

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 tauz 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:			
Alder District:		Zoning District:	
Project Contact Person Name		Role	
Company Name			
Phone	7067056962	Email	

<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 Demolition Listserv Date Sent _____
<input 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 _____
<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 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)
	Will existing structure be relocated? <input type="checkbox"/> Yes <input 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

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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	
Company Name	
Street Address	
Phone	7067056962
Email	

For Office Use Only	
Date:	
Accela ID No.:	

Christopher Wondolkowski

From: Christopher Wondolkowski
Sent: Thursday, November 20, 2025 4:00 PM
To: Christopher Wondolkowski
Subject: FW: City of Madison Demolition Notification Request Confirmation

-----Original Message-----

From: noreply@cityofmadison.com <noreply@cityofmadison.com>
Sent: Friday, September 19, 2025 6:18 PM
To: Jason Doornbos <jdoornbos@LandmarkProperties.com>
Subject: City of Madison Demolition Notification Request Confirmation

[EXTERNAL]

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.

[This email was sent from an EXTERNAL SOURCE. Please verify the sender before opening attachments or clicking links]

Christopher Wondolkowski

From: Jim Buchanan
Sent: Friday, September 19, 2025 10:04 AM
To: Ochowicz, William; legislative@asm.wisc.edu; sharedgovernance@asm.wisc.edu; Greater State Street Business Association - Elizabeth Ganser
Cc: Wells, Chris; Vaughn, Jessica L; Kirchgatter, Jenny; Heather Bailey; Angie Black; Eric Leath; Jack Porter; Christopher Wondolkowski
Subject: 30 Day Notice of Intent to File Land Use (rezoning and CUPs), Land Division (CSM) and Demolition Applications for 411-433 W Gilman

Dear Alder Ochowicz, CANA, and Greater State Street Business Association,

We are reaching out regarding our proposed redevelopment of the property located at 411-433 W Gilman. The project team has discussed the proposal with City planning and zoning staff, has attended a DAT meeting, has had one informational UDC meeting, and will attend a postcard neighborhood meeting on September 29th. The developer and project team will be ready to submit land use, land division and demolition applications for the project on October 20th, and we are sending this email to provide the City's 30-day pre-application notice.

The proposed development will feature a 10-story structure on the east side and a 15-story structure on the west, comprising approximately 260 residential units ranging from studios to five-bedroom layouts. It will include a ground-level lobby, leasing office, retail space, and a variety of resident amenities. Additionally, 10% of the beds will be reserved for students with financial need, offered at discounted rental rates through a partnership with the University under the city's affordable student housing ordinance.

We appreciate your time, consideration, and partnership.

Best,

Jim Buchanan | Development Manager

Landmark Properties, Inc.

3060 Peachtree Road NW, Ste 500

Atlanta, GA 30305

O: 470 299 0128

jim.buchanan@landmarkproperties.com

October 1, 2025

City of Madison, Wisconsin
Planning and Zoning Divisions
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of Mullins Apartments, LLP and Master Hall Associates, LLP

To whom it may concern:

Mullins Apartments, LLP and Master Hall Associates, LLP (collectively, “**Owner**”) is the Owner of the parcels located at 415 and 425 West Gilman Street, Madison (the “**Property**”). The Owner is under contract to sell the Property to LCD Acquisitions, LLC or its assigns (“**LCD**”). Please be advised that Owner authorizes LCD to submit applications to and receive approvals of City of Madison entitlements in connection with the Project (defined below), including, but not limited to, the following applications, as applicable:

- Urban Design Commission Application(s)
- Rezoning Application
- A lot/parcel combination via a Chapter 236 certified survey map process
- Conditional Use Application

1. Scope of Authority:

LCD’s authority under this document is limited to seeking, applying for, and processing governmental entitlements and approvals from the City of Madison, Wisconsin for LCD’s proposed development on the Property (and adjacent or nearby properties) of a mixed-use project consisting of 200-300 apartment units with commercial and other uses (“**Project**”). The authority granted by Owner to LCD is further limited to:

- a. Filing applications, site plans, zoning requests, and applications for permits, licenses, and similar documents related to the Project.
- b. Appearing before boards, commissions, and councils in connection with obtaining entitlements for the Project.
- c. Executing applications and related documents for entitlements for the Project to the extent required for processing such applications through the City of Madison, Wisconsin.

2. Exclusions:

Notwithstanding the foregoing, LCD has no authority under this document to:

- a. Convey or encumber title to the Property whether by recording documents or instruments such as certified survey maps or other documents.
- b. Bind the Owner or Property to construction contracts or any other contracts, restrictions, or agreements, or create any liability for the Owner.
- c. Incur costs, fees, or obligations for Owner beyond City of Madison application filing fees (unless specifically approved in writing by the Owner). LCD must timely pay all fees and costs arising or incurred relating to the approvals and other entitlements sought, or other activities of LCD, pursuant to this document.

