

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 8/18/25 11:43 a.m. ☐Initial Submittal Paid ☐

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 425 N Frances and 450 W GilmanTitle: Villas Student Housing Frances Street Project

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested September 17, 2025

- ☒ New development ☐ Alteration to an existing or previously-approved development
☒ Informational ☐ Initial Approval ☐ Final Approval

3. Project Type

- ☐ Project in an Urban Design District
☒ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Brad Aycock
Street address 506 W 22nd Street
Telephone (254)535-5804

Company Villas Student Housing, LLC.
City/State/Zip Austin, TX 78705
Email bradaycock@villas-sh.com

Project contact person Brian Munson
Street address 120 East Lakeside Street
Telephone 608.609.4410

Company Vandewalle & Associates
City/State/Zip Madison, WI 53715
Email bmunson@vandewalle.com

Property owner (if not applicant) See attached

Street address _____
Telephone _____

City/State/Zip _____
Email _____

URBAN DESIGN COMMISSION APPROVAL PROCESS



Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

Urban Design Commission Application (continued)**UDC****5. Required Submittal Materials**☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with DAT on August 14, 2025.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Signed by:

Name of applicant Brad Dyck Relationship to property _____

1DF1673895B3428...

Authorizing signature of property owner See attached Date 8/18/2025**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- ☐ Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



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

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 | [bio](#) | [axley.com](#)

Legal Assistant: Lisa Thomaschek

Phone: 608.283.6759 | Email: lthomaschek@axley.com



To: Urban Design Commission
From: Brian Munson
CC: Grant Zucker
Bobby Tait
Justin Zampardi
Alder Will Ochowicz
Date: Monday, August 18, 2025
Re: West Gilman Street Apartments
UDC Informational Presentation

Attached please find an informational UDC submittal packet for the 425 North Frances/450 Gilman Street Redevelopment, a 16-story 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. This project utilizes the downtown height ordinance to integrate 16 stories within the 12 story/172' site designation through the inclusion of affordable student housing.

Project Name: West Gilman Street Apartments
Properties: 425 North Frances Street
450 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

Potential Requests:

Rezoning from Urban Mixed Use (UMX) to Downtown Core (DC)
Conditional Use (building greater than 6 stories, outdoor recreation)
Certified Survey Map
Affordable Housing Land Use Restriction

Project Description:

16 story building
115 units (1-bedroom to 5-bedroom units)
432 bedrooms
105 parking stalls
240 bike parking stalls
Tenant Amenities
Rooftop Outdoor Recreation
First Floor Retail

Existing Conditions:



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)



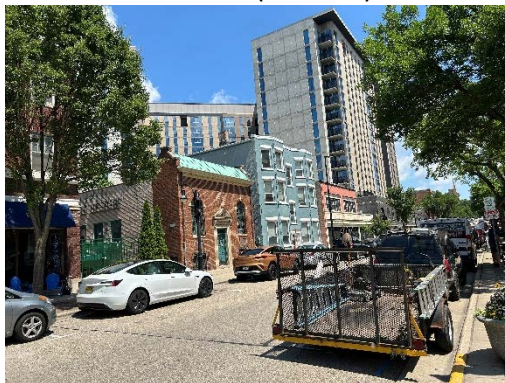
Frances Street (Grimm Book Bindery)



Frances Street (Eleanor)



Gilman Street (site)



Gilman Street (view north)



Gilman Street (view south)



Gilman Street (Grimm Book Bindery)



