



January 7, 2015

Matthew Tucker
 Zoning Administrator
 Madison Municipal Building, LL 100
 215 Martin Luther King, Jr. Blvd
 PO Box 2984
 Madison, WI 53701-2984

Re: Conditional Use
 Letter of Intent for 2505 & 2525 University Avenue

Dear Matt:

This is our Letter of Intent (Conditional Use) for the property located at 2505 University Avenue. The owner, Lindholm Properties LLC, is planning to develop a new three-story mixed use building at this location. The development shall include the demolition of the existing structures located at 2503 & 2509 University Avenue.

The total gross area of the new building is 31,455 sf. The combined lot area of 2505 & 2525 is 23,820 sf (or .546 acres). The lot coverage is 88.6% and the useable open space is 798 sf at ground level for the existing 13 apartments in 2525 University Avenue and 800 sf in individual decks for the 20 units in the new building at 2505 University Avenue which equals 40 sf/unit.

The proposed uses include commercial and apartments (residential).

Total Parking/Bicycle Stalls will be as follows:

	Large Car	Accessible Car	Bicycle	Moped
Surface	9	1	2505 University: 6	
Covered Surface			2525 University: 14 2505 University: 33	
Underground	23	1		2505 University: 8

The new structure will house a total of 20 apartment units with a unit mix as indicated below.

Unit size	Qty Units	# of bedrooms
Efficiency	6 (30%)	6
(1) Bedroom	7 (35%)	7
(2) Bedroom	7 (35%)	14
Total	20	27

The following conditional uses are requested:

- Allow for demolition of the buildings located at 2503 & 2509 University Avenue.
- Allow for outdoor seating for eating and drinking for commercial space at 2505 University Avenue.
- The new development will exceed the maximum allowed as a permitted use:
 - Maximum Allowed: 25,000 sf.
 - Proposed: 31,455 sf.
- Revise the existing conditional use for 2525 University Avenue.
- Do not provide step back at Level 3 along the side yard shared with 2510 Kendall Avenue. This step back would occur for the majority of the side yard of 2505 in the required rear yard setback of 2510 so a future building in that area is highly unlikely unless a variance was granted to 2510 in the future. Reference Plan Sheet A1.01 for clarification.
- Lot area coverage exceeds 85%. Proposed coverage: 88.5%.
- Percentage of street level storefront along University Avenue (by LF: 54%; by SF: 42%).
- Percentage of street level storefront along Highland Avenue (by LF: 36%; by SF: 25%).
- Percentage of window/openings of total wall above 1st Level:
 - University Avenue: 24%
 - Highland Avenue: 14%

All maintenance, including trash and snow removal, will be provided by private contract.

The development schedule calls for new construction to start April 2015 with completion by April 2016.

The people involved in the project are as follows:

Owner:

Lindholm Properties, LLC
3801 Regent Street
Madison, WI 53705
Phone: 608-238-8888
Contact: Robert Lindholm
rlindholm@charter.net

Architect:

Gary Brink & Associates, Inc.
7780 Elmwood Avenue #204
Middleton, WI 53562
Phone: 608-829-1750
Fax: 608-829-3056
Contact: Gary Brink
gary.brink@garybrink.com

Contractor:

Landgraf Construction
5964 Executive Drive
Madison, WI 53719
Phone: 608-274-4700
Fax: 608-274-9470
Contact: Mark Landgraf
mark.landgraf@landgrafconstruction.com

Civil Engineer:

Quam Engineering
4604 Siggelkow Road
McFarland, WI 53558
Contact: Ryan Quam
Phone: 608-838-7750
rquam@quamengineering.com

Landscape Architect:

Landscape Architect, LLC
13 Red Maple Trail
Madison, WI 53717
Contact: Paul Skidmore
Phone: 608-826-0032
paulskidmore@tds.net

Lighting Design:

Enterprise Lighting, Ltd.
2007 Pewaukee Road
Waukesha, WI 53188
Contact: Kristen Roth Briggs
Phone: 262-953-2700
kroth@enterpriselighting.com

The proposed hours of operation for the commercial space will be as follows:

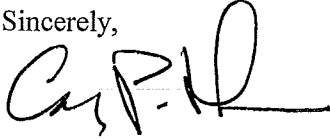
- Monday-Wednesday: 6:00 a.m. – 10:00 p.m.
- Thursday-Friday: 6:00 a.m. – 11:00 p.m.
- Saturday: 6:30 a.m. – 11:00 p.m .
- Sunday: 7:00 a.m .- 9:00 p.m.

The number of construction jobs created as a result of this new development will be 45-50 and the number of full time equivalent jobs created is approximately 4 (commercial space only).

We are projecting that the cost of the new building will be approximately \$3,000,000. The current value of the land is \$1,109,000.

If you have any further questions regarding this application, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary P. Brink". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gary P. Brink
President/Project Architect

NEW MIXED USE DEVELOPMENT

2505-2525 UNIVERSITY AVENUE
MADISON, WISCONSIN



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

PLAN COMMISSION REVIEW

JANUARY 9, 2015

OWNER:

LINDHOLM PROPERTIES, LLC.

3801 REGENT STREET
MADISON, WISCONSIN 53705
PHONE: (608) 238-8888
EMAIL: rlindholm@charter.net
PRINCIPAL CONTACT: ROBERT LINDHOLM

GENERAL CONTRACTOR:

LANDGRAF CONSTRUCTION

5964 EXECUTIVE DRIVE
MADISON, WISCONSIN 53719
PHONE: (608) 274-4700
EMAIL: mark.landgraf@landgrafconstruction.com
PRINCIPAL CONTACT: MARK LANDGRAF

SHEET INDEX

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R1.05 EXTERIOR RENDERINGS

ARCHITECT:

GARY BRINK & ASSOCIATES, INC.

7780 ELMWOOD AVE., SUITE 204
MIDDLETON, WISCONSIN 53562
PHONE: (608) 829-1750
EMAIL: gary.brink@garybrink.com
PRINCIPAL CONTACT: GARY BRINK

CIVIL/SITE ENGINEER:

QUAM ENGINEERING

4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558
PHONE: (608) 838-7750
EMAIL: rquam@quamengineering.com
PRINCIPAL CONTACT: RYAN QUAM

LIGHTING DESIGN:

ENTERPRISE LIGHTING, LTD.

2007 PEWAUKEE RD.
WAUKESHA, WISCONSIN 53188
PHONE: (262)-953-2700.
EMAIL: kroth@enterpriselighting.com
PRINCIPAL CONTACT: KRISTEN ROTH BRIGGS

LANDSCAPE DESIGN:

LANDSCAPE ARCHITECT LLC

13 RED MAPLE TRAIL
MADISON, WISCONSIN 53717-1515
PHONE: (608) 826-0032
EMAIL: paulskidmore@tds.net
PRINCIPAL CONTACT: PAUL SKIDMORE

PROJECT: MIXED USE DEVELOPMENT
2505-2525 UNIVERSITY AVENUE
MADISON, WISCONSIN
CLIENT: LINDHOLM PROPERTIES, LLC.
3801 REGENT STREET
MADISON, WI 53705

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PROJECT: 201352

DRAWN BY:

DATE:

SCALE:

PLAN COMMISSION 01/09/2015

COVER SHEET

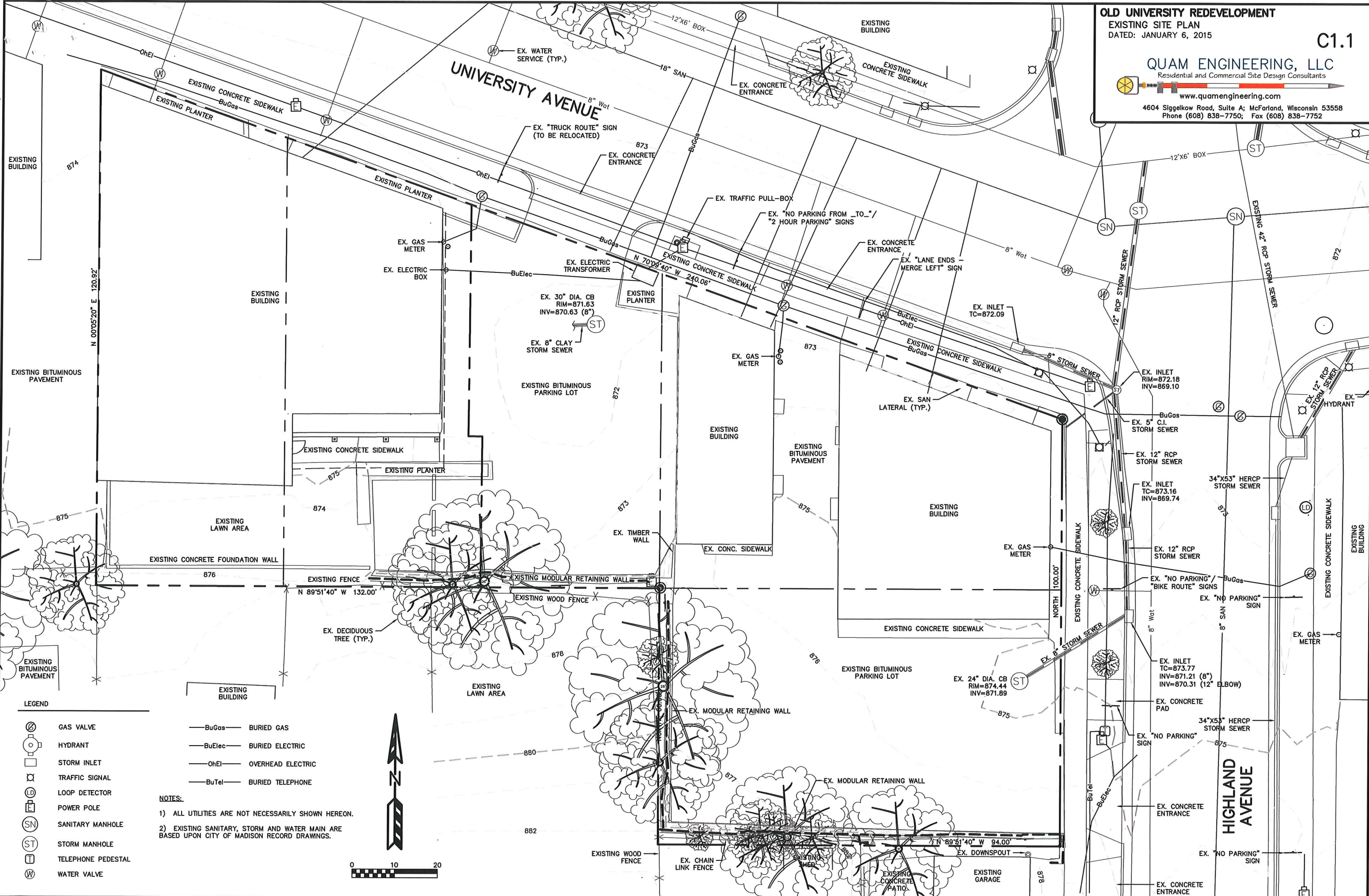
T-1

OLD UNIVERSITY REDEVELOPMENT
EXISTING SITE PLAN
 DATED: JANUARY 6, 2015

C1.1

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
www.quamengineering.com
 4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

UNIVERSITY AVENUE

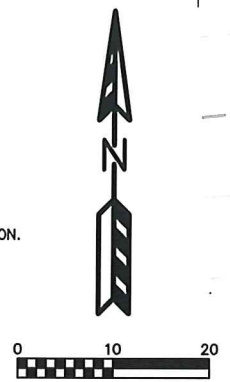


LEGEND

	GAS VALVE		BURIED GAS
	HYDRANT		BURIED ELECTRIC
	STORM INLET		OVERHEAD ELECTRIC
	TRAFFIC SIGNAL		BURIED TELEPHONE
	LOOP DETECTOR		
	POWER POLE		
	SANITARY MANHOLE		
	STORM MANHOLE		
	TELEPHONE PEDESTAL		
	WATER VALVE		

NOTES:

- 1) ALL UTILITIES ARE NOT NECESSARILY SHOWN HEREON.
- 2) EXISTING SANITARY, STORM AND WATER MAIN ARE BASED UPON CITY OF MADISON RECORD DRAWINGS.