Exhibit C - Owner Authorization

- d. Sign documents that impose or bind the Owner or Property (before the Property is acquired by LCD) to covenants, easements, or obligations without the Owner's prior express written consent.
- e. Take any action that would change the status of the zoning of the Property before the Property is acquired by LCD.

3. Time Limit:

The authority granted by this document expires upon the earlier of:

- a. Completion of the approval process for the Project.
- b. September 16, 2026, at which time this authorization terminates automatically.
- c. Written notice of revocation of this document from the Owner to the City of Madison, Wisconsin (this authorization document is revocable at will by the Owner).

Owner requires that none of the final approvals or entitlements sought for the Project shall vest until LCD purchases the Property.

All actions of LCD under this document must be at no cost to Owner. This document may be recorded in the office of the Register of Deeds for Dane County, Wisconsin. This document may be executed by DocuSign or other similar program. This document may be executed in any number of counterparts with all counterparts together forming a single instrument.

Sincerely,

Mullins Apartments, LLP

By: Mullins Family, LLC, its managing partner

By: *Bradley Mullins*
Bradley C. Mullins, Authorized Representative

Master Hall Associates, LLP

By: Mullins Family, LLC, its managing partner

By: *Bradley Mullins*
Bradley C. Mullins, Authorized Representative

Accepted and agreed to by LCD:

LCD Acquisitions, LLC

By: *WCH*
Name: W. Christopher Hart
Title: Authorized Signatory

Exhibit E - Letter of Intent

Structure:

This rectangular-shaped parcel is approximately 0.30-acres in size and has the corresponding parcel number of 0709-232-0105-1. This parcel is developed with a 7-story apartment building known as Master Hall, was constructed in 1966 and includes approximately 37,490 SF (gross). The building was transformed from a student dormitory to apartments in 1972. There are approximately 110 apartment units. There are parking and drive lanes to the south and east of the building. The property is completely developed.

Method: Demolition will be mechanical, including the use of straight boom excavators with hydraulic hammer, hydraulic shear, bucket, and claw implements.

Timeline: 2 Weeks

Exhibit F - Construction Information

Dates of Construction and Alterations: 1966

Architect Name: Weiler and Strang

Builder Name: Unknown

History of Property: Unknown

Historic Photos:



Exhibit G - Condition Photos



Photo 5: 415 W. Gilman Street-west side of building/property



Photo 6: 415 W. Gilman Street-east side of building/property

Exhibit G - Condition Photos



Photo 7: 415 W. Gilman Street-south side of building/property



Photo 8: 415 W. Gilman Street-north side of building/property

Exhibit G - Condition Photos



Photo 9: 415 W. Gilman Street-general interior view

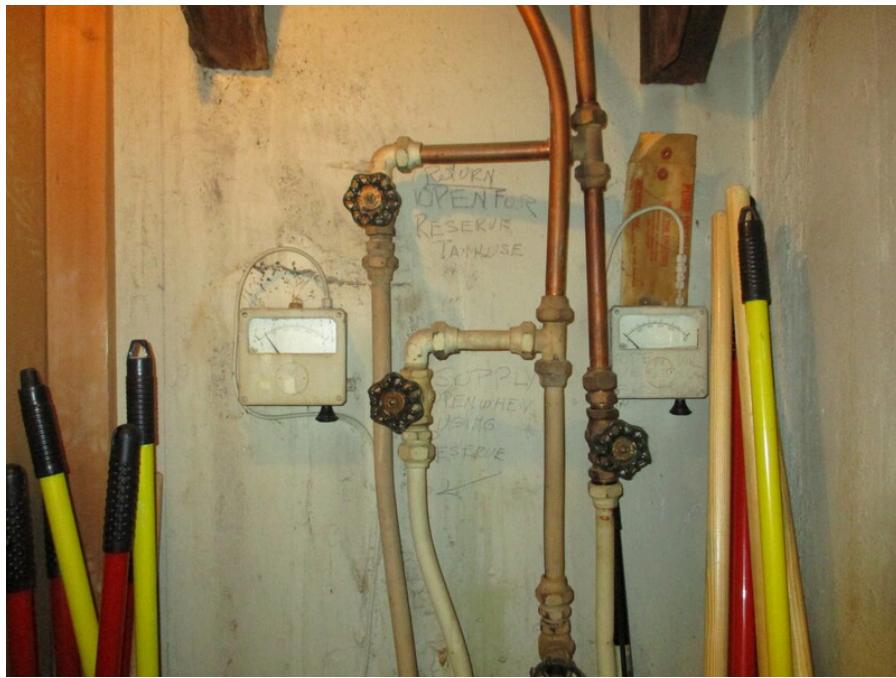


Photo 10: 415 W. Gilman Street-view in basement

Exhibit G - Condition Photos



Photo 11: 415 W. Gilman Street-view fill and vent pipes, east side of property



Photo 12: 415 W. Gilman Street-east side of building/property.