

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

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 10/6/25 12:06

☐ Initial Submittal

Paid p.m.

☐ Revised Submittal

All Land Use Applications must be filed with the Zoning Office. Please see the revised submittal instructions on Page 1 of this document.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the [Subdivision Application](#). If your project requires both Land Use and Urban Design Commission (UDC) submittals, a completed [UDC 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 tiog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site):

450 West Gilman Street and 425 North Frances Street

Title: West Gilman Street Apartments

2. This is an application for (check all that apply)

- ☒ Zoning Map Amendment (Rezoning) from UMX to DC
- ☐ Major Amendment to an Approved Planned Development - General Development Plan (PD-GDP)
- ☐ Major Amendment to an Approved Planned Development - Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☒ Conditional Use or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit ☐ Other requests _____

3. Applicant, Agent, and Property Owner Information

Applicant name Brad Aycock **Company** Villas Student Housing
Street address 506 West 22nd Street **City/State/Zip** Austin, Texas 78705
Telephone 250-535-5804 **Email** [REDACTED]

Project contact person Brian Munson **Company** Vandewalle & Associates
Street address 120 East Lakeside Street **City/State/Zip** Madison, Wisconsin 54715
Telephone 608-609-4410 **Email** [REDACTED]

Property owner (if not applicant) See Attached
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

APPLICATION FORM (CONTINUED)

5. Project Description

Provide a brief description of the project and all proposed uses of the site:

Mixed use student housing redevelopment

Proposed Square-Footages by Type:

Overall (gross): 182,173 Commercial (net): 691 Office (net): _____
Industrial (net): _____ Institutional (net): _____

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency: _____ 1-Bedroom: 14 2-Bedroom: 14 3-Bedroom: 6 4 Bedroom: 39 5-Bedroom: 45
Density (dwelling units per acre): 256.5 Lot Area (in square feet & acres): 19,928 (.46)

Proposed On-Site Automobile Parking Stalls by Type (if applicable):

Surface Stalls: 0 Under-Building/Structured: 68 Electric Vehicle-ready¹: 4 Electric Vehicle-installed¹: _____

Proposed On-Site Bicycle Parking Stalls by Type (if applicable):

Indoor (long-term): 224 Outdoor (short-term): 16

¹ See [Section 28.141\(8\)\(e\), MGO](#) for more information

Scheduled Start Date: Spring 2026 Planned Completion Date: August 2028

6. Applicant Declarations

- ☒ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff DAT Date August 8, 2025

Zoning staff DAT Date August 8, 2025

- ☒ **Posted notice of the proposed demolition on the [City's Demolition Listserv](#)** (if applicable). Date Posted September 4, 2025

- ☐ Public subsidy is being requested (indicate in letter of intent)

- ☒ **Pre-application notification:** The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations **in writing no later than 30 days prior to FILING this request**. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder Ochowicz Date July 22, 2025

Neighborhood Association(s) NA Date _____

Business Association(s) _____ Date _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Brad Aycock Relationship to property Villas Student Housing

Authorizing signature of property owner See attached Date 10/3/25