OLD UNIVERSITY REDEVELOPMENT
SITE PLAN
 DATED: JANUARY 6, 2015

C1.2

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PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 2505/2525 University Avenue, Madison, WI
 Site acreage (total) 0.548 Acres

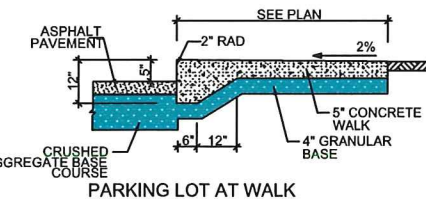
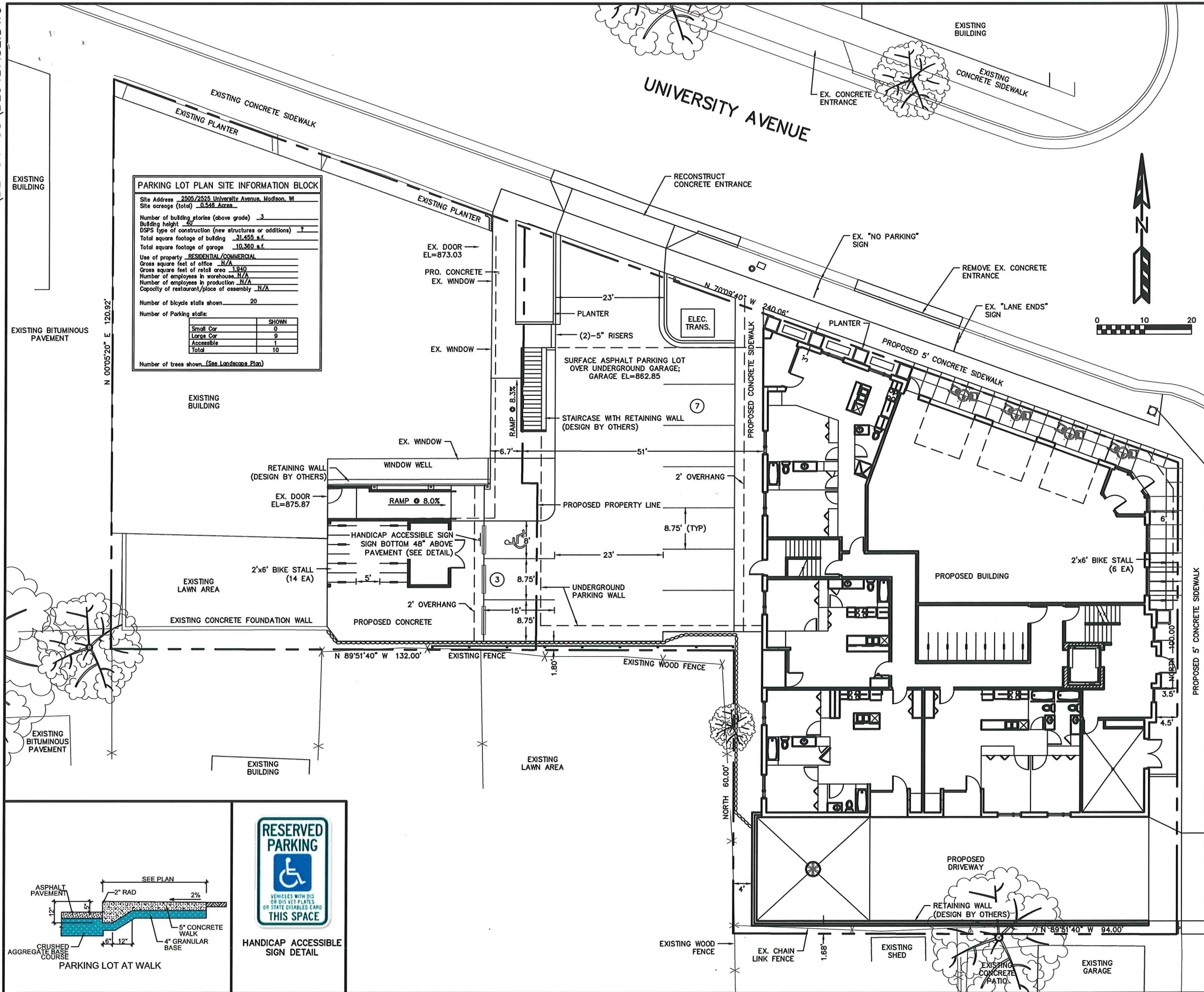
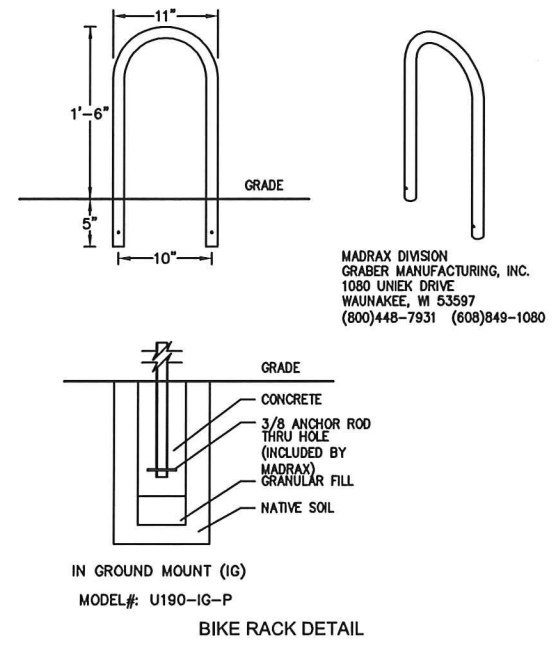
Number of building stories (above grade) 3
 Building height 40
 DSSPS type of construction (new structures or additions) ?
 Total square footage of building 31,455 s.f.
 Total square footage of garage 10,360 s.f.

Use of property RESIDENTIAL/COMMERCIAL
 Gross square feet of office N/A
 Gross square feet of retail area 1,940
 Number of employees in warehouse N/A
 Number of employees in production N/A
 Capacity of restaurant/place of assembly N/A

Number of bicycle stalls shown 20
 Number of Parking stalls:

	SHOWN
Small Car	0
Large Car	9
Accessible	1
Total	10

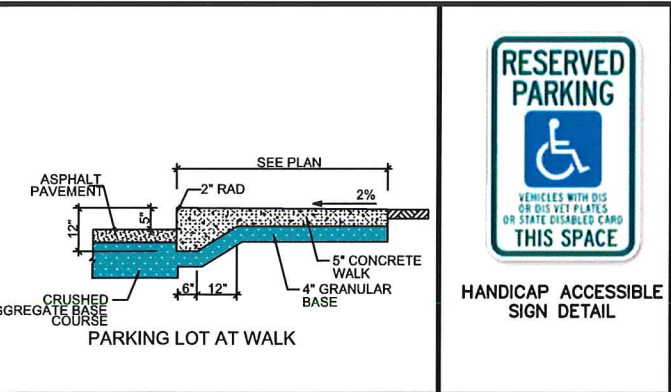
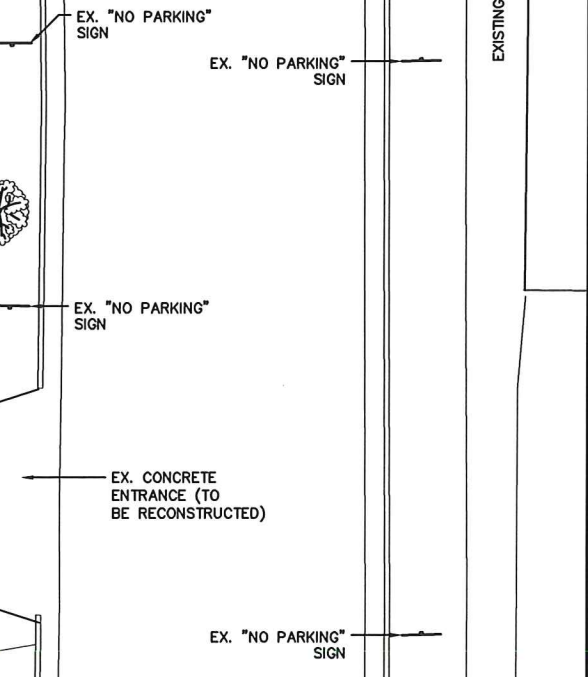
Number of trees shown (See Landscape Plan)



HIGHLAND AVE

EXISTING CONCRETE SIDEWALK

EXISTING BUILDING



OLD UNIVERSITY REDEVELOPMENT
GRADING AND EROSION CONTROL PLAN
DATED: JANUARY 6, 2015

C1.3

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Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

EROSION NOTES:

THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

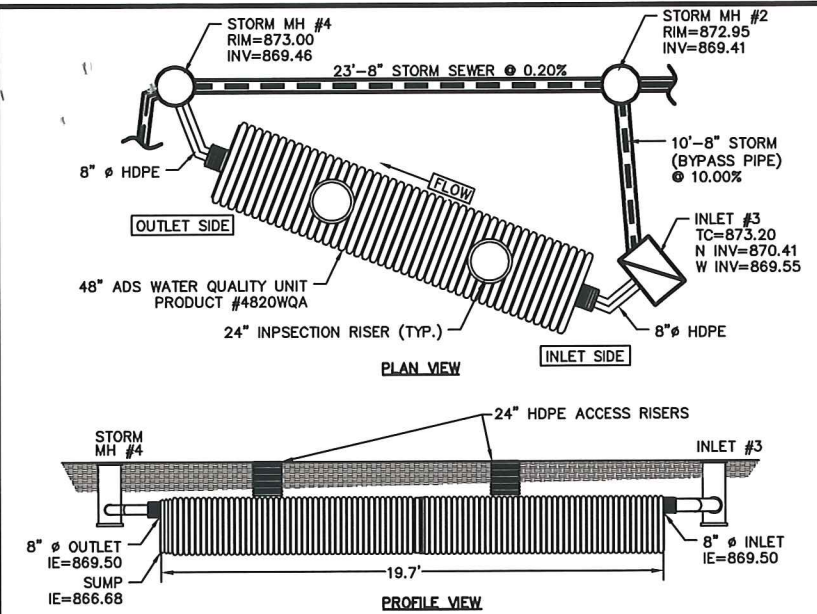
APRIL 1, 2015 INSTALL EROSION CONTROL DEVICES.
APRIL 1, 2015 - MAY 1, 2016 CONSTRUCT BUILDING, PARKING LOT, DRIVEWAY, AND SIDEWALK.