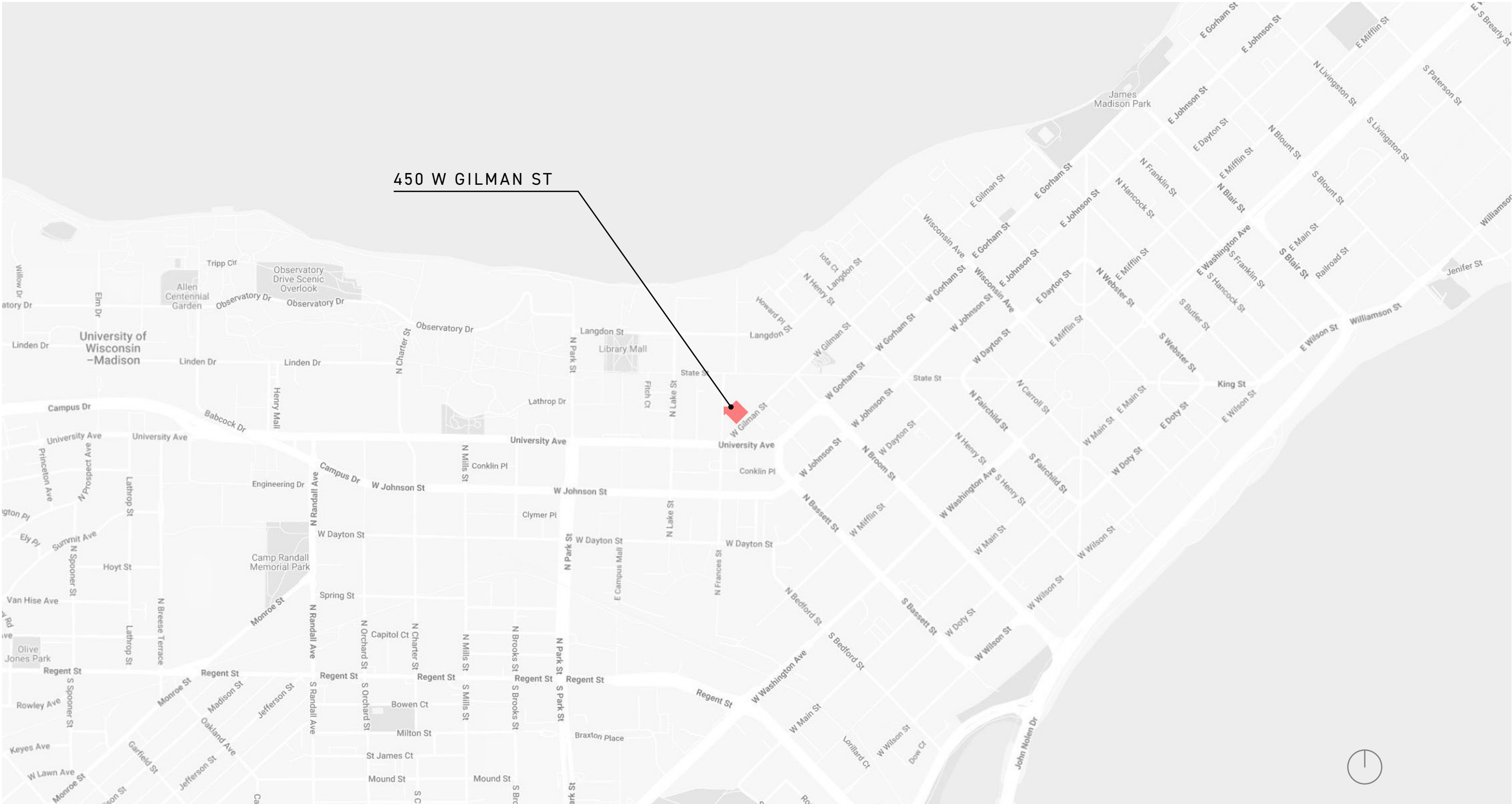
Gilman Street (view across street)



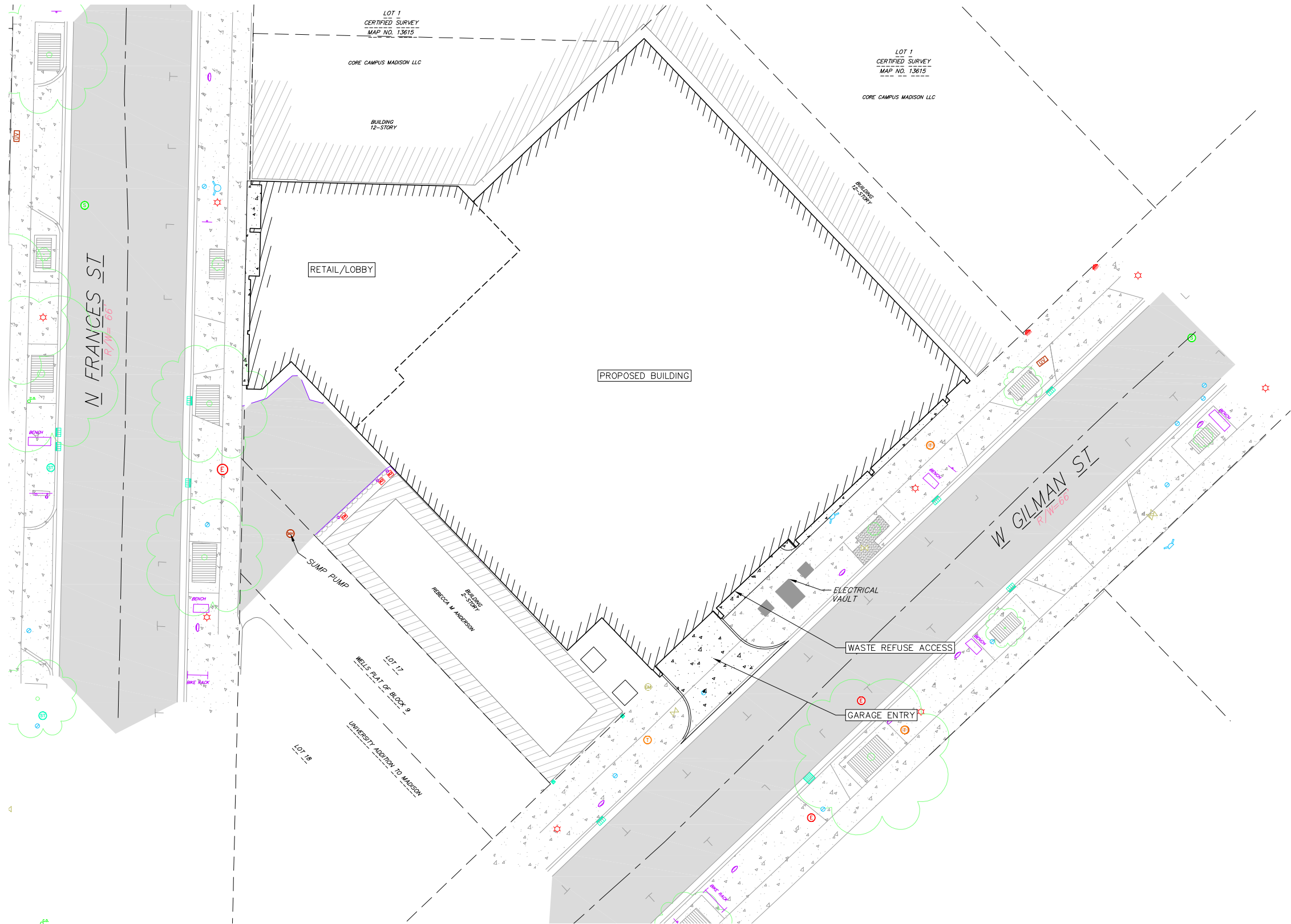
Gilman street (Hub)

