

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, including checklist 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 ntiv 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

Planning Division

215 Martin Luther King Jr Blvd, Ste 017

PO Box 2985

Madison, WI 53701-2985 (608) 266-4635



## 1. LOCATION

Project Address: 425 N Frances and 450 W Gilman

Alder District: 2

## 2. PROJECT

Project Title/Description: Villas Student Housing: West Gilman Street Apartments

This is an application for: (check all that apply)

☐ New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):

☐ Mansion Hill ☐ Third Lake Ridge

☐ First Settlement

☐ University Heights ☐ Marquette Bungalows

☐ Landmark

☐ Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):

☐ Mansion Hill ☐ Third Lake Ridge

☐ First Settlement

☐ University Heights ☐ Marquette Bungalows

☐ Landmark

☒ Demolition

☒ Development adjacent to a Designated Landmark

☐ Variance from the Historic Preservation Ordinance (Chapter 41)

☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment  
(Please contact the Preservation Planner for specific Submission Requirements.)

☐ Informational Presentation

☐ Other (specify):

DPCED USE ONLY

Registrar #:

DATE STAMP

## 3. APPLICANT

Applicant's Name: Brad Aycock Company: Villas Student Housing, LLC>

Address: 506 West 22nd Street Austin, Texas 78705

Street

City

State

Zip

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if not applicant): See Attached

Address: \_\_\_\_\_

Street

City

State

Zip

Property Owner's Signature: [Signature] Date: 8/19/25

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be emailed by 12:00pm on the submission date with the Landmarks Commission. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled submittal date. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpced/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

## APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to [landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com).** Please note that an individual email cannot exceed 20 MB.

- ☒ Landmarks Commission Application w/signature of the property owner.
- ☒ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
  - ☒ Photographs of existing conditions;
  - ☒ Photographs of existing context;
  - ☐ Photographs of comparable historic resources within 200 feet of subject property;
  - ☐ Manufacturer's product information showing dimensions and materials.
- ☐ Architectural drawings reduced to 11" x 17" or smaller pages which may include:
  - ☐ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
  - ☐ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
  - ☐ Floor Plan views of levels and roof;
  - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☐ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - ☐ Perspective drawing
  - ☐ Other \_\_\_\_\_

*Landmarks Commission staff will preliminarily review projects for additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.*

## CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division  
 215 Martin Luther King Jr Blvd, Suite 017  
 PO Box 2985 (mailing address)  
 Madison, WI 53701-2985  
[landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)  
 (608) 266-6552



8/15/2025

As Broker for Edward Shinnick and Walter Borowski, they are currently under contract to sell their property located at 425 N Frances Street, Madison, WI to Villas Student Housing.

This email serves as formal acknowledgement and authorization for Villas Student Housing to submit development plans related to the property to the City of Madison.

Signed:

Edward G. Shinnick

Walter S. Borowski

Signed by:  
*Edward G. Shinnick*  
CB506524425741A...  
8/15/2025

Signed by:  
*Walter S. Borowski*  
43980693E71541E...  
8/15/2025

Thank you,

DocuSigned by:  
**Heather Ewing**  
251BF4E48B574E3...

Heather Ewing, Founder | Principal Broker  
ABSTRACT Commercial Real Estate LLC



I have been informed by Garrett Kilcrease that the City of Madison has asked for an e-mail confirming that 450 W. Gilman Street, Madison, WI ("Property") is under contract with Villas Student Housing, LLC ("Buyer"). I am the attorney representing Ridgeview Investments of Madison, LLP ("Owner") the owner of the Property and am authorized to provide this email. The Owner confirms the Property is under contract with the Buyer and that the Owner supports providing development plans to the City of Madison. If applicable at this stage of the development entitlement process, the Owner supports Buyer making an informational presentation before the Urban Design Commission with respect to the Property and the submittal of plans for that purpose. Owner confirms that Owner is aware of the submittal of development plans and supports the filing of those plans with the City of Madison.

Please contact me with any questions.

Thank you.