OWNER:

LINDHOLM PROPERTIES, LLC
ATTN: RYAN QUAM
MADISON, WI 53705

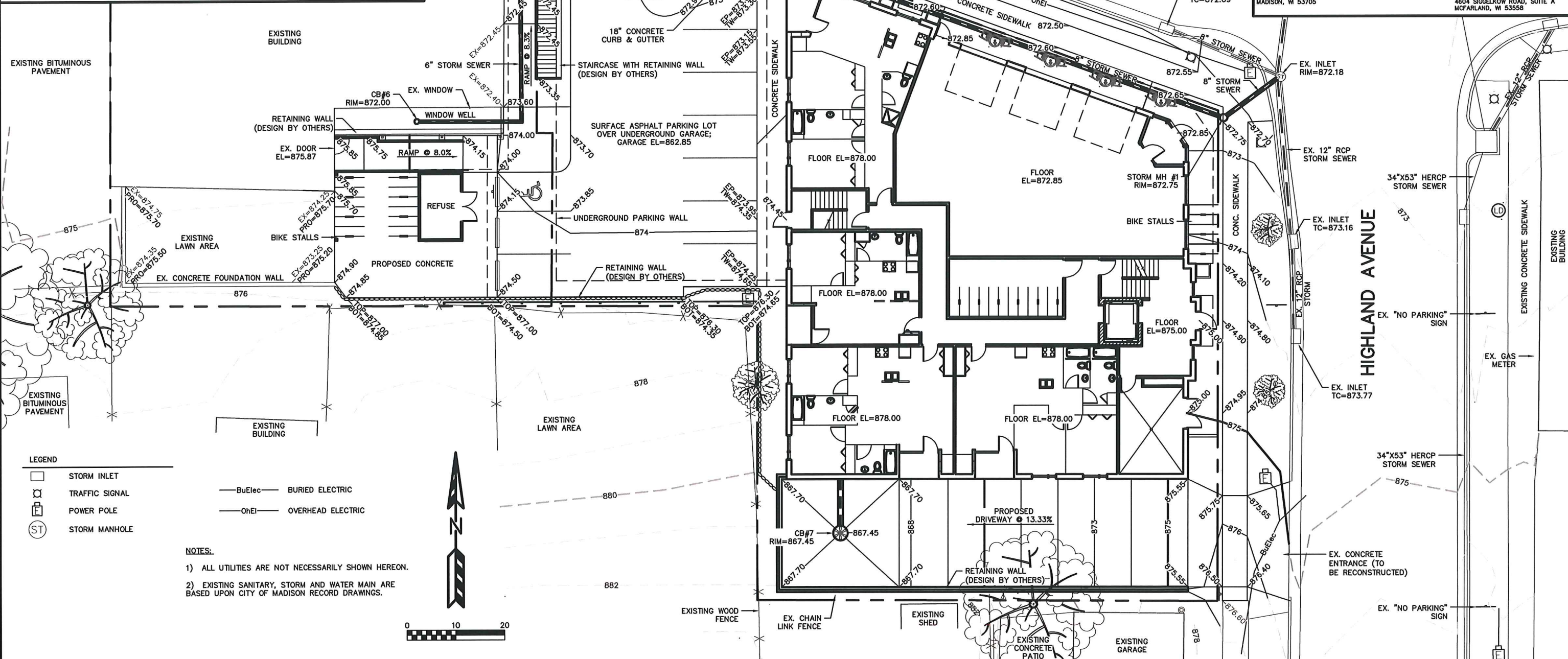
ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



NOTES:
1. SEE ADS STANDARD DETAILS STD-501 AND STD-504 FOR ADDITIONAL WATER QUALITY UNIT PRODUCT DETAILS.
2. REFERENCE TECHNICAL NOTE 1.03 FOR ADDITIONAL DESIGN INFORMATION.

ADS WATER QUALITY UNIT DETAIL



LEGEND

- STORM INLET
- ⊗ TRAFFIC SIGNAL
- ⊕ POWER POLE
- ⊙ STORM MANHOLE
- BuElec- BURIED ELECTRIC
- OhEI- OVERHEAD ELECTRIC

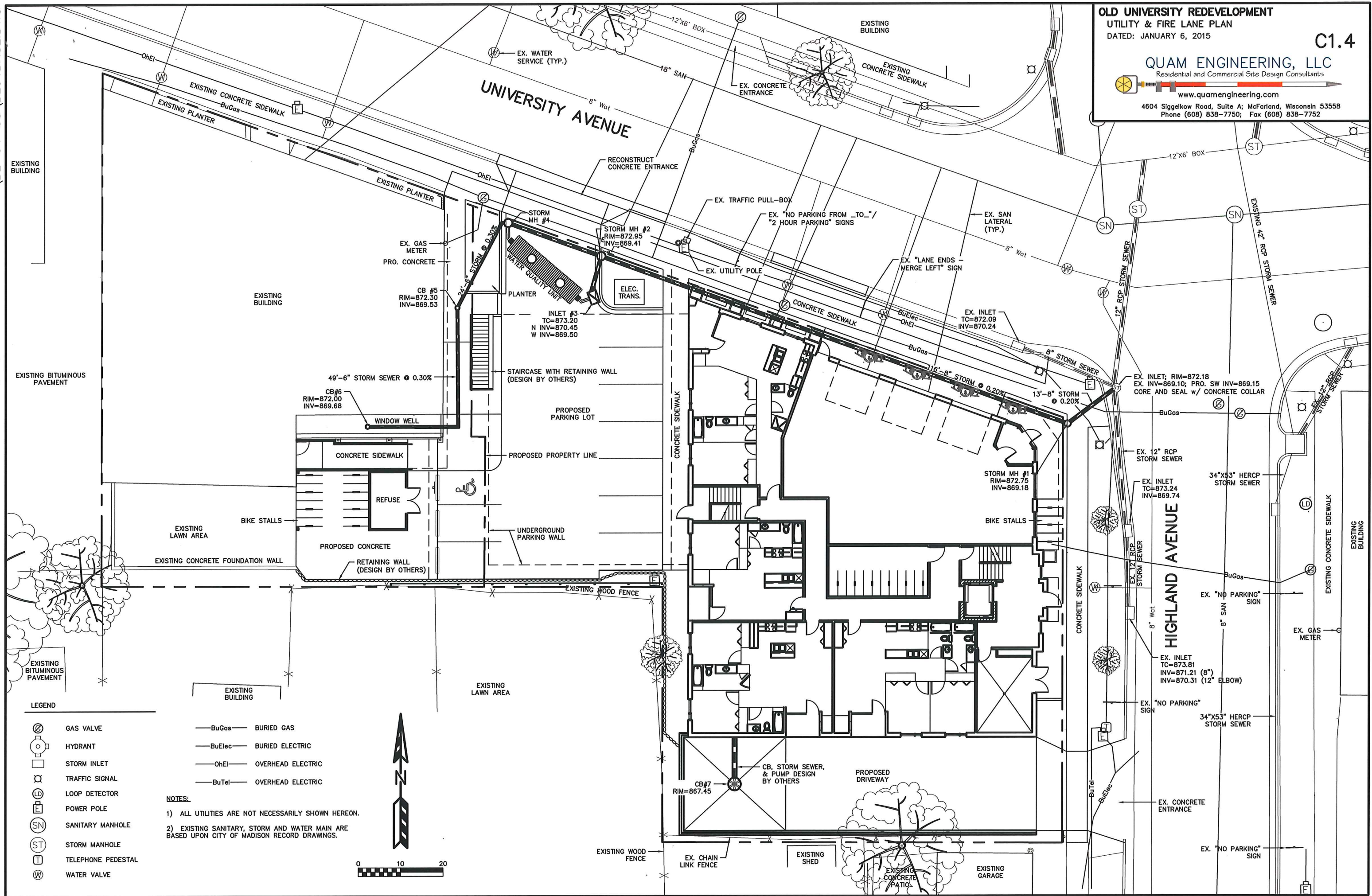
NOTES:
1) ALL UTILITIES ARE NOT NECESSARILY SHOWN HEREON.
2) EXISTING SANITARY, STORM AND WATER MAIN ARE BASED UPON CITY OF MADISON RECORD DRAWINGS.



OLD UNIVERSITY REDEVELOPMENT
UTILITY & FIRE LANE PLAN
 DATED: JANUARY 6, 2015

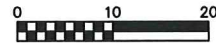
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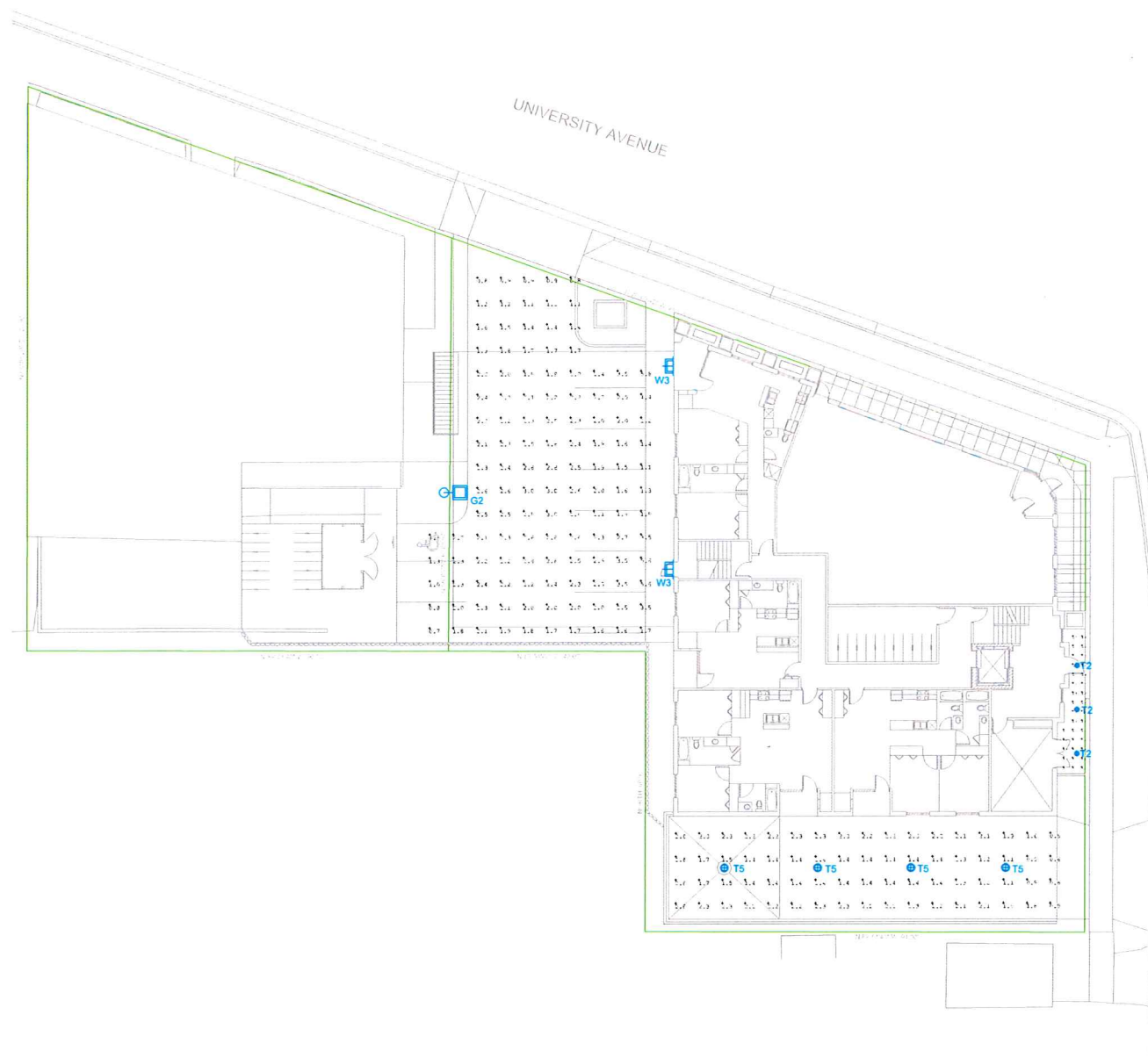
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 4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
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- LEGEND**
- GAS VALVE
 - HYDRANT
 - STORM INLET
 - TRAFFIC SIGNAL
 - LOOP DETECTOR
 - POWER POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - BURIED GAS
 - BURIED ELECTRIC
 - OVERHEAD ELECTRIC
 - OVERHEAD ELECTRIC

- NOTES:**
- 1) ALL UTILITIES ARE NOT NECESSARILY SHOWN HEREON.
 - 2) EXISTING SANITARY, STORM AND WATER MAIN ARE BASED UPON CITY OF MADISON RECORD DRAWINGS.