W Gilman Street Apartments

UDC INFORMATIONAL SUBMITTAL



VICINITY MAP



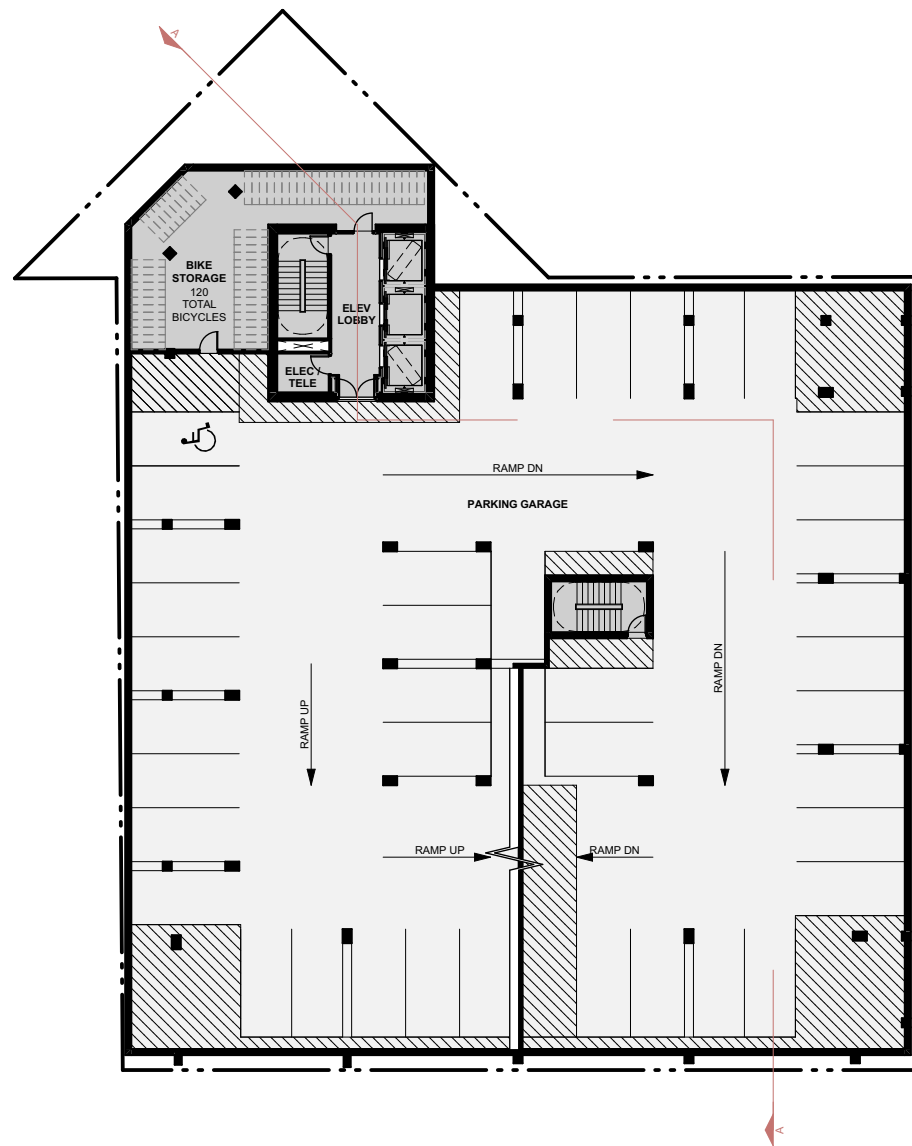
- SITE PLAN NOTES:**
1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED 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

