

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

Part 1: General Application Information

Street Address:	450 West Gilman Street		
Alder District:	2: Ochowicz	Zoning District:	UMX (existing), DC (proposed)
Project Contact Person Name	Brian Munson	Role	Entitlement Facilitation
Company Name	Vandewalle & Associates		
Phone	608-609-4410	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 the Demolition Listserv Date Sent _____
☒	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 _____
☒	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)
☒	Demolition Plan
	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, 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		See Attached	
Company Name			
Street Address			
Phone		Email	608-609-4410

For Office Use Only	
Date:	
Accela ID No.:	

Re: Submittal

From Michael Fisher <mikefishbadger@gmail.com>

Date Mon 10/6/2025 9:08 AM

To grant villas-sh.com <grant@villas-sh.com>

Cc Brian Munson <bmunson@vandewalle.com>; Edward J. Lawton <ELawton@axley.com>; Lisa A. Thomaschek <LThomaschek@axley.com>; Brad Aycock <bradaycock@villas-sh.com>; Garrett Kilcrease <gkilcrease@mcnaircollegiatepartners.com>

I authorize Villas Student Housing to make submittals involving 450 W Gilman Street in Madison WI.

Michael Fisher
Managing Partner
Ridgeview Investments
Owner if 450 W Gilman St

Sent from my iPhone

On Oct 6, 2025, at 8:29 AM, grant villas-sh.com <grant@villas-sh.com> wrote:

Adding Michael & Lisa in case Ed is out. Can one of you very quickly please respond, "Villas Student Housing, is authorized the make submittals and is under contract on 450 W Gilman Street."

From: Brian Munson <bmunson@vandewalle.com>

Sent: Monday, October 6, 2025 8:25:27 AM

To: grant villas-sh.com <grant@villas-sh.com>; Edward J. Lawton <elawton@axley.com>

Cc: Brad Aycock <bradaycock@villas-sh.com>; Garrett Kilcrease <gkilcrease@mcnaircollegiatepartners.com>

Subject: Re: Submittal

The submittal deadline is noon today.

Brian Munson

Principal Urban Designer
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
Cell: 608.609.4410



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.

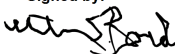
Signed:

Edward G. Shinnick

Walter S. Borowski

Signed by:

CB506524425741A...
8/15/2025

Signed by:

43980693E71541E...
8/15/2025

Thank you,

DocuSigned by:
Heather Ewing
251BFAE48B574E3...

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

Villas Student Housing: 425 North Frances Street/450 West Gilman Street Pending Application Notification

From Brian Munson <bmunson@vandewalle.com>

Date Thu 9/4/2025 9:38 AM

To Will Ochowicz <district2@cityofmadison.com>

Cc Wes Haynie <whaynie@rhodepartners.com>; Robert Tait <RTait@rhodepartners.com>; Grant Zucker <grant@villas-sh.com>; Brad Aycock <bradaycock@villas-sh.com>; Brian Munson <bmunson@vandewalle.com>; Tim Parks <tparks@cityofmadison.com>

Alder Ochowicz,

The Villas Student Housing project team is working on a formal rezoning request for the redevelopment of the 425 N Frances/450 W Gilman properties for a 16-story student housing project. This pending submittal anticipates a demolition, rezoning (UMX to DC), and a conditional use request for the site and is being developed for the October 6th submittal deadline. This application date would lead to consideration at the November 19th Urban Design Commission, December 1st Plan Commission, and December 9th Common Council. This project will also be discussed for informational purposes at the September 15th Landmarks Commission and September 17th Urban Design Commission.

We have been working to set up a neighborhood meeting on September 22nd to share additional information with the neighborhood while the CANA neighborhood reactivates and are happy to meet with the neighborhood once it becomes fully active again.

Brian Munson

Principal

Vandewalle & Associates

120 East Lakeside Street

Madison, WI 53715

Cell: 608.609.4410

City of Madison Demolition Notification Request Confirmation

From noreply@cityofmadison.com <noreply@cityofmadison.com>

Date Thu 9/4/2025 9:41 AM

To Brian Munson <bmunson@vandewalle.com>

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.



VANDEWALLE & ASSOCIATES INC.

Monday, October 6, 2025

Heather Bailey
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

Attached please find the formal demolition request for the 425 North Frances/450 Gilman Street Redevelopment, a 16-story 118-unit mixed-use student housing project. This project is proposed by Villas Student Housing as a vibrant addition to the neighborhood that transitions in scale from the adjoining Grimm Book Bindery to the Hub while maintaining well-articulated architecture and massing.

