

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

## Part 1: General Application Information

|                                    |                         |                         |                               |
|------------------------------------|-------------------------|-------------------------|-------------------------------|
| <b>Street Address:</b>             | 450 West Gilman Street  |                         |                               |
| <b>Alder District:</b>             | 2: Ochowicz             | <b>Zoning District:</b> | UMX (existing), DC (proposed) |
| <b>Project Contact Person Name</b> | Brian Munson            | <b>Role</b>             | Entitlement Facilitation      |
| <b>Company Name</b>                | Vandewalle & Associates |                         |                               |
| <b>Phone</b>                       | 608-609-4410            | <b>Email</b>            | [REDACTED]                    |

|                                     |                                                                                                                                                                                                                                                                                |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Completed Application</b> (this form)                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <b>Property Owner Permission</b> (signature on this form or an email providing authorization to apply)                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <b>Copy of Notification sent to the <a href="#">Demolition Listserv</a></b><br>Date Sent _____                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <b>Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <a href="#">District Alder</a>, <a href="#">City-registered neighborhood association(s)</a>, and <a href="#">City-listed business association(s)</a>.</b><br>Date Sent _____ |
| <input checked="" type="checkbox"/> | <b>\$600 Demolition Application Fee</b> (additional fees may apply depending on full scope of project)                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <b>Demolition Plan</b>                                                                                                                                                                                                                                                         |
|                                     | <b>Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use?</b> <input type="radio"/> Yes <input checked="" type="radio"/> No                                                                                                                                |

## Part 2: Information for Landmarks Historic Value Review

|                                     |                                                                                                                                                                                                                         |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Letter of Intent</b> describing the proposed structure to be demolished, description of proposed method and timeline of demolition                                                                                   |
| <input checked="" type="checkbox"/> | <b>Construction Information</b> (Dates of construction and alterations, architect name, builder name, history of property, historic photos)                                                                             |
| <input checked="" type="checkbox"/> | <b>Existing Condition Photos</b> (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition)                                                  |
| <input type="checkbox"/>            | <b>Will existing structure be relocated?</b> <input type="radio"/> Yes <input checked="" type="radio"/> No<br>If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible |
| <input type="checkbox"/>            | <b>Optional: Proposed mitigation plans for properties with possible historic value</b>                                                                                                                                  |

## 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                                                     |  | See Attached |              |
| Company Name                                                            |  |              |              |
| Street Address                                                          |  |              |              |
| Phone                                                                   |  | Email        | 608-609-4410 |

| For Office Use Only |  |
|---------------------|--|
| Date:               |  |
| Accela ID No.:      |  |

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**Re: Submittal**

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**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."

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

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

Thank you,

DocuSigned by:  
**Heather Ewing**  
251BFAE48B574E3...

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

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

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**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 6<sup>th</sup> submittal deadline. This application date would lead to consideration at the November 19<sup>th</sup> Urban Design Commission, December 1<sup>st</sup> Plan Commission, and December 9<sup>th</sup> Common Council. This project will also be discussed for informational purposes at the September 15<sup>th</sup> Landmarks Commission and September 17<sup>th</sup> Urban Design Commission.

We have been working to set up a neighborhood meeting on September 22<sup>nd</sup> 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

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## City of Madison Demolition Notification Request Confirmation

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**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 22<sup>nd</sup> 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)





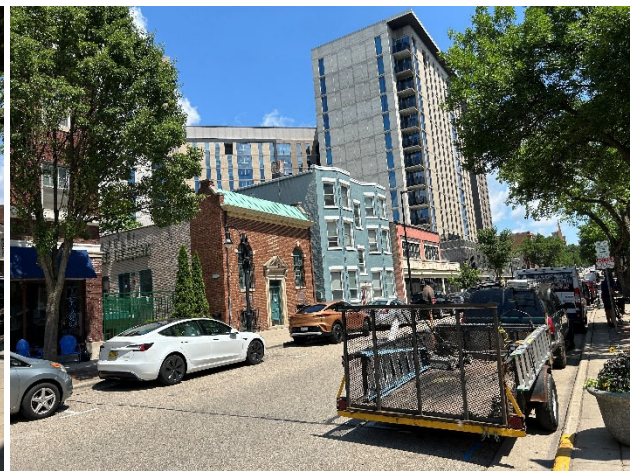
Frances Street (Grimm Book Bindery)



Frances Street (Eleanor)



Gilman Street (site)



Gilman Street (view north)