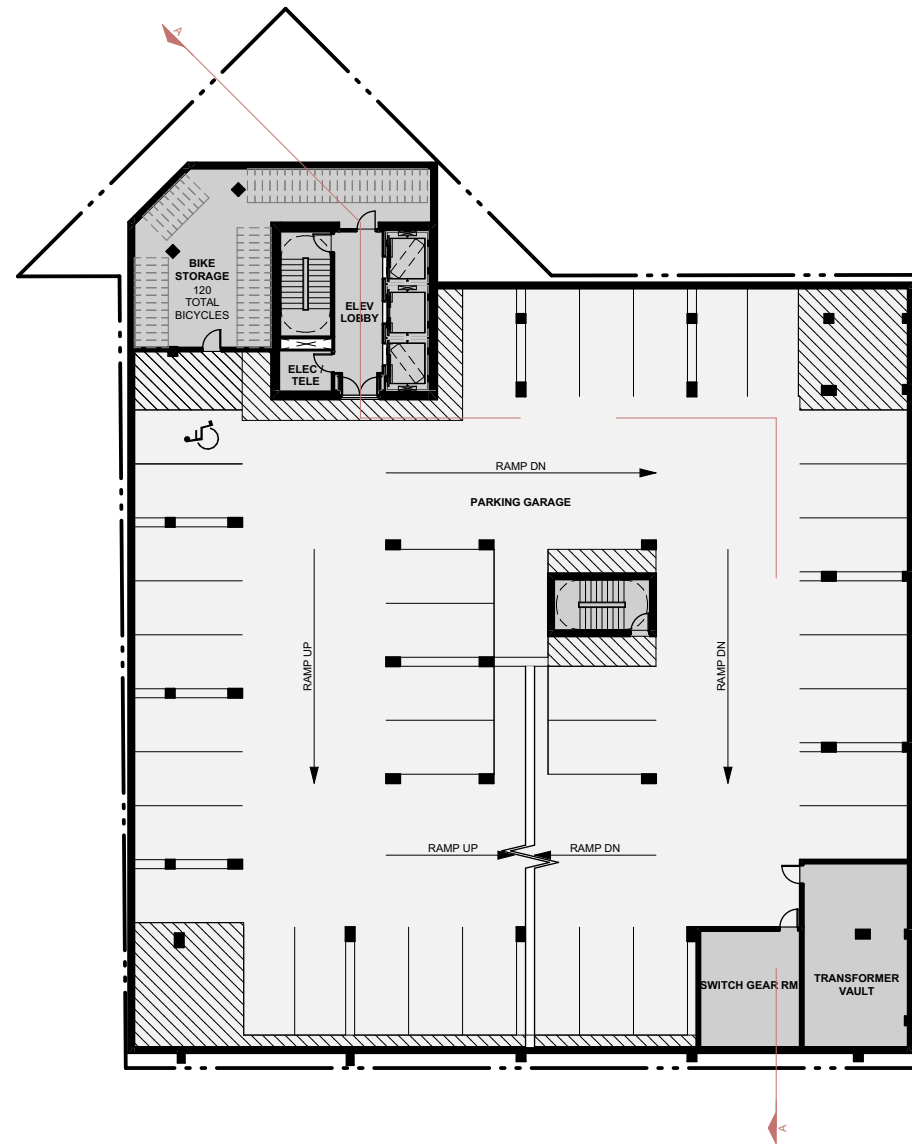
RHODE : PARTNERS



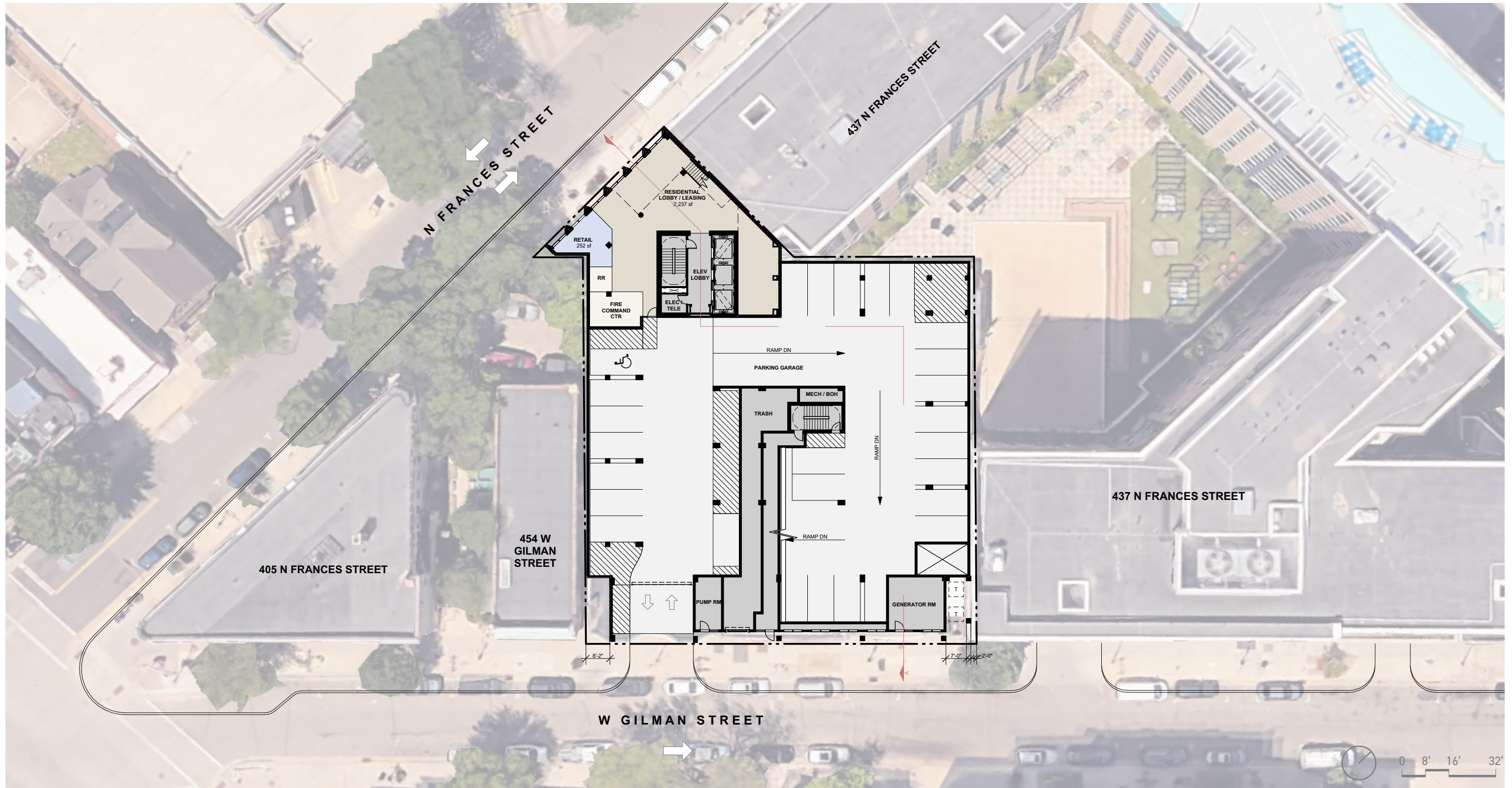
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W GILMAN STREET APARTMENTS
MADISON, WI
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08/18/2025
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FLOOR PLAN LEVEL -1 PARKING