Project Name: West Gilman Street Apartments

Properties: 425 North Frances Street
450 West Gilman Street

Applicant: Villas Student Housing, LLC.
506 West 22nd Street
Austin, Texas 78705

Design Team:
Architecture: Rhode Partners
515 Congress Avenue
Suite 1600
Austin, Texas 76701

Engineering/Landscape: Vierbicher
999 Fournier Drive
Madison, WI 53717

Entitlements: Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Demolition Request:

Demolition of the existing buildings would be undertaken early 2026 with any reusable materials diverted from the landfill per the reuse & recycling plan.

Reuse and Recycling: See attached plan

Demolition Plan: See attached plan

Street Tree Report: See attached plan

Project Summary

Project Description:

Villas Student Housing is proposing a 16-story 118-unit redevelopment of the site featuring a range of unit types (1-5 bedrooms), student affordability, tenant amenities and street activated frontages through a lobby fronting Frances Street and a retail suite facing Gilman Street. The overall building design reflects input from the Landmarks Commission and Urban Design Commission as it seeks to implement the adopted plans while responding to the surrounding context and adjoining Grimm Book Bindery Building.

The project has been carefully designed to minimize the impact on the adjoining Grimm Book Bindery, a landmark building. While the emerging character along Gilman and Frances reflects the adopted 12 story designation in the Comprehensive Plan, this project has been designed to transition in scale from the Hub to the Grim Book Bindery, pulling the mass and height of the building back from Gilman Street and towards the hub. The design also replicates the existing “courtyard” setback along Gilman Street with an inset/fenced utility court and air gap separation from the zero-lot line building (allowing the existing zero lot line windows to remain).

The overall design of the building utilizes common datum lines from the Grimm Book Bindery along Gilman to create a strong lower-level tie between the buildings while using a modern design aesthetic to contrast the two buildings.

Existing Conditions

Existing Property Owners

450 West Gilman Street Ridgeway Investment of Madison LLP.
1202 Regent Street
Madison, WI 53715

425 North Frances Street Bella Giardina, LLC.
425 N Frances Street
Madison, WI 53703

Address	PIN	Existing Zoning	Square Footage	Units
425 North Frances Street	0709-232-0217-4	UMX	13,477	4
450 West Gilman Street	0709-232-0216-6	UMX	6,451	6

Total Site Acreage: .46 acres (19,928 sq. ft.)

Existing Units: 10 units

Downtown Plan

This site is located within the State Street District of the Downtown Plan which calls for a vibrant mix of uses with ground floor retail/activation and incorporation of residential uses in support of the State Street corridor. Student focused recommendations within the plan call for “higher density housing suitable for a diversity of student populations in a variety of building types close to the UW Campus” (Recommendation 115) with this location noted as among the highest density of students per acre.

The Downtown Plan Maximum Building Height Map identifies this site as 12 stories/172' in height. The project meets this standard while utilizing the downtown height definition through the incorporation of affordable student housing. This project also meets the Capital View Preservation Limit with all elements designed to be below the required elevation.

Maximum Building Height Map (Downtown Plan):



Existing Site Photos:



Frances Street (site)



Frances Street (view North)



Frances Street (view north)



Frances Street (view south)



Frances Street (view across street)



Frances Street (view across street)



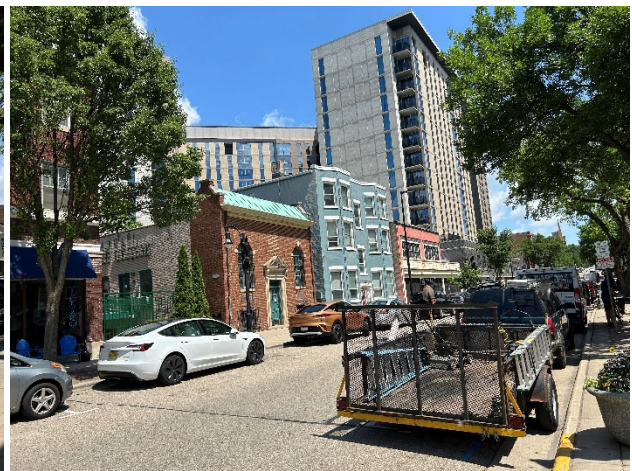
Frances Street (Grimm Book Bindery)



Frances Street (Eleanor)



Gilman Street (site)