Ed

**Edward Lawton**

Attorney

**AXLEY BRYNELSON LLP**

N17W24222 Riverwood Dr. Ste 250 | Waukesha, WI 53188

Phone: 262.409.2278 | Fax: 262.524.9200

Email: [ELawton@axley.com](mailto:ELawton@axley.com) | [bio](#) | [axley.com](#)

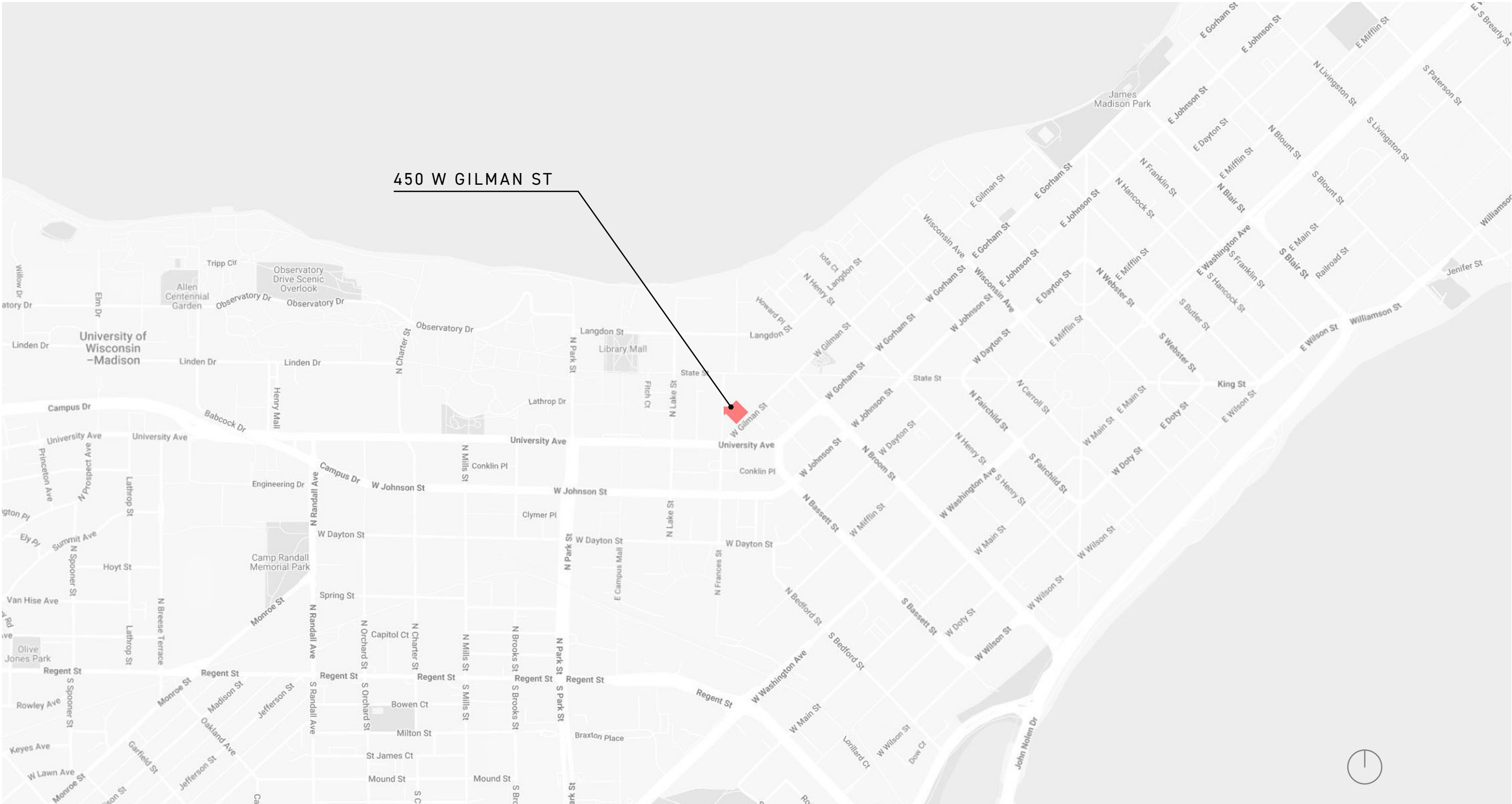
**Legal Assistant:** Lisa Thomaschek

Phone: 608.283.6759 | Email: [lthomaschek@axley.com](mailto:lthomaschek@axley.com)