FLOOR PLAN LEVEL 1 LOBBY / RETAIL / PARKING



FLOOR PLAN LEVEL 2 LOBBY / RESIDENTIAL



FLOOR PLAN LEVELS 3-4 RESIDENTIAL

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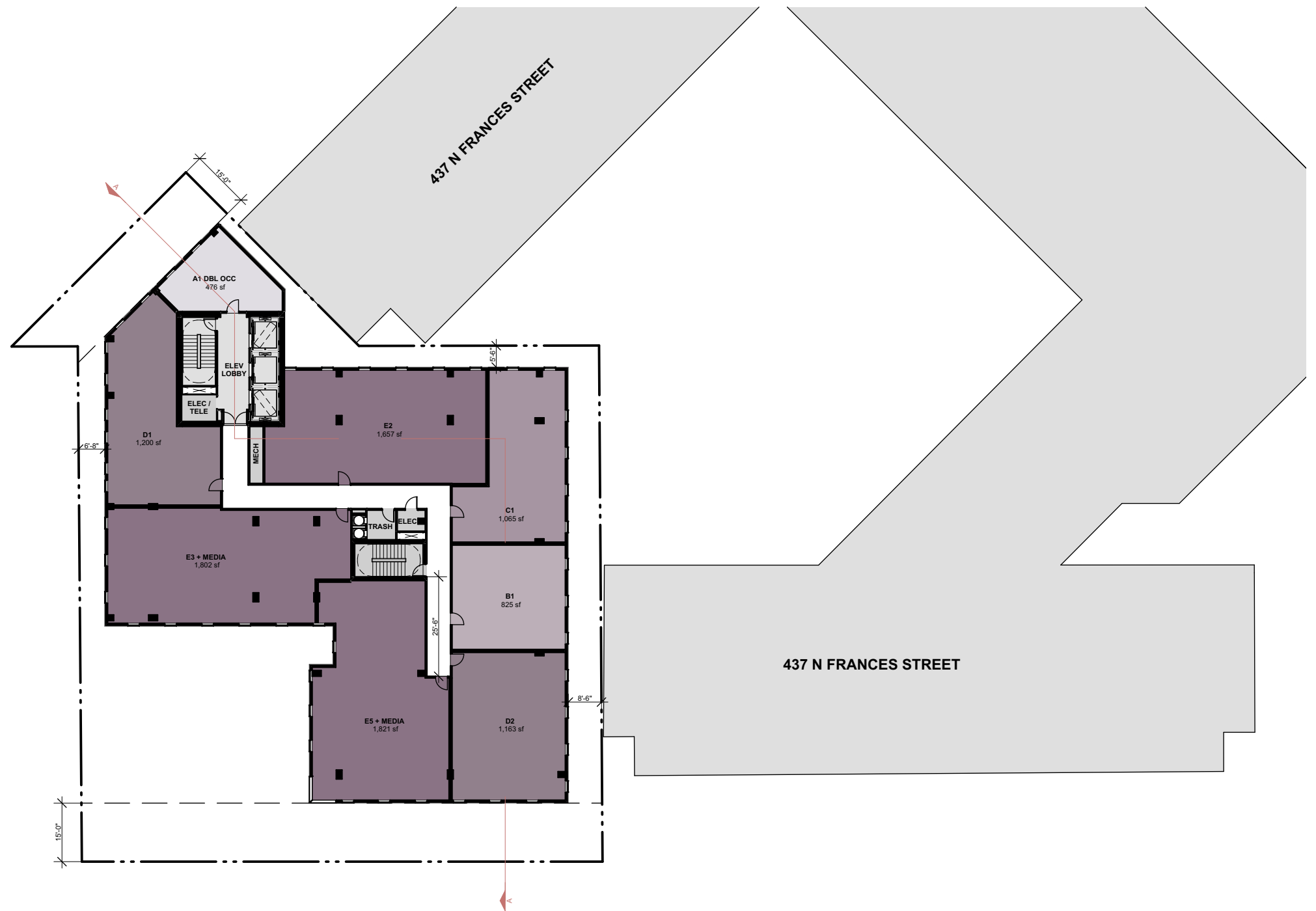
