

# 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](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:             |            |                  |  |
| 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 <a href="#">Demolition Listserv</a><br>Date Sent _____   |
| <input type="checkbox"/> | Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to<br><a href="#">District Alder</a> , <a href="#">City-registered neighborhood association(s)</a> , and <a href="#">City-listed business association(s)</a> .<br>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<br>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

|   |            |
|---|------------|
| 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**

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**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](mailto:noreply@cityofmadison.com) <[noreply@cityofmadison.com](mailto:noreply@cityofmadison.com)>  
Sent: Friday, September 19, 2025 6:18 PM  
To: Jason Doornbos <[jdoornbos@LandmarkProperties.com](mailto: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**

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**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](mailto:jim.buchanan@landmarkproperties.com)

Exhibit C - Owner Authorization

August 27, 2025

City of Madison  
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 421 West Gilman Street, LLC

To whom it may concern:

Please be advised that 421 West Gilman Street, LLC (“**Owner**”) authorizes LCD Acquisitions, LLC and assigns (“**LCD**”) to act as agent on our behalf in matters related to submitting and receiving approvals of City of Madison entitlements, including, but not limited to, the following applications, as applicable:

- Urban Design Commission Application(s)
- Rezoning Application
- Land Subdivision Application
- Conditional Use Application

We further understand and agree that LCD will be responsible for all permit fees, deposits, conditions of approval; and any additional charges and collections resulting from the entitlements and land use application processing.

Sincerely,



421 West Gilman Street, LLC



## Exhibit E - Letter of Intent

### Structure:

This rectangular-shaped parcel is approximately 0.10-acres in size and has the corresponding parcel number of 0709-232-0106-9. This parcel is developed with a 3-story multi-tenant house, was constructed in 1905 and includes approximately 2,954 SF (gross). There are four apartment units in the building. There is parking and a garage to the east of the house. 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:** 1 Week

## Exhibit F - Construction Information

Dates of Construction and Alterations: 1905

Architect Name: Unknown

Builder Name: Unknown

History of Property: Unknown

Historic Photos: N/A

## Exhibit G - Condition Photos



Photo 13: 421 W. Gilman Street-view of west and south sides of the building/property



Photo 14: 421 W. Gilman Street-view of east and north sides of the building/property

## Exhibit G - Condition Photos

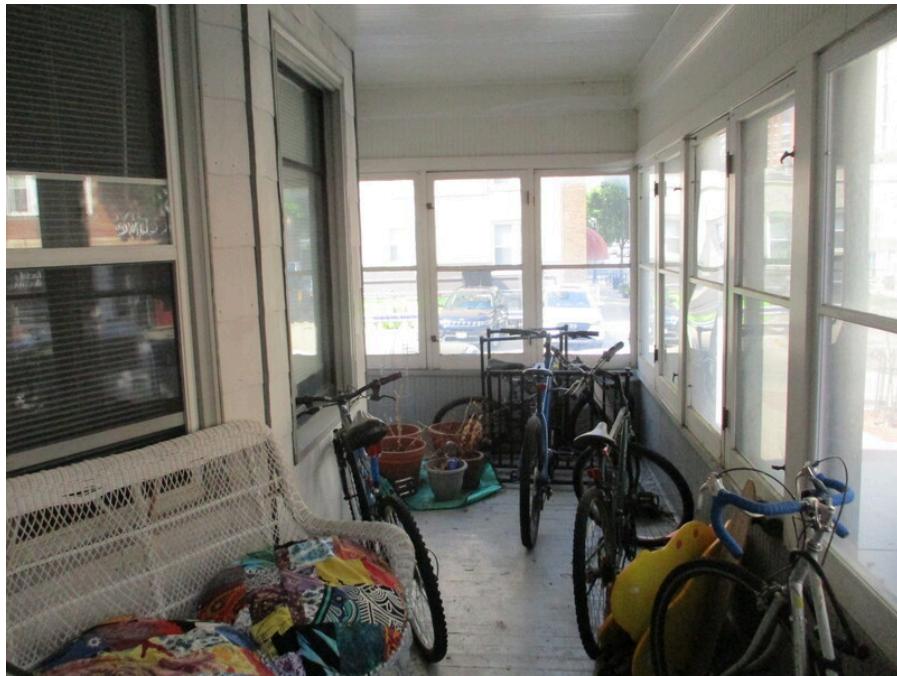


Photo 15: 421 W. Gilman Street-general interior view



Photo 16: 421 W. Gilman Street-general interior view