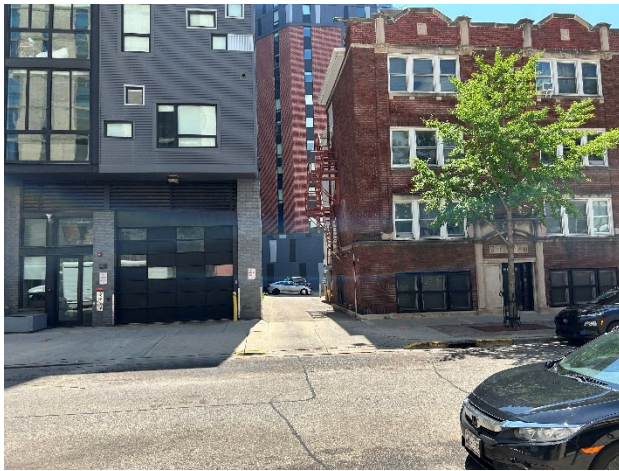


Gilman Street (view south)



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

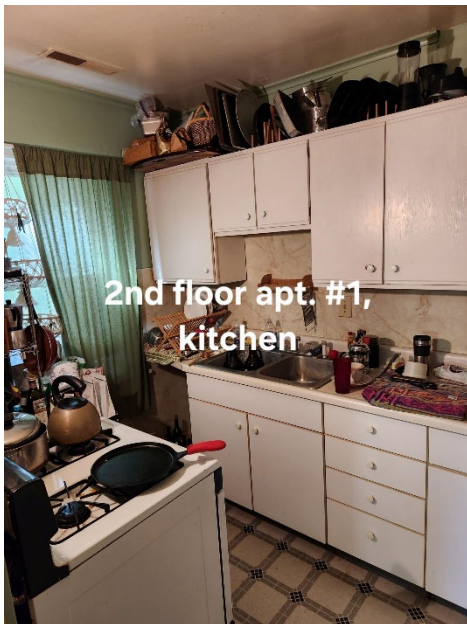




Interior Photos: Commercial



Interior Photos: Residential



2nd floor apt. #1,  
kitchen

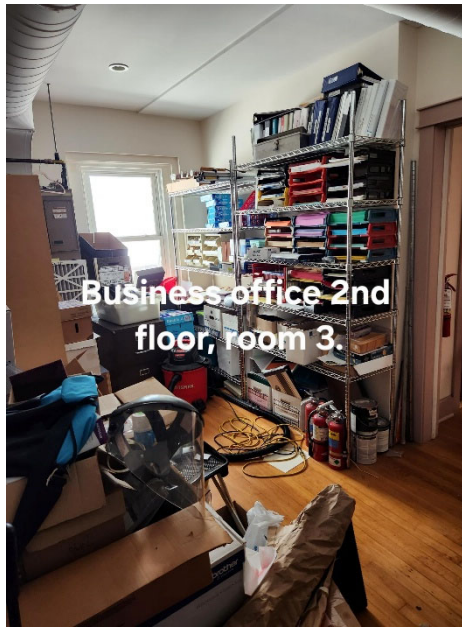


2nd floor apt. #1  
looking toward Gilman  
St.





Business office 2nd  
floor, windows facing  
Gilman St.



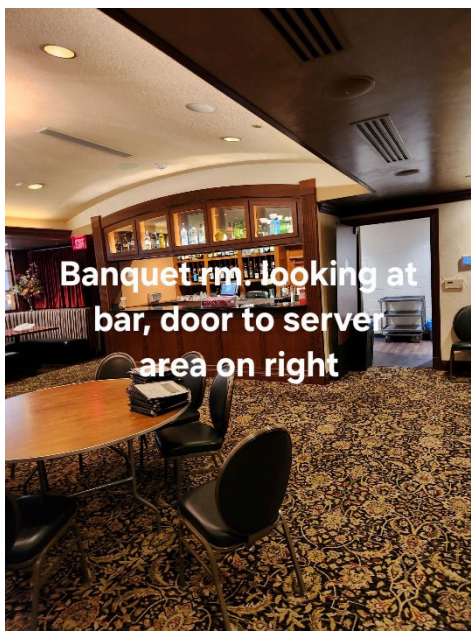
Business office 2nd  
floor, room 3.



Business office 2nd  
floor door to hallway



2nd floor apt #1  
looking at kitchen/  
dinning



Banquet rm. looking at  
bar, door to server  
area on right

### Building Photos

450 West Gilman Street

Apartments: 6 units

Date of Construction: 1890





## Interior Photos

