

# 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

|   |  |                  |  |
|---|--|------------------|--|
| 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> <span style="float: right;">Date Sent _____</span>  |                  |  |
| <input type="checkbox"/>  | 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> . <span style="float: right;">Date Sent _____</span> |                  |  |
| <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)   |
| <input type="checkbox"/> | 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 Ganer  
**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

October 17, 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 Fisher Construction Inc. and Ridgeview Investments of Madison, LLP

To whom it may concern:

Please be advised that Fisher Construction Inc. and Ridgeview Investments of Madison, LLP (collectively, "Owner") authorizes LCD Acquisitions, LLC ("LCD") to submit applications for, and receive approvals of, City of Madison, Wisconsin entitlements for the redevelopment of the real property located at 433 W. Gilman Street, Madison, Wisconsin (the "Property") as described below.

This authorization is limited and subject to the following terms:

### **1. Scope of Authority:**

LCD's authority is limited to seeking, applying for, and processing governmental entitlements and approvals from the City of Madison, Wisconsin for the development on the Property (and adjacent or nearby properties) of a mixed-use building project consisting of 200 – 300 apartment units with commercial and other uses ("Development Project"). The authority granted herein is further limited to:

- a. Filing applications, site plans, zoning requests, and applications for permits, licenses, and similar documents related to the Development Project.
- b. Appearing before boards, commissions, and councils in connection with obtaining entitlements for the Development Project.
- c. Executing applications and related documents for entitlements for the Development 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 letter to:

- a. Convey or encumber title to the Property whether by recording of 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 beyond City of Madison application filing fees on the Owner's behalf (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 letter.
- 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, or result in any new entitlements or approvals, or changes to entitlements or approvals, taking effect before the Property is acquired by LCD, provided, however, that this shall not prevent LCD from applying for the same

## Exhibit C - Owner Authorization

prior to acquiring the Property (so long as the change, new status, or other matter applied for does not take effect prior to acquisition of the Property by LCD).

### 3. Time Limit:

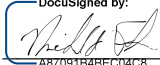
The authority granted by this letter expires upon the earlier of:

- a. Completion of the approval process for the Development Project.
- b. October 9, 2026, at which time this authorization terminates automatically.
- c. Written notice of revocation of this letter from the Owner to the City of Madison, Wisconsin (this authorization letter is revocable at will by the Owner).

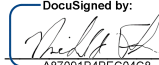
All actions of LCD under this letter must be at no cost to the Owner. This document may not be recorded in the office of the Register of Deeds. This document may be executed by DocuSign or other similar program. This document may be executed in any number of counterparts with all counterparts together forming a single instrument.

Sincerely,

Fisher Construction Inc.


By:   
Name: Michael Fisher  
Title: Authorized Representative

Ridgeview Investments of Madison, LLP

By:   
Name: Michael Fisher  
Title: Authorized Representative

Accepted and agreed to by LCD:

LCD Acquisitions, LLC

By:   
Name: Chris Hart  
Title: Authorized Signatory



GRAPHIC SCALE, FEET

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 10, 20, and 40.

C200



## Exhibit E - Letter of Intent

### Structure:

This irregular-shaped parcel is approximately 0.17-acres in size and has the corresponding parcel number of 0709-232-0108-5. This parcel is developed with a 4-story apartment building known as the Stratford Atrium Apartments, was constructed in 1916 and includes approximately 26,820 SF (gross). There are approximately 22 apartment units, including some in the basement level. The property is completely developed.

### Re-creation:

Based on the plans submitted to the city, the 433 building will be re-created as part of the new project, not fully reused, but thoughtfully referenced in the new design. During demolition, we will make every effort to salvage the materials identified in Exhibit H, particularly the stone headers, sills, bands, and arches. These elements will be preserved where possible and incorporated into the new structure to maintain a connection to the original building's character.