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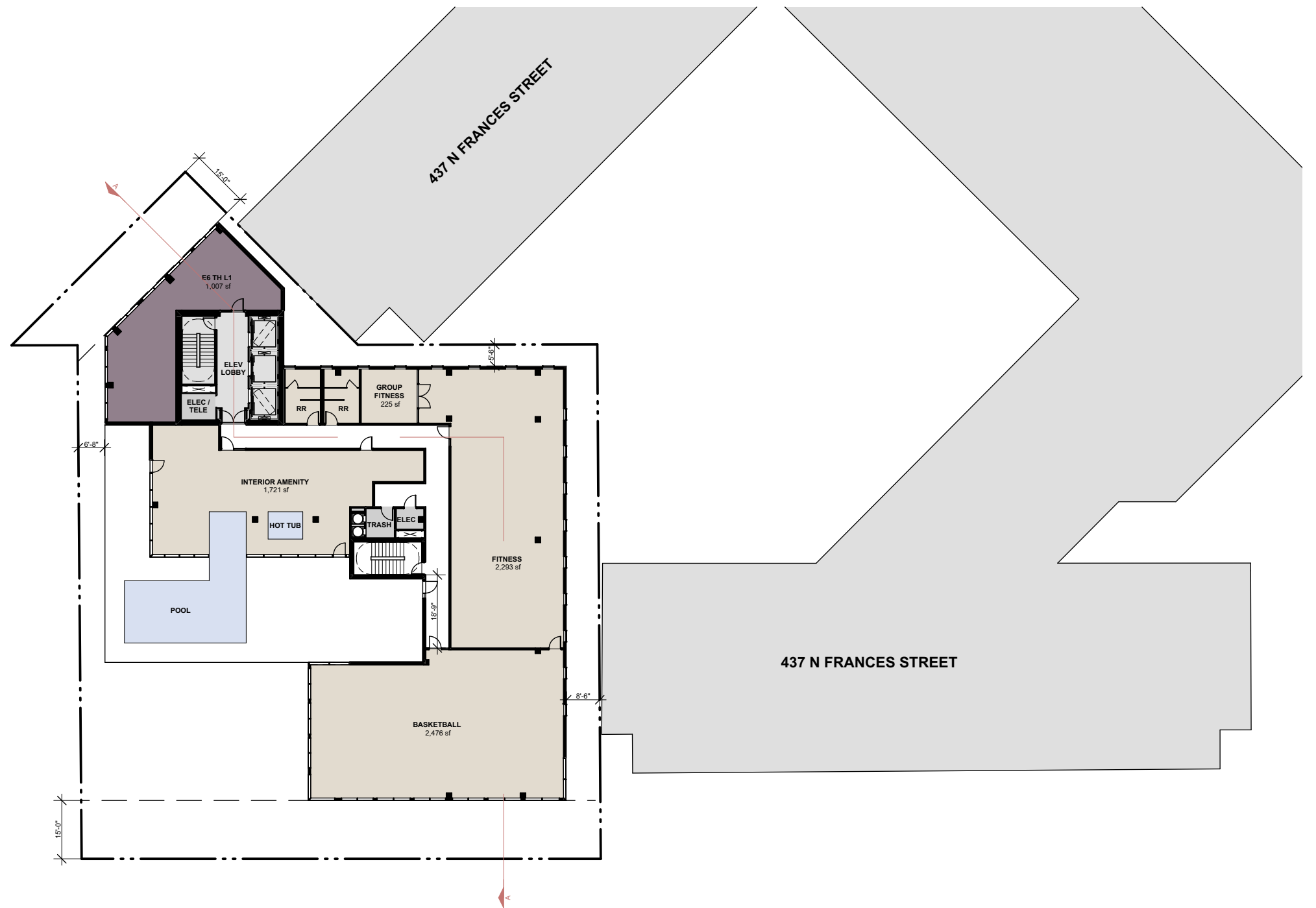
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FLOOR PLAN LEVELS 5-14 RESIDENTIAL