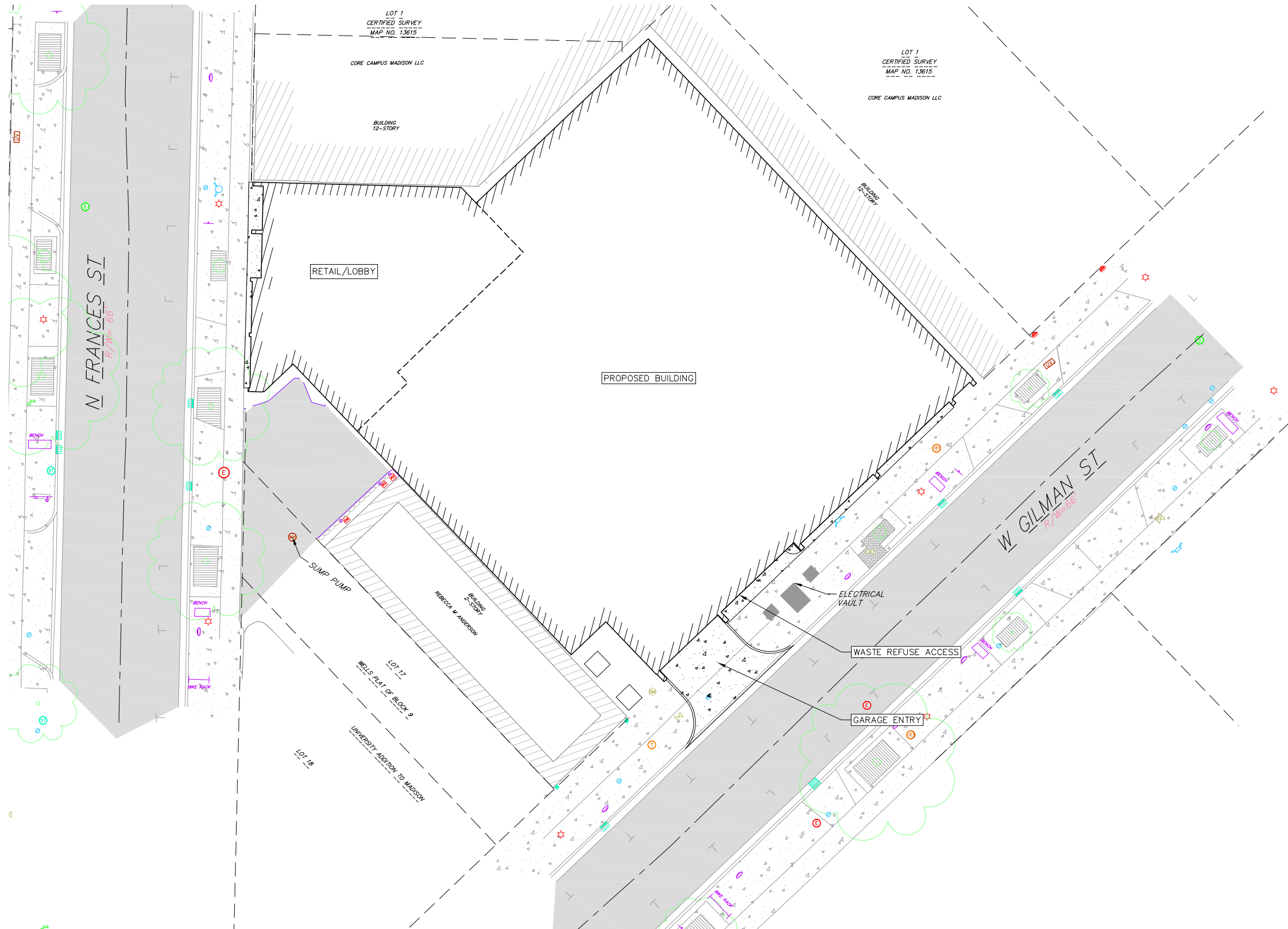


# **W Gilman Street Apartments**

## **LANDMARKS INFORMATIONAL SUBMITTAL**



VICINITY MAP



- SITE PLAN NOTES:**
1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
  2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
  3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
  4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
  5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
  6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
  7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