Luminaire Schedule					
Qty	Label	Arrangement	Lum. Lumens	LLF	Description
1	G2	SINGLE	10501	0.900	McGRAW-EDISON + GLEON-AE-02-LED-E1-T3
3	T2	SINGLE	4544	0.900	McGRAW-EDISON + TT-A2-LED-E1-MQ
4	T5	SINGLE	8897	0.900	McGRAW-EDISON + TT-A5-LED-E1-WQ
2	W3	SINGLE	2244	0.900	LUMARK + XTOR3A

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
LOBBY ENTRANCE	Illuminance	Fc	2.62	3.7	1.6	1.64
PARKING LOT	Illuminance	Fc	2.18	5.8	0.7	3.11
UNDERGROUND PARKING ENTRANCE	Illuminance	Fc	1.76	2.8	0.6	2.93



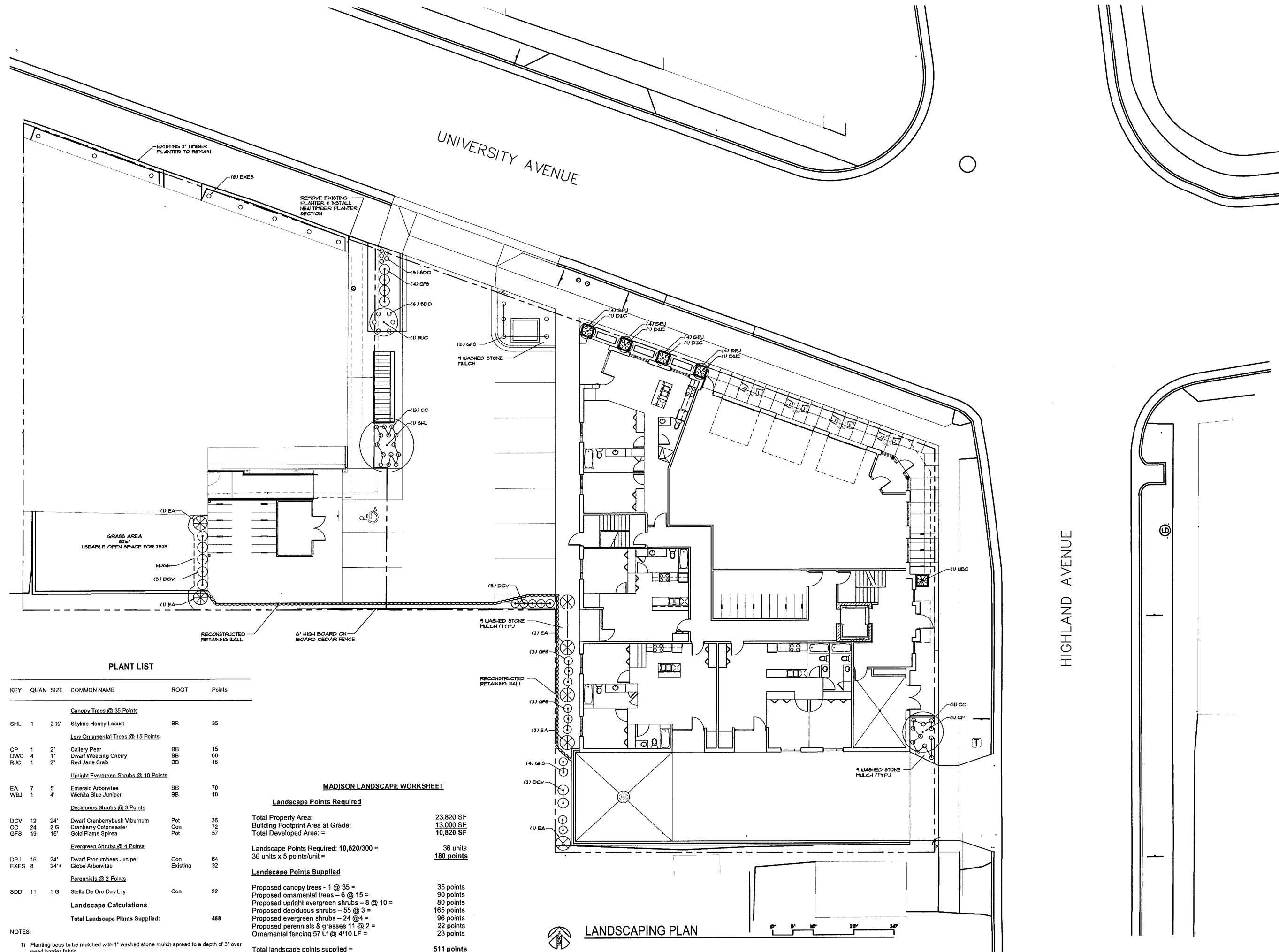
**2505 UNIVERSITY AVENUE
MADISON, WISCONSIN**

LIGHTING PLAN

DATE JAN. 6, 2015	SCALE 1/16" = 1'-0"	SHEET NUMBER E1
----------------------	------------------------	--------------------



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT	Points
Canopy Trees @ 35 Points					
SHL	1	2 1/2'	Skyline Honey Locust	BB	35
Low Ornamental Trees @ 15 Points					
CP	1	2'	Callery Pear	BB	15
DWC	4	1'	Dwarf Weeping Cherry	BB	60
RJC	1	2'	Red Jade Crab	BB	15
Upright Evergreen Shrubs @ 10 Points					
EA	7	5'	Emerald Arborvitae	BB	70
WBJ	1	4'	Wichita Blue Juniper	BB	10
Deciduous Shrubs @ 3 Points					
DCV	12	24"	Dwarf Cranberrybush Viburnum	Pot	36
CC	24	2 G	Cranberry Cotoneaster	Con	72
GFS	19	15"	Gold Flame Spirea	Pot	57
Evergreen Shrubs @ 4 Points					
DPJ	16	24"	Dwarf Procumbens Juniper	Con	64
EXES	8	24"+	Globe Arborvitae	Existing	32
Perennials @ 2 Points					
SDD	11	1 G	Stella De Oro Day Lily	Con	22

MADISON LANDSCAPE WORKSHEET

Landscape Points Required		
Total Property Area:	23,820 SF	
Building Footprint Area at Grade:	13,000 SF	
Total Developed Area: =	10,820 SF	
Landscape Points Required: 10,820/300 =	36 units	
36 units x 5 points/unit =	180 points	
Landscape Points Supplied		
Proposed canopy trees - 1 @ 35 =	35 points	
Proposed ornamental trees - 6 @ 15 =	90 points	
Proposed upright evergreen shrubs - 8 @ 10 =	80 points	
Proposed deciduous shrubs - 55 @ 3 =	165 points	
Proposed evergreen shrubs - 24 @ 4 =	96 points	
Proposed perennials & grasses 11 @ 2 =	22 points	
Ornamental fencing 57 Lf @ 4/10 LF =	23 points	
Total landscape plants supplied =	511 points	

NOTES:
1) Planting beds to be mulched with 1" washed stone mulch spread to a depth of 3" over weed barrier fabric.
Planting beds to be separated from lawn areas with a 5" black, vinyl edge.

LANDSCAPING PLAN



HIGHLAND AVENUE

PROJECT: MIXED USE DEVELOPMENT
2505-2525 UNIVERSITY AVENUE
MADISON, WISCONSIN

CLIENT: LINDHOLM PROPERTIES, LLC.
3801 REGENT STREET
MADISON, WI 53705

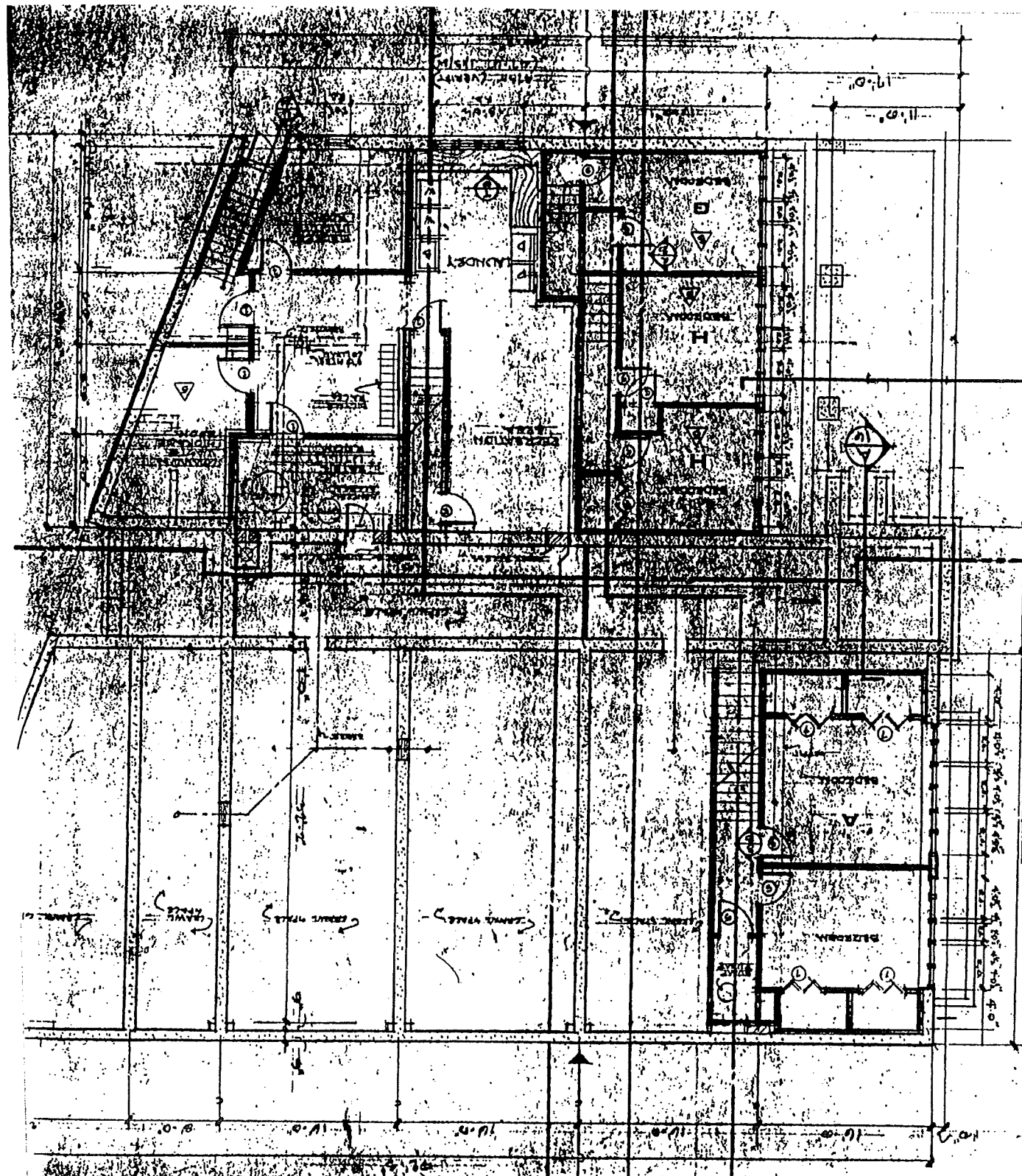
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PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED
PLAN COMPLETION: 06/05/16