FLOOR PLAN LEVEL 16 AMENITY



CONCEPT RENDERING



CONCEPT RENDERING



CONCEPT RENDERING



CONCEPT RENDERING

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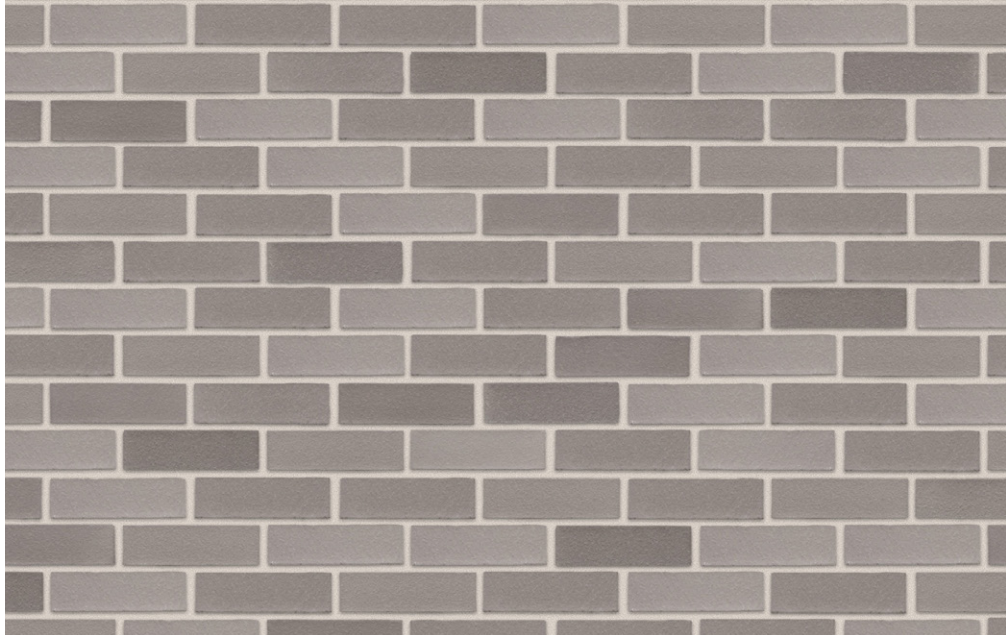
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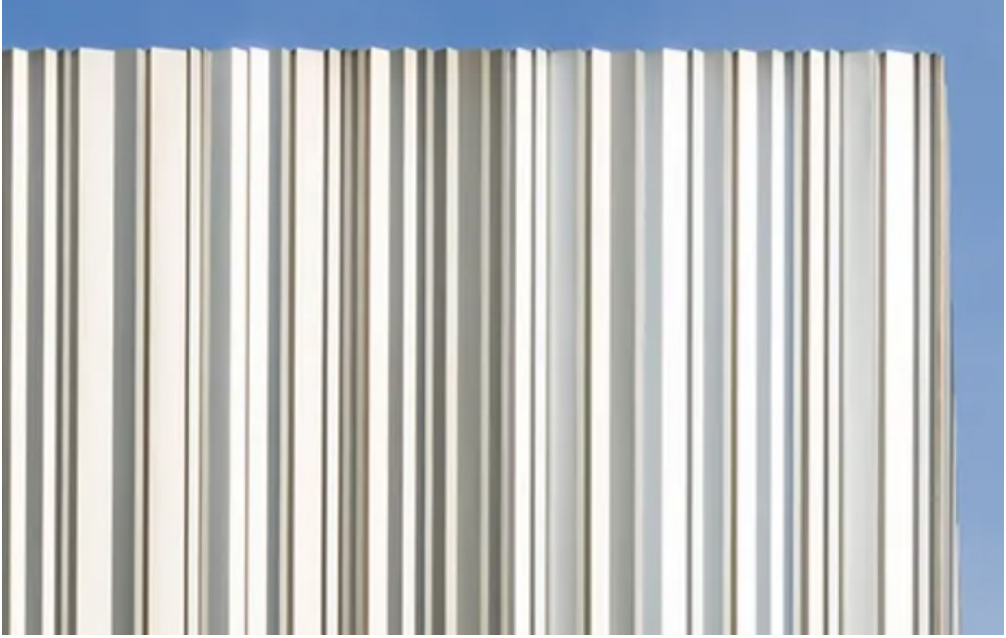
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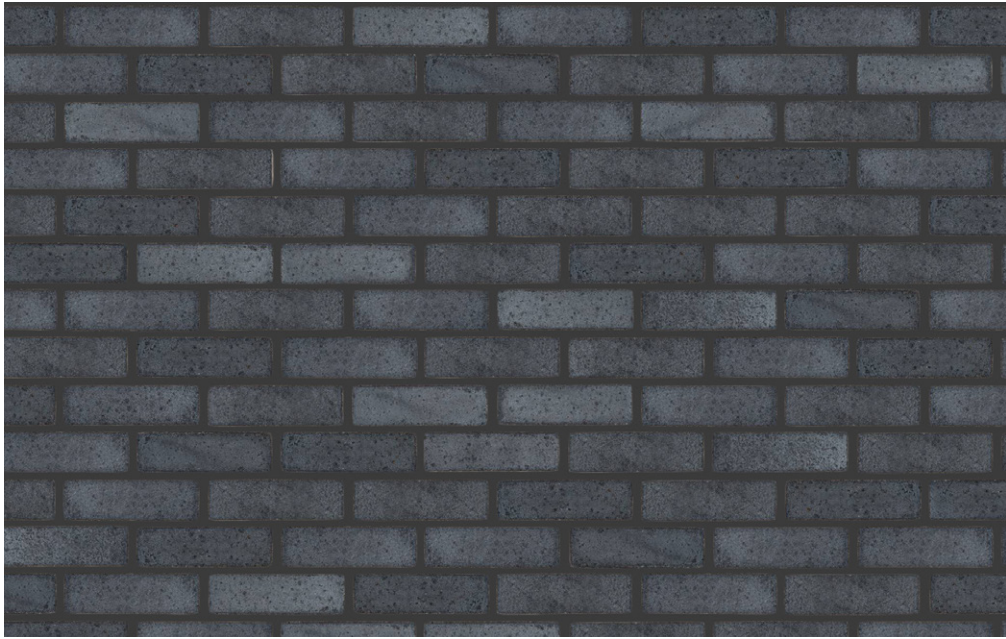
FULL-FACE BRICK - TOWER AND BASE