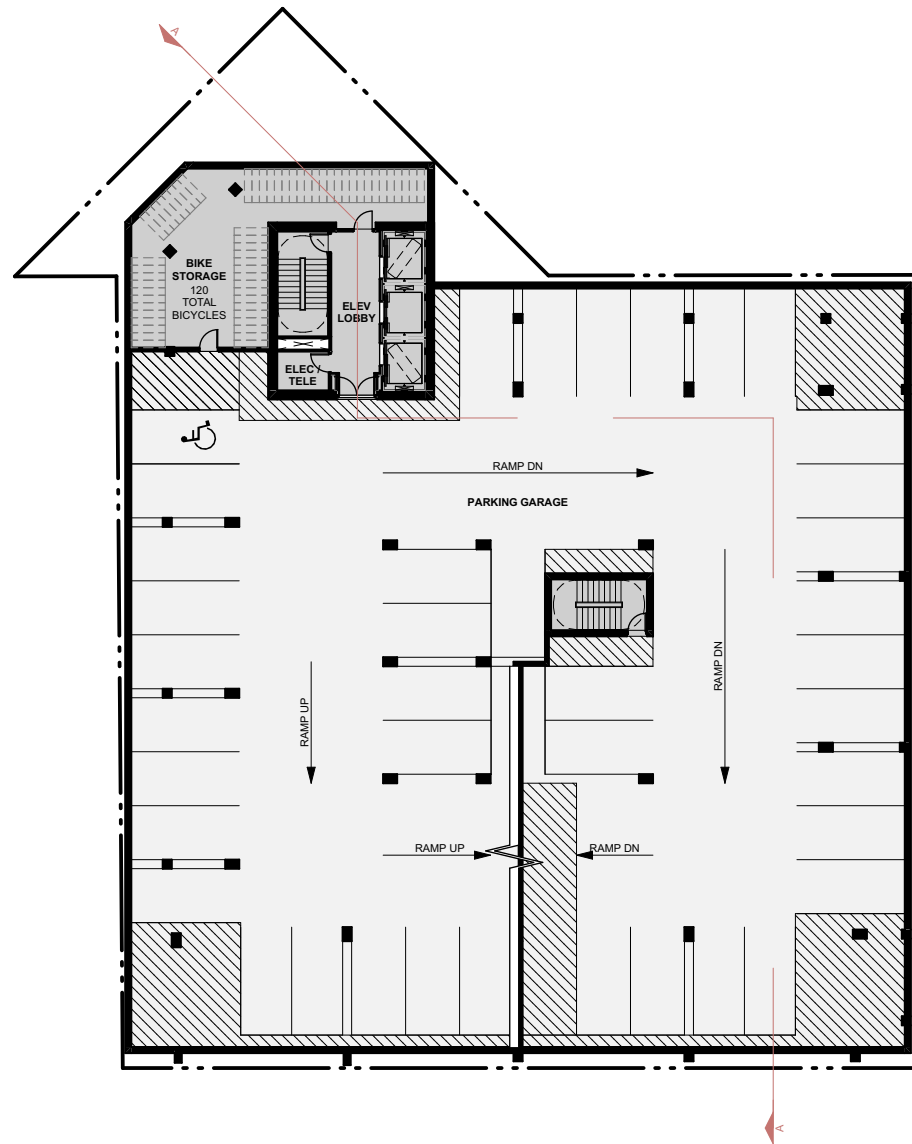
SITE PLAN LEGEND	
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CHAIN LINK FENCE
	PROPOSED WOOD FENCE
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	PROPOSED BOLLARD
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING

ABBREVIATIONS	
TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL



## SITE PLAN EXHIBIT



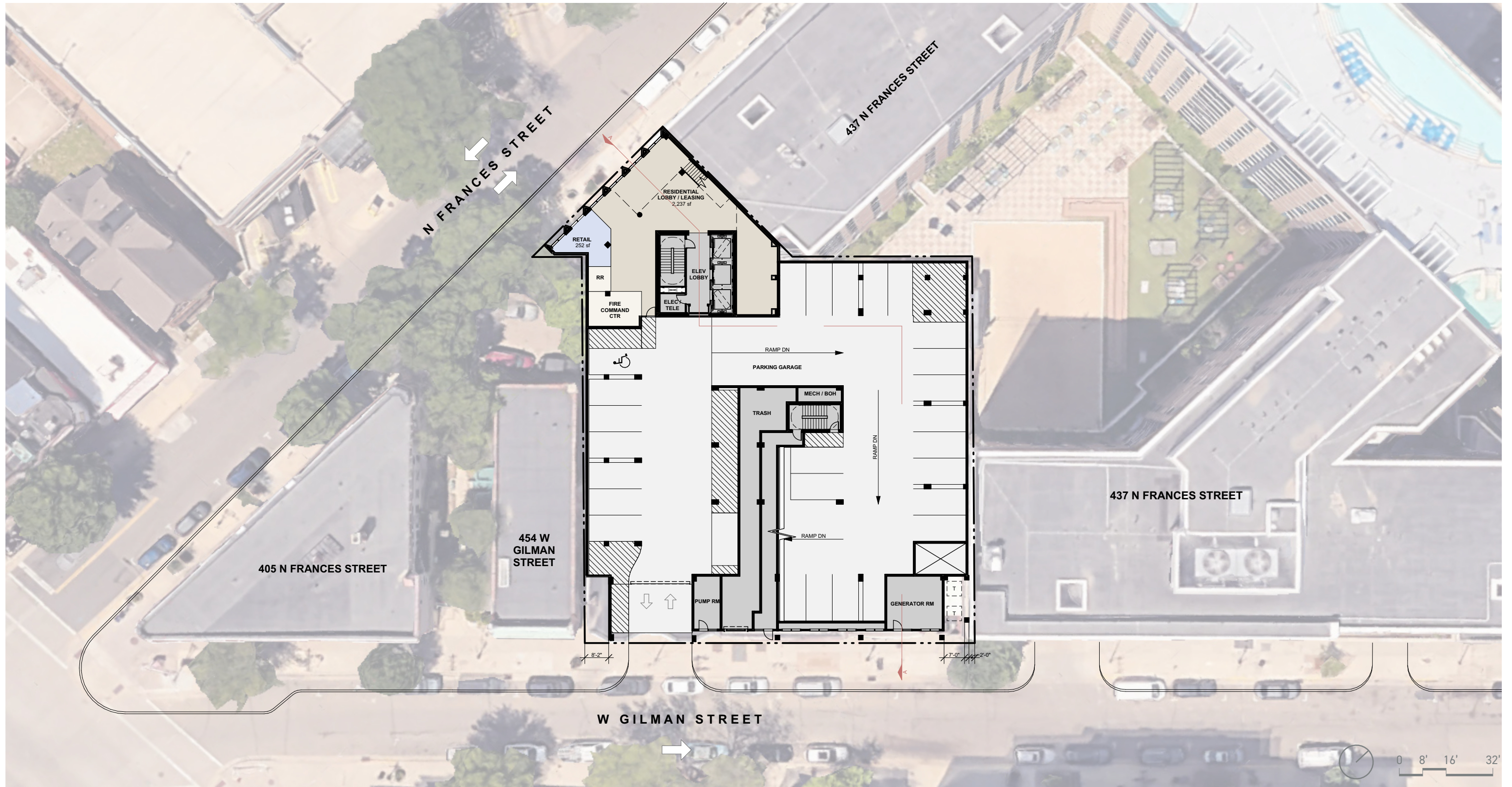


## FLOOR PLAN LEVEL -2 PARKING



## FLOOR PLAN LEVEL -1 PARKING





FLOOR PLAN LEVEL 1 LOBBY / RETAIL / PARKING