### Method:

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

Timeline: 3 Weeks



## Exhibit F - Construction Information

Dates of Construction and Alterations: 1914

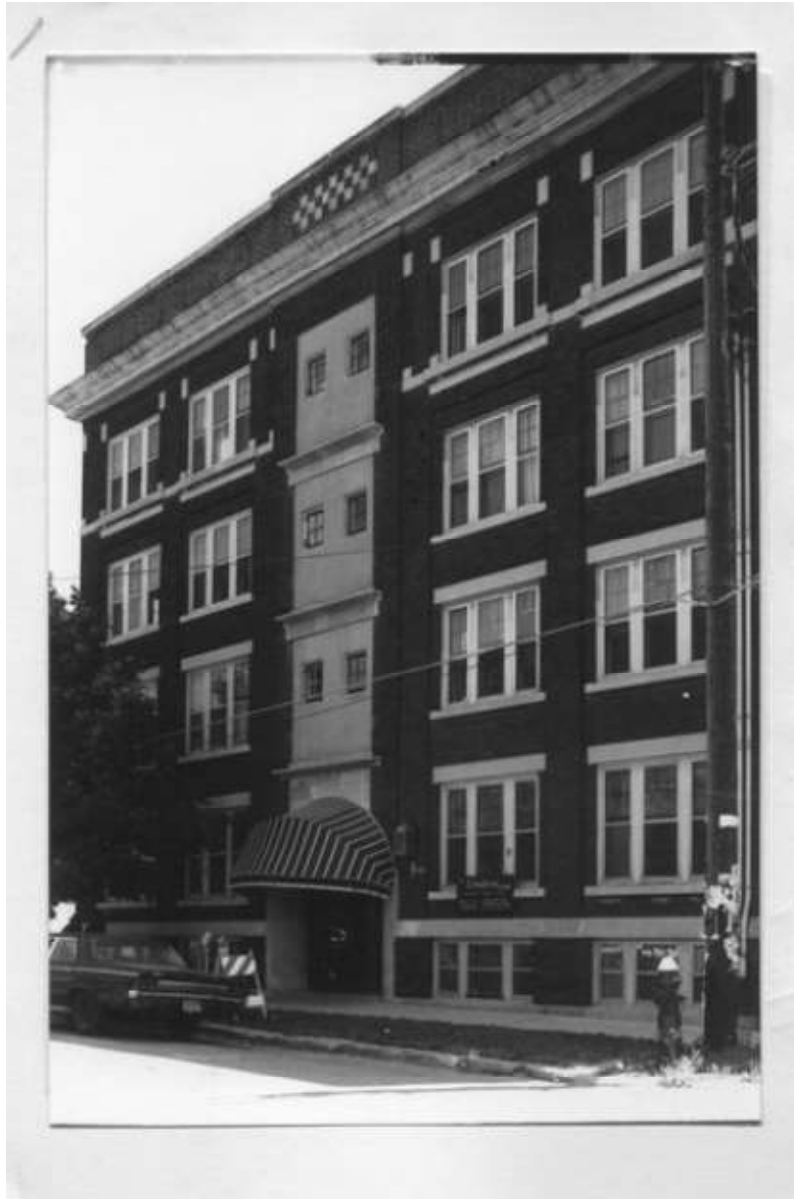
Architect Name: Unknown

Builder Name: Unknown

History of Property: Apartment/condominium - Stratford Apartments

Architectural Style: Twentieth Century Commercial

Wall Material: Brick



## Exhibit G - Condition Photos



Photo 20: 433 W. Gilman Street-view of west side of the building/property

## Exhibit G - Condition Photos



Photo 21: 433 W. Gilman Street-view of west and north sides of the building/property



Photo 22: 433 W. Gilman Street-view of east side of the building/property



## Exhibit G - Condition Photos



Photo 23: 433 W. Gilman Street-view of north side of the building/property



Photo 24: 433 W. Gilman Street-view of east side of the building/property



## Exhibit G - Condition Photos



Photo 25: 433 W. Gilman Street-general interior view



Photo 26: 433 W. Gilman Street-general interior view

## Exhibit G - Condition Photos



Photo 27: 433 W. Gilman Street-general interior view

## Exhibit H - Reuse and Recreate