LANDSCAPING PLAN

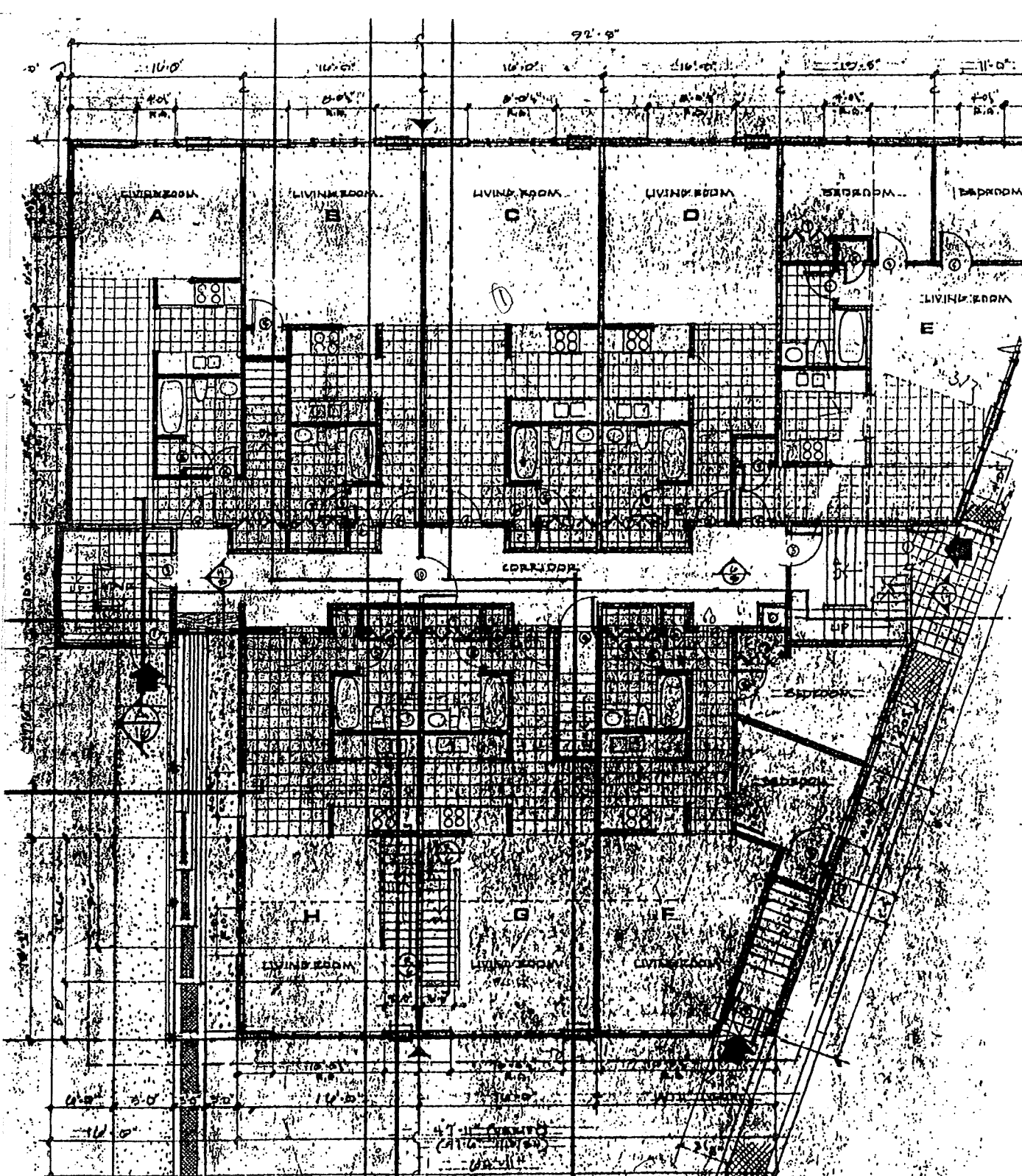
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GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



BASEMENT LEVEL
NO SCALE



FIRST LEVEL
NO SCALE

PROJECT: MIXED USE DEVELOPMENT
2525 UNIVERSITY AVENUE
MADISON, WISCONSIN

CLIENT: LINDHOLM PROPERTIES, LLC.
3801 REGENT STREET
MADISON, WI 53705

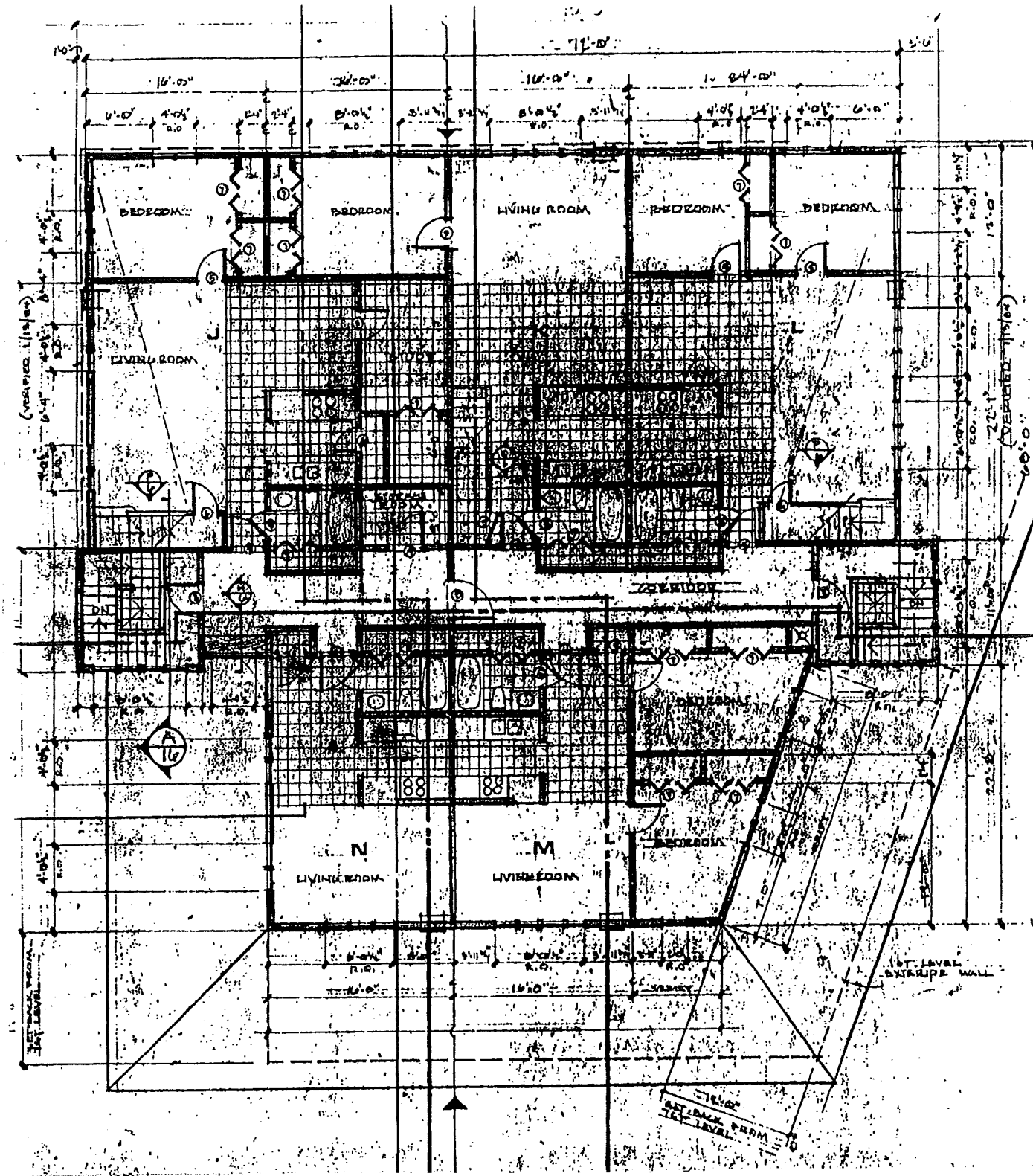
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PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED

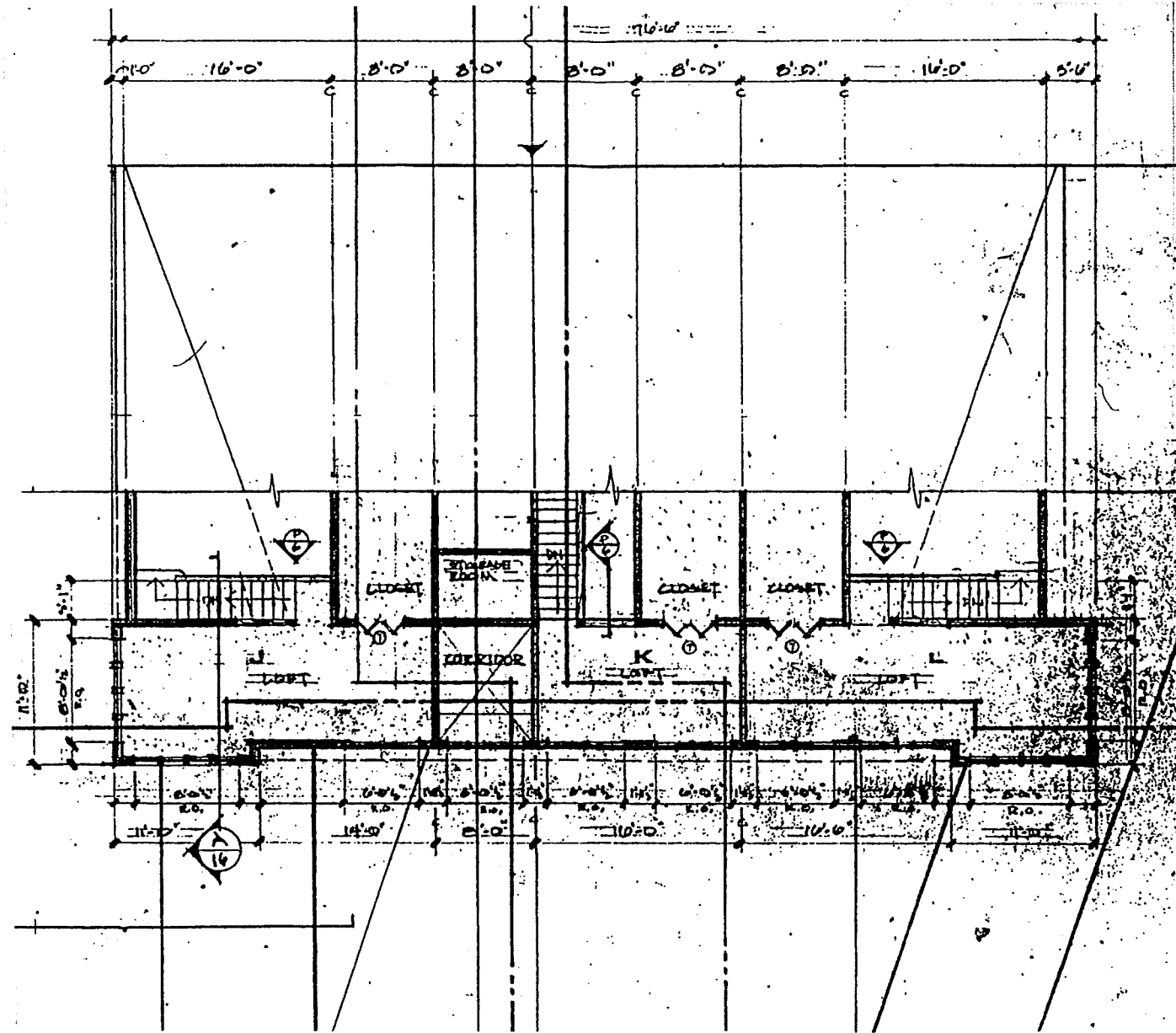
2525 UNIVERSITY AVE.
EXISTING CONDITIONS