## FLOOR PLAN LEVEL 2 LOBBY / RESIDENTIAL



## FLOOR PLAN LEVELS 3-4 RESIDENTIAL

**RHODE : PARTNERS**

RHODEPARTNERS.COM



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W GILMAN STREET APARTMENTS

MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

UDC INFORMATIONAL SUBMITTAL

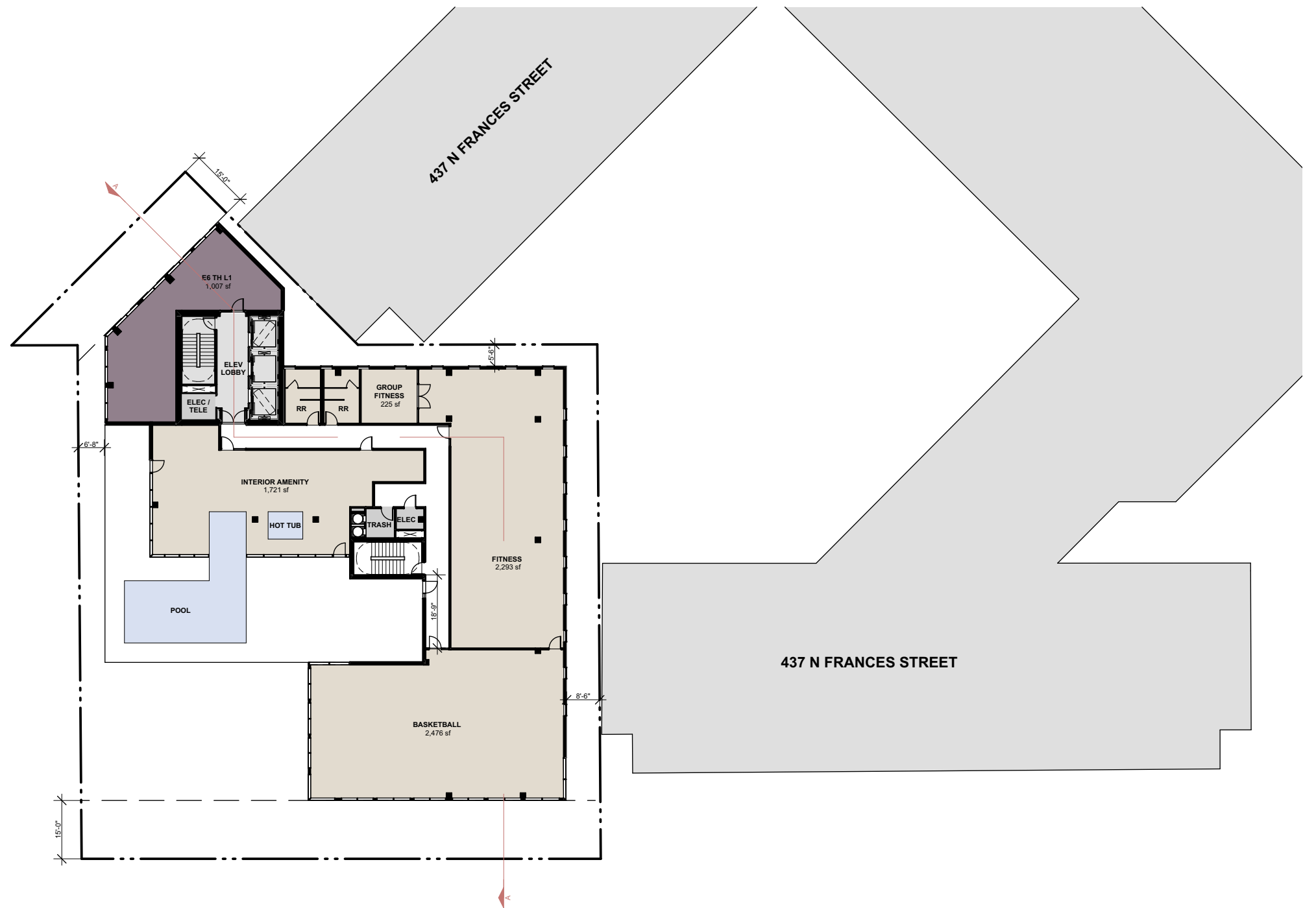
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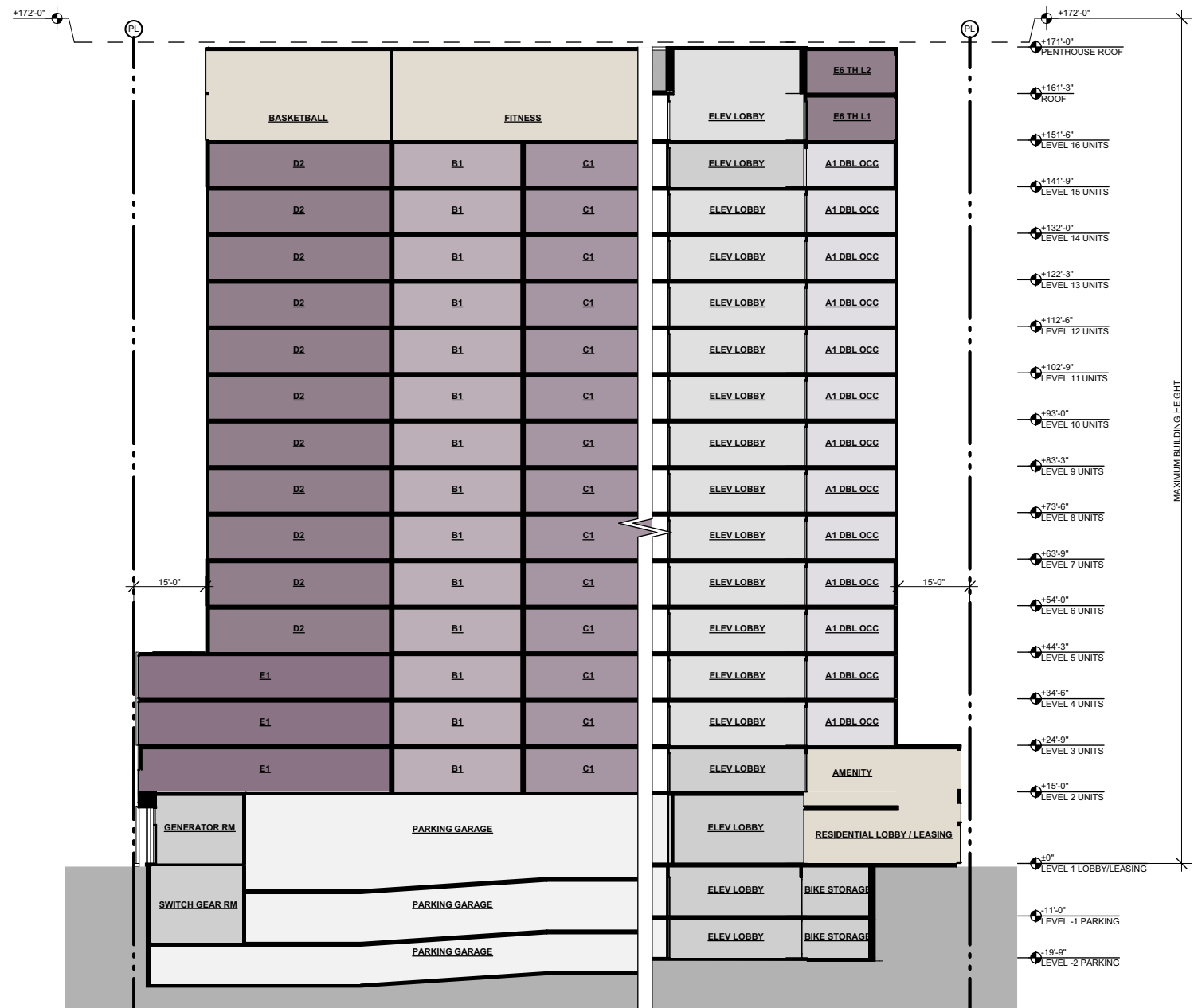