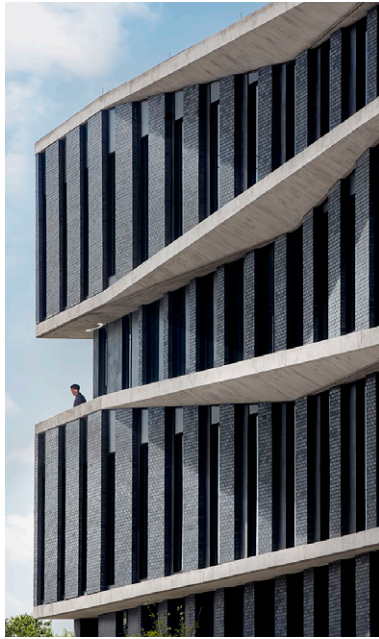
BRASS METAL PANEL



RIBBED METAL PANEL



FULL-FACE BRICK - TOWER



PRECAST CONCRETE



FIBER CEMENT PANEL

MATERIAL PALETTE

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
A1 - Double Occupancy	1 BR, 1 BA	11.30%	478	13	26	6,214	1 per unit
A2 - Double Occupancy	1 BR, 1 BA	0.87%	648	1	2	648	1 per unit
B1	2 BR, 2 BA	12.17%	825	14	28	11,550	1 per unit
C1	3 BR, 3 BA	12.17%	1065	14	42	14,910	1.5 per unit
C2	3 BR, 3 BA	2.61%	1150	3	9	3,450	1.5 per unit
D1	4 BR, 4 BA	9.57%	1200	11	44	13,200	2 per unit
D2	4 BR, 4 BA	9.57%	1163	11	44	12,793	2 per unit
D3	4 BR, 4 BA	2.61%	1275	3	12	3,825	2 per unit
E1	5 BR, 5 BA	2.61%	1588	3	15	4,764	2.5 per unit
E2	5 BR, 5 BA	12.17%	1657	14	70	23,198	2.5 per unit
E3 + Media	5 BR, 5 BA + MEDIA	11.30%	1802	13	65	23,426	2.5 per unit
E4 + Media	5 BR, 5 BA + MEDIA	2.61%	1742	3	15	5,226	2.5 per unit
E5 + Media	5 BR, 5 BA + MEDIA	9.57%	1821	11	55	20,031	2.5 per unit
E6 - Town Home	5 BR, 5 BA	0.87%	1980	1	5	1,980	2.5 per unit
				Total Units	Total Beds	Total Unit NSF	NSF per Bedroom
				115	432	145,215	336
				Sub Total			
				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



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