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



SECOND LEVEL
NO SCALE



LOFT LEVEL
NO SCALE

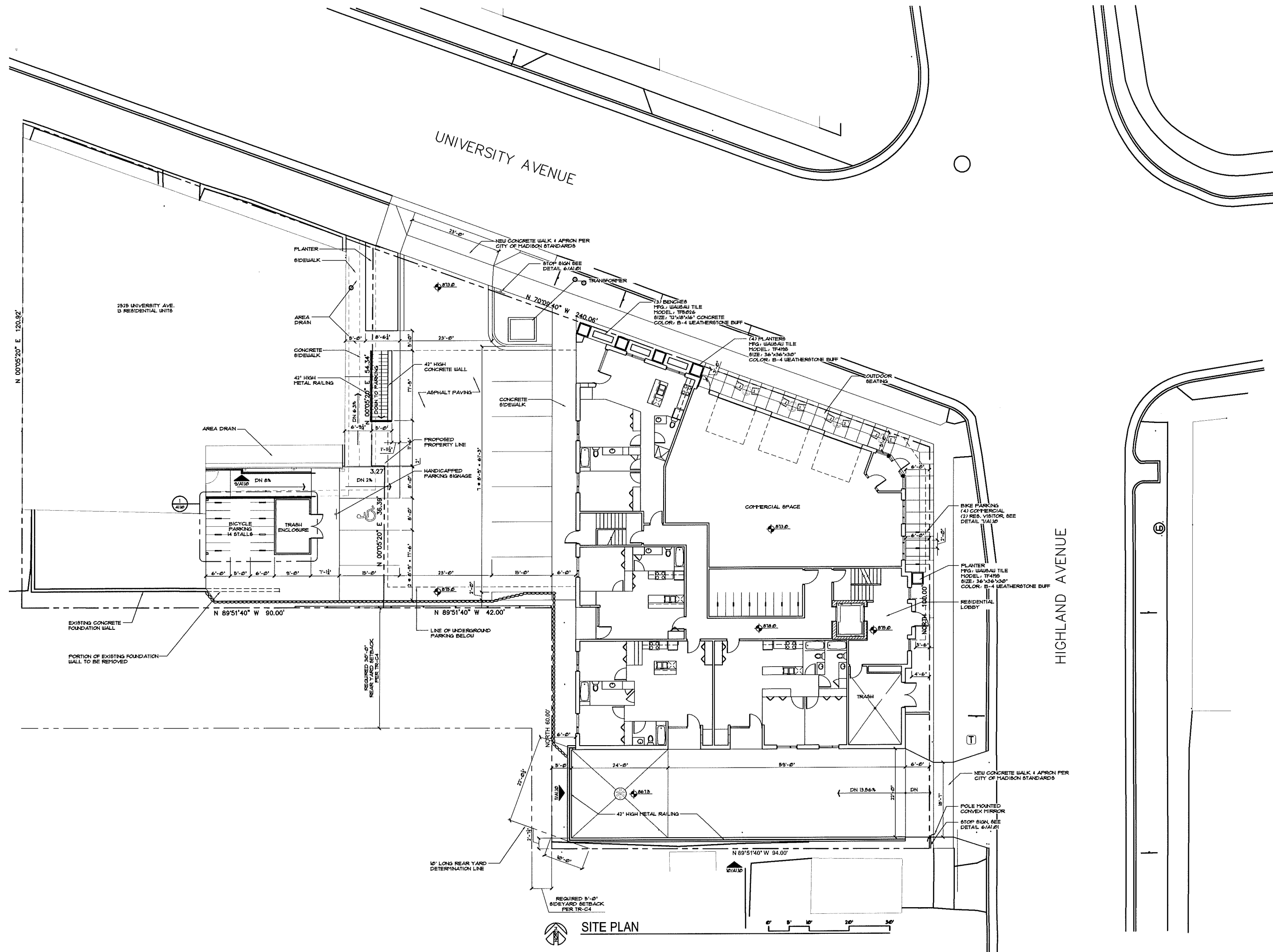
PROJECT: MIXED USE DEVELOPMENT
2525 UNIVERSITY AVENUE
MADISON, WISCONSIN
CLIENT: LINDHOLM PROPERTIES, L.L.C.
381 REGENT STREET
MADISON, WI 53705

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PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED

2525 UNIVERSITY AVE.
EXISTING CONDITIONS



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2505-2525 UNIVERSITY AVENUE
MADISON, WISCONSIN
CLIENT: LINDHOLM PROPERTIES, LLC.
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MADISON, WI 53705

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PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED
PLAN CONTINUATION 01/05/16

ARCHITECTURAL
SITE PLAN

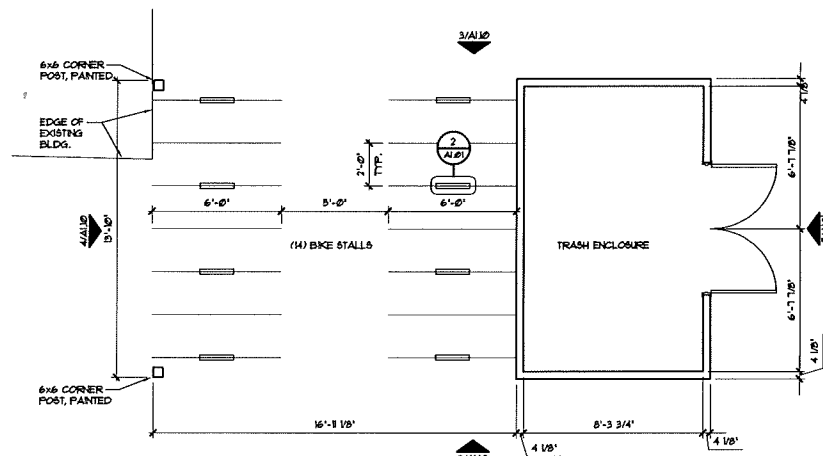
A1.01

SITE PLAN

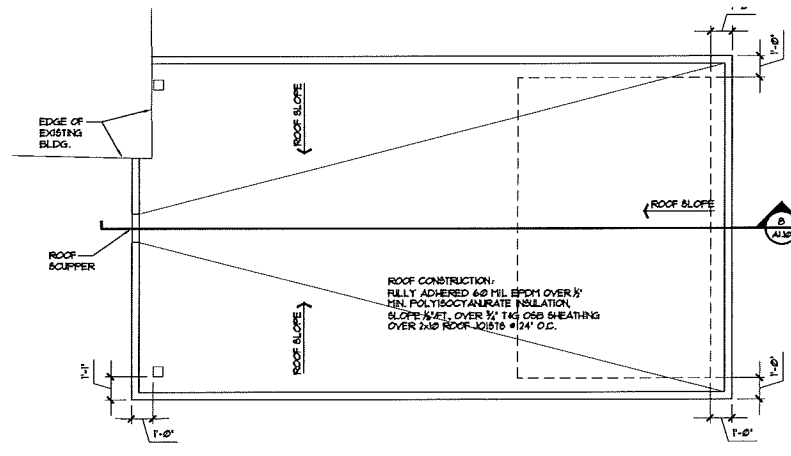




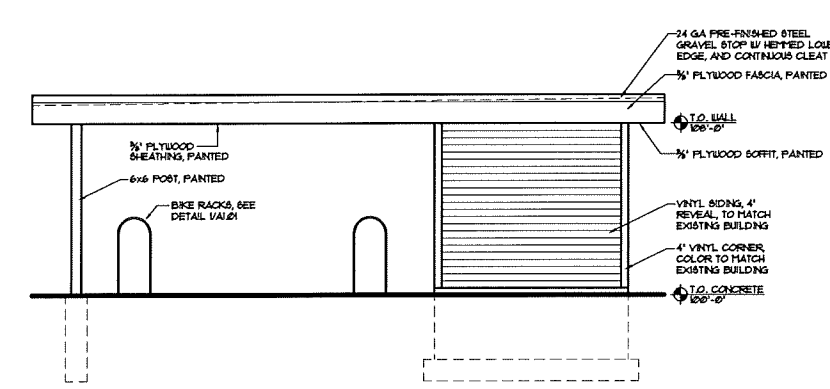
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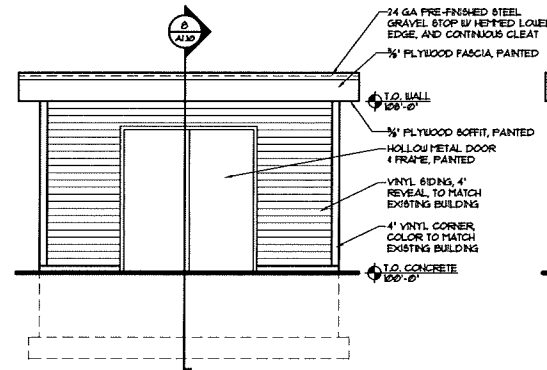
1 BIKE PARKING & TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



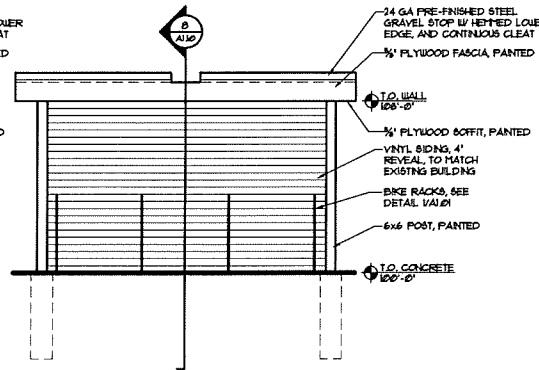
2 BIKE PARKING & TRASH ENCLOSURE ROOF PLAN
SCALE: 1/4"=1'-0"