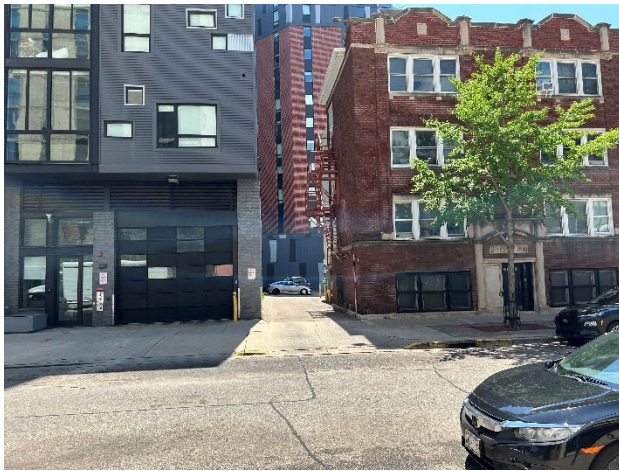
Gilman Street (view north)



Gilman Street (view south)



Gilman Street (Grimm Book Bindery)



Gilman Street (view across street)



Gilman street (Hub)

Building Photos

425 North Frances Street
Commercial/Apartments:

Restaurant
4 Apartments

Date of Construction:

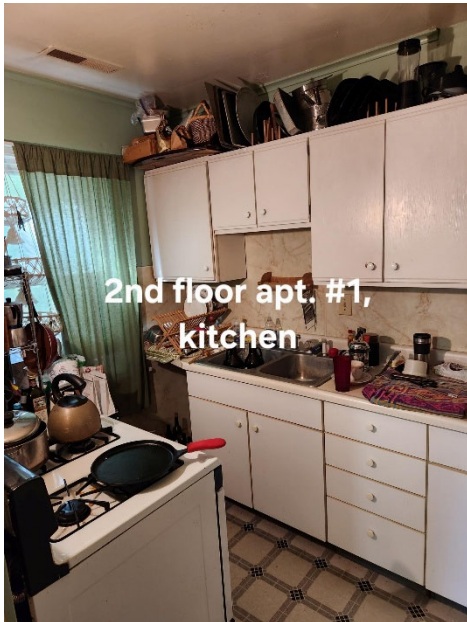
1925



Interior Photos: Commercial

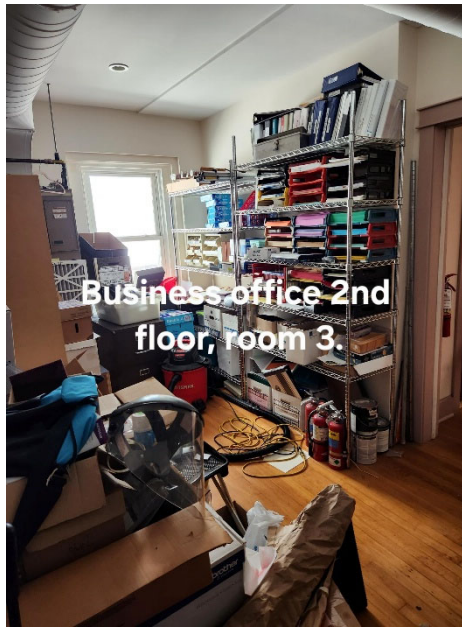


Interior Photos: Residential





Business office 2nd
floor, windows facing
Gilman St.



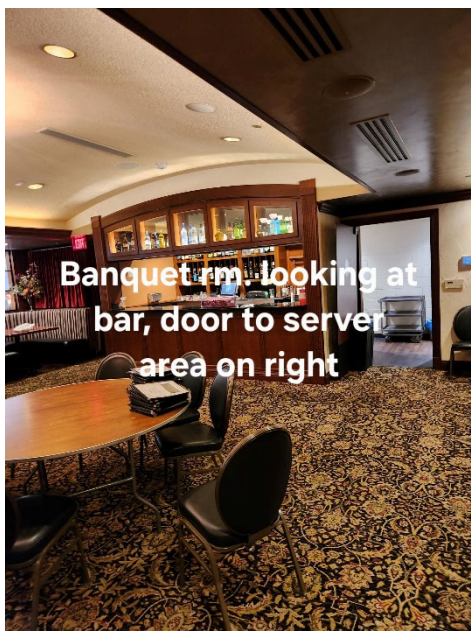
Business office 2nd
floor, room 3.



Business office 2nd
floor door to hallway



2nd floor apt #1
looking at kitchen/
dinning



Building Photos

450 West Gilman Street

Apartments:

6 units

Date of Construction:

1890



Interior Photos