## FLOOR PLAN LEVEL 16 AMENITY



BUILDING SECTION





CONCEPT RENDERING





CONCEPT RENDERING





CONCEPT RENDERING





## CONCEPT RENDERING

**RHODE : PARTNERS**

RHODEPARTNERS.COM



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**W GILMAN STREET APARTMENTS**

MADISON, WI

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**UDC INFORMATIONAL SUBMITTAL**

08/18/2025

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ZONING CALCULATIONS & PROJECT TOTALS		
Land Area SF	19,623	
Total Zoning GSF	225,662	
Total Zoning GSF Proposed	225,662	
FAR Proposed	11.50	

Floor Area Summary								
	RES. NET RENTABLE SF		ZONING GROSS SF	EFFICIENCY (NET/GROSS)	PARKING SPACES	GARAGE GROSS SF	PARKING EFFICIENCY (SF/SPACE)	FLOOR TO FLOOR
FLOOR								
2 - PARKING			17,328		39	14,909	382	8.75 Below Grade
1 - PARKING			17,328		39	14,909	382	11.00 Below Grade
1 - LOBBY/RETAIL/PARKING			17,776		27	11,821	438	15.00 Above Grade
2 - RESIDENTIAL/AMENITY	11,114		13,003					9.75 Above Grade
3 - RESIDENTIAL	11,573		13,031	89%				9.75 Above Grade
4 - RESIDENTIAL	11,573		13,031	89%				9.75 Above Grade
5 - RESIDENTIAL	10,012		11,359	88%				9.75 Above Grade
6 - RESIDENTIAL	10,012		11,359	88%				9.75 Above Grade
7 - RESIDENTIAL	10,012		11,359	88%				9.75 Above Grade
8 - RESIDENTIAL	10,012		11,359	88%				9.75 Above Grade
9 - RESIDENTIAL	10,012		11,359	88%				9.75 Above Grade
10 - RESIDENTIAL	10,012		11,359	88%				9.75 Above Grade
11 - RESIDENTIAL	10,012		11,359	88%				9.75 Above Grade
12 - RESIDENTIAL	10,012		11,359	88%				9.75 Above Grade
13 - RESIDENTIAL	10,012		11,359	88%				9.75 Above Grade
14 - RESIDENTIAL	10,012		11,359	88%				9.75 Above Grade
15 - RESIDENTIAL	8,855		10,205	87%				9.75 Above Grade
16 - RESIDENTIAL/AMENITY	1,980		10,370	19%				9.75 Above Grade
ROOF								9.75 Above Grade
TOTAL	145,215		225,662		105	41,839	397	171.00 Above Grade

Accessory Uses				
Level 1 - Lobby / Leasing / Retail				
Lobby / Leasing	2,237	SF		
Retail	252	SF		
Level 1.5 - Amenity				
Study	442	SF		
Level 16 - Interior Amenity				
	7,010	SF		
Level 16 - Exterior Amenity				
	2,496	SF		
Bike Parking			Minimum Per CoM	Proposed
Resident Bike Parking	Long Term		216	224
Guest Parking	Short Term	1 per 10 units	11.5	14
Retail	Short Term	1 per 2,000 SF	0.1	2
TOTAL BIKE PARKING			228	240
Parking			Minimum Per CoM	Proposed
Resident Parking				
Standard / Compact			N/A	102
Accessible			3	3
Total				105
Residential Unit Parking Ratio (includes Accessible Spaces)			0.91	
Residential Bedroom Parking Ratio (includes Accessible Spaces)			0.24	
TOTAL PARKING			3	105

Residential Apartments								
Residential Unit Type	Description	%	Unit SF	Unit Sub-Total	Bed Sub-Total	SF Sub-Total	Bike Parking Req	Bike Parking Total
A1 - Double Occupancy	1 BR, 1 BA	11.30%	478	13	26	6,214	1 per unit	13.0
A2 - Double Occupancy	1 BR, 1 BA	0.87%	648	1	2	648	1 per unit	1.0
B1	2 BR, 2 BA	12.17%	825	14	28	11,550	1 per unit	14.0
C1	3 BR, 3 BA	12.17%	1065	14	42	14,910	1.5 per unit	21.0
C2	3 BR, 3 BA	2.61%	1150	3	9	3,450	1.5 per unit	4.5
D1	4 BR, 4 BA	9.57%	1200	11	44	13,200	2 per unit	22.0
D2	4 BR, 4 BA	9.57%	1163	11	44	12,793	2 per unit	22.0
D3	4 BR, 4 BA	2.61%	1275	3	12	3,825	2 per unit	6.0
E1	5 BR, 5 BA	2.61%	1588	3	15	4,764	2.5 per unit	7.5
E2	5 BR, 5 BA	12.17%	1657	14	70	23,198	2.5 per unit	35.0
E3 + Media	5 BR, 5 BA + MEDIA	11.30%	1802	13	65	23,426	2.5 per unit	32.5
E4 + Media	5 BR, 5 BA + MEDIA	2.61%	1742	3	15	5,226	2.5 per unit	7.5
E5 + Media	5 BR, 5 BA + MEDIA	9.57%	1821	11	55	20,031	2.5 per unit	27.5
E6 - Town Home	5 BR, 5 BA	0.87%	1980	1	5	1,980	2.5 per unit	2.5
				Total Units	Total Beds	Total Unit NSF	NSF per Bedroom	Sub Total
				115	432	145,215	336	216
Unit Mix		1BR	2BR	3BR	4BR	5BR		
		12.2%	12.2%	14.8%	21.7%	39.1%		
Affordable Unit Summary								
A1 - Double Occupancy - Affordable Units		12						
Total Units		115						
Percentage of Total Units		10.4%						

PROJECT TABULATIONS