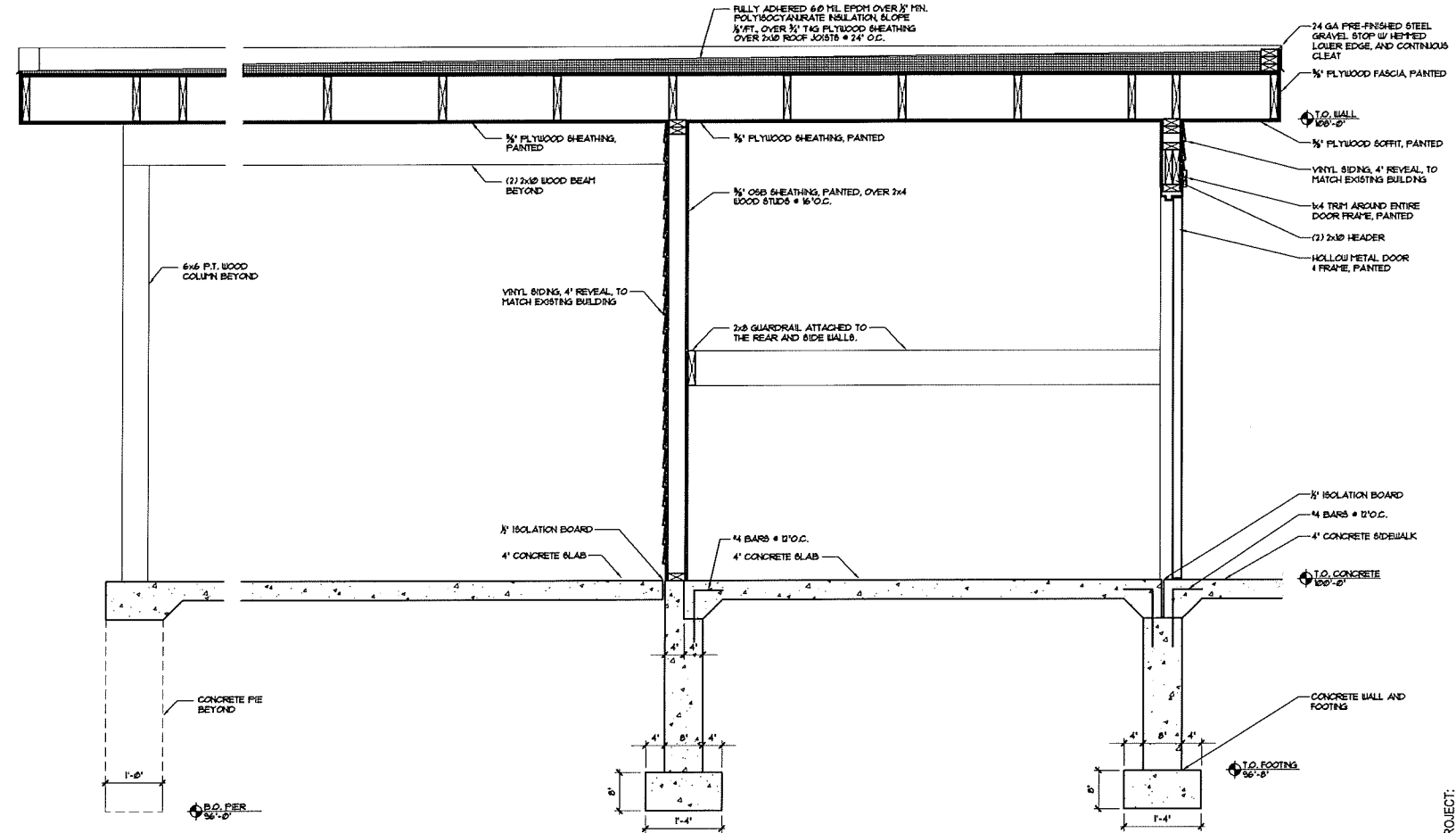
3 SOUTH ELEVATION (NORTH ELEVATION MIRROR)
BIKE PARKING & TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



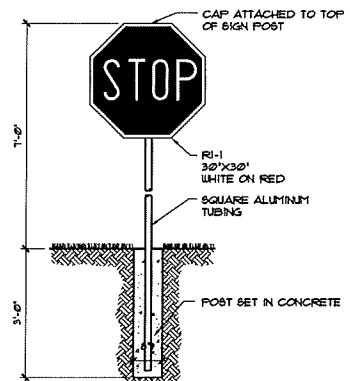
4 EAST ELEVATION
BIKE PARKING & TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



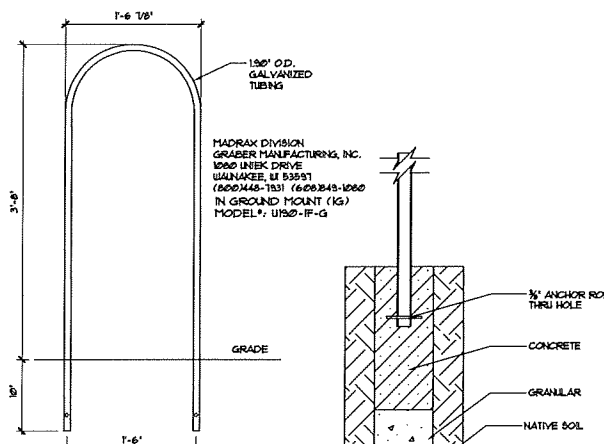
5 WEST ELEVATION
BIKE PARKING & TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



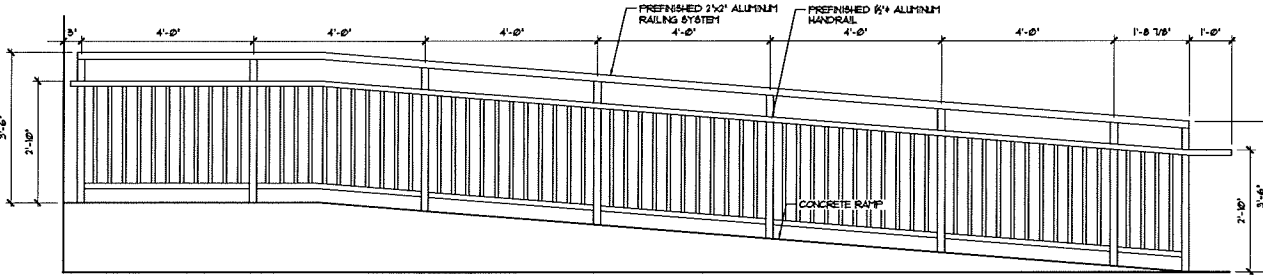
8 BIKE PARKING & TRASH ENCLOSURE SECTION
SCALE: 3/4"=1'-0"



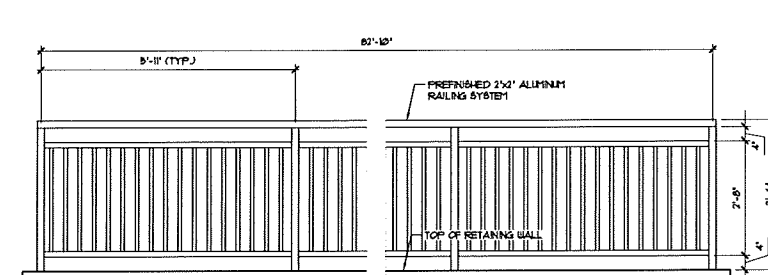
6 DETAIL - STOP SIGN
SCALE: NONE



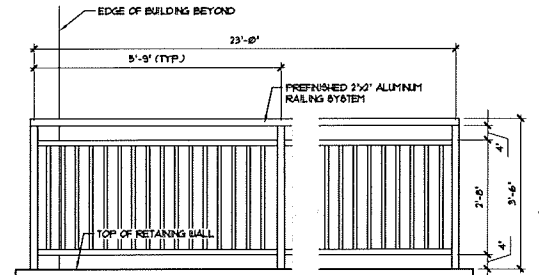
7 DETAIL - TYPICAL BIKE RACK
SCALE: NONE



9 RAILING AT RAMP
SCALE: 1/2"=1'-0"



10 GUARD RAIL @ RETAINING WALL-SOUTH
SCALE: 1/2"=1'-0"



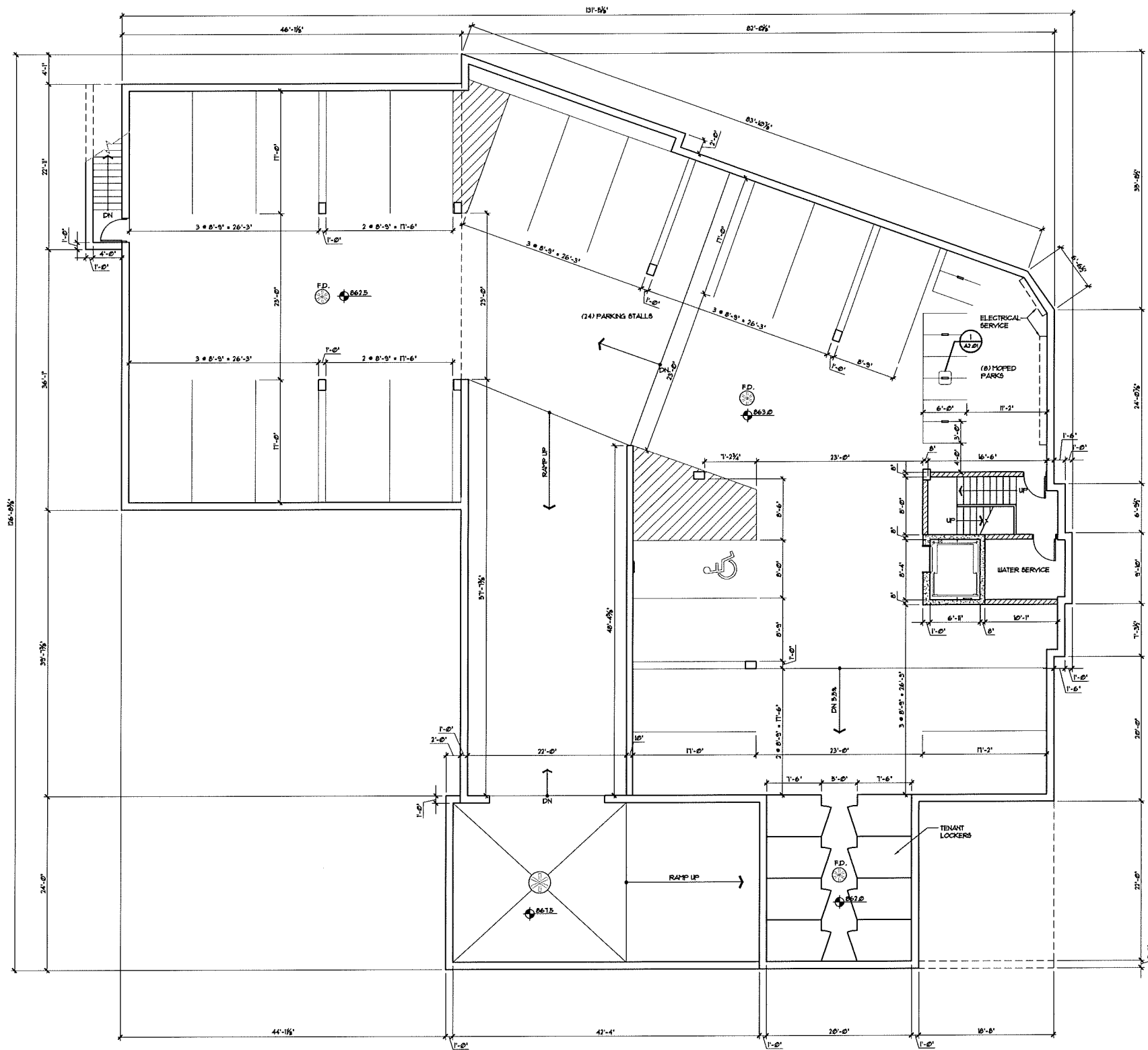
11 GUARD RAIL @ RETAINING WALL-WEST
SCALE: 1/2"=1'-0"

PROJECT: MIXED USE DEVELOPMENT
2505-2525 UNIVERSITY AVENUE
MADISON, WISCONSIN
CLIENT: LINDHOLM PROPERTIES, L.L.C.
3801 REGENT STREET
MADISON, WI 53705

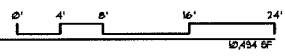
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UNDERGROUND PARKING PLAN



PROJECT: MIXED USE DEVELOPMENT
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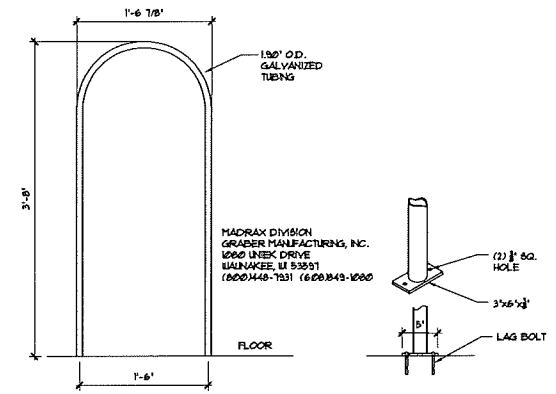
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PLAN COMMISSION 61092105

