Madison, WI 53703

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