UNDERGROUND
PARKING
PLAN

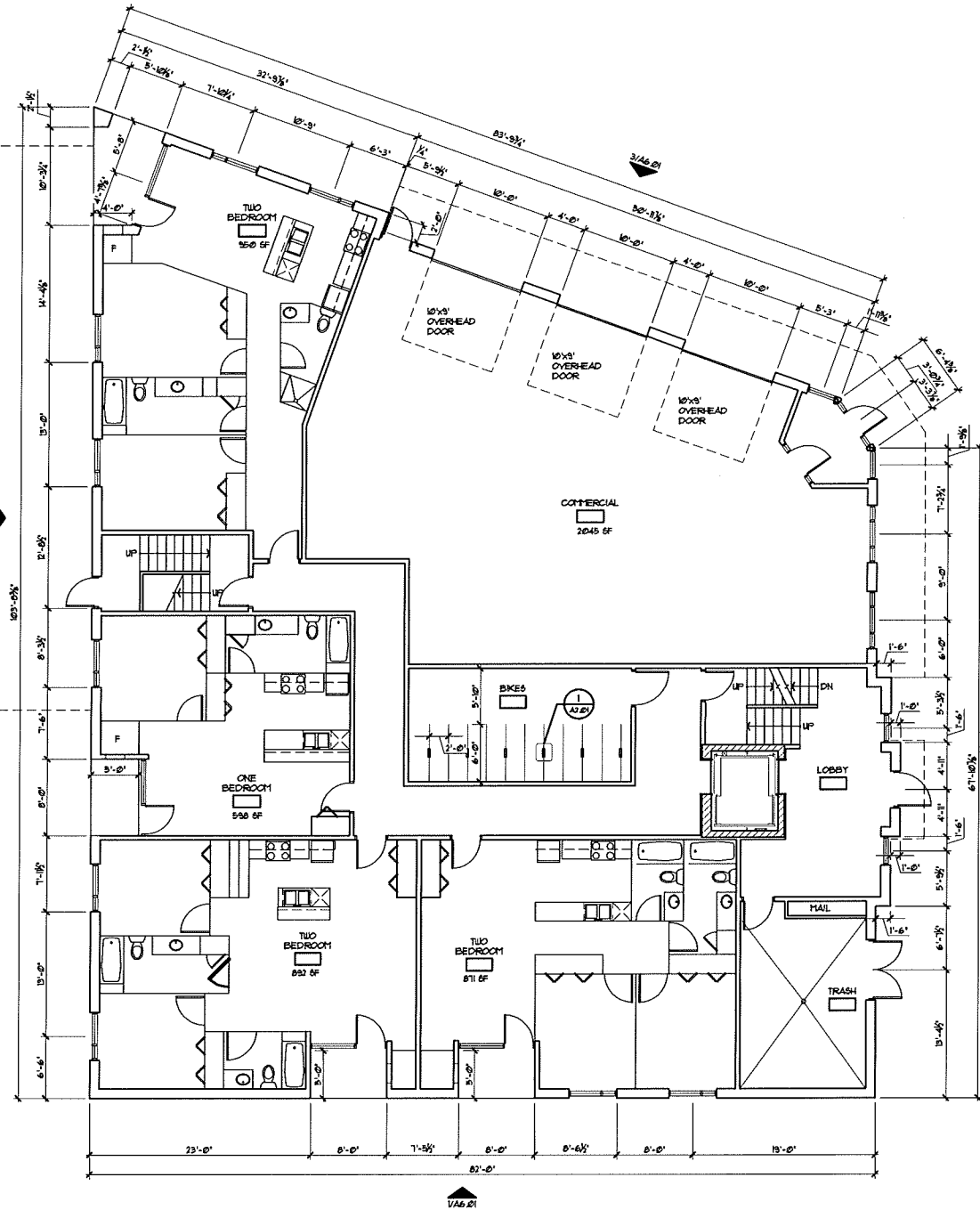
A2.00



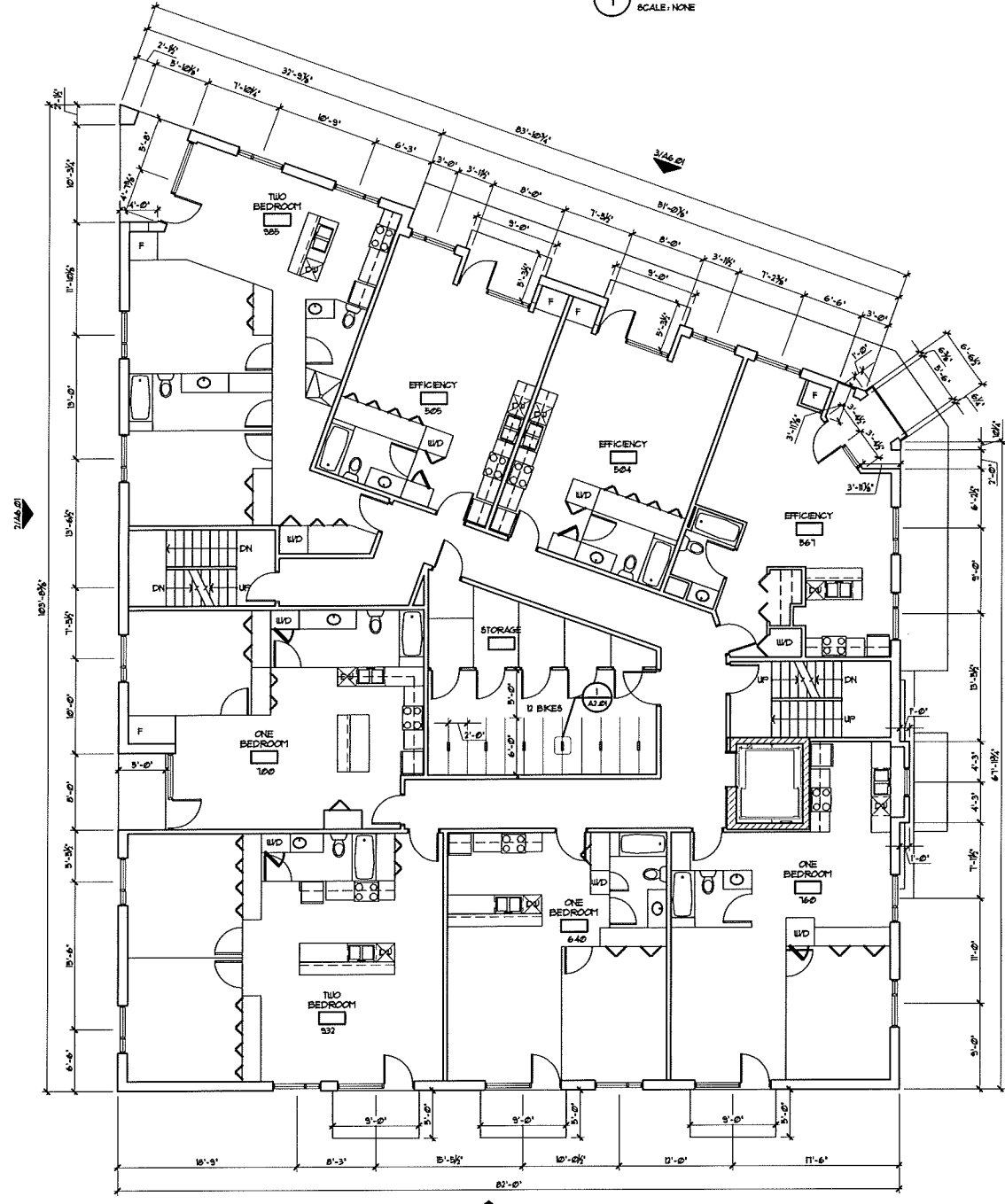
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1
SCALE: NONE



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

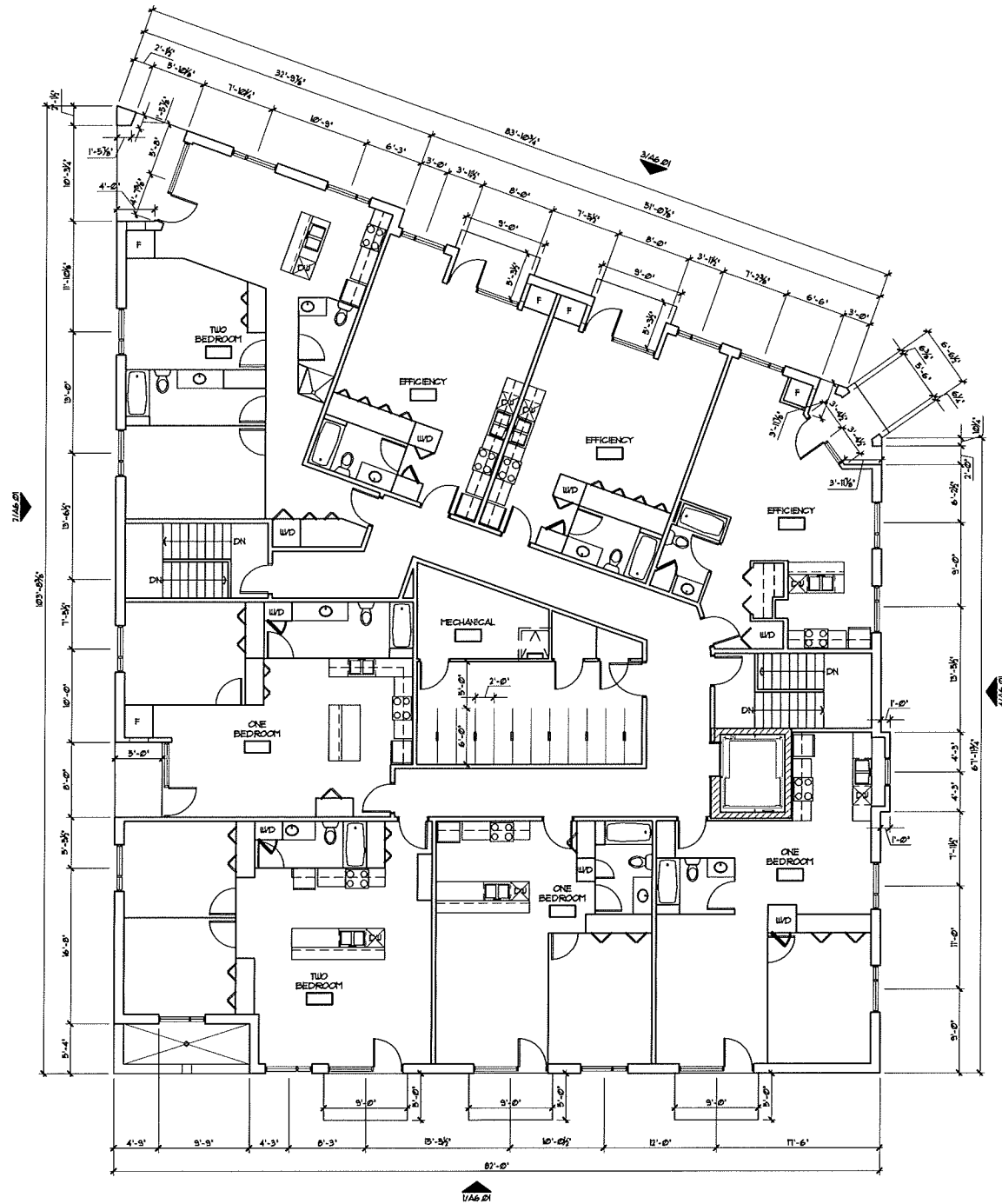
PROJECT: MIXED USE DEVELOPMENT
2505 2525 UNIVERSITY AVENUE
MADISON, WISCONSIN
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PLAN COMMISSION: 01/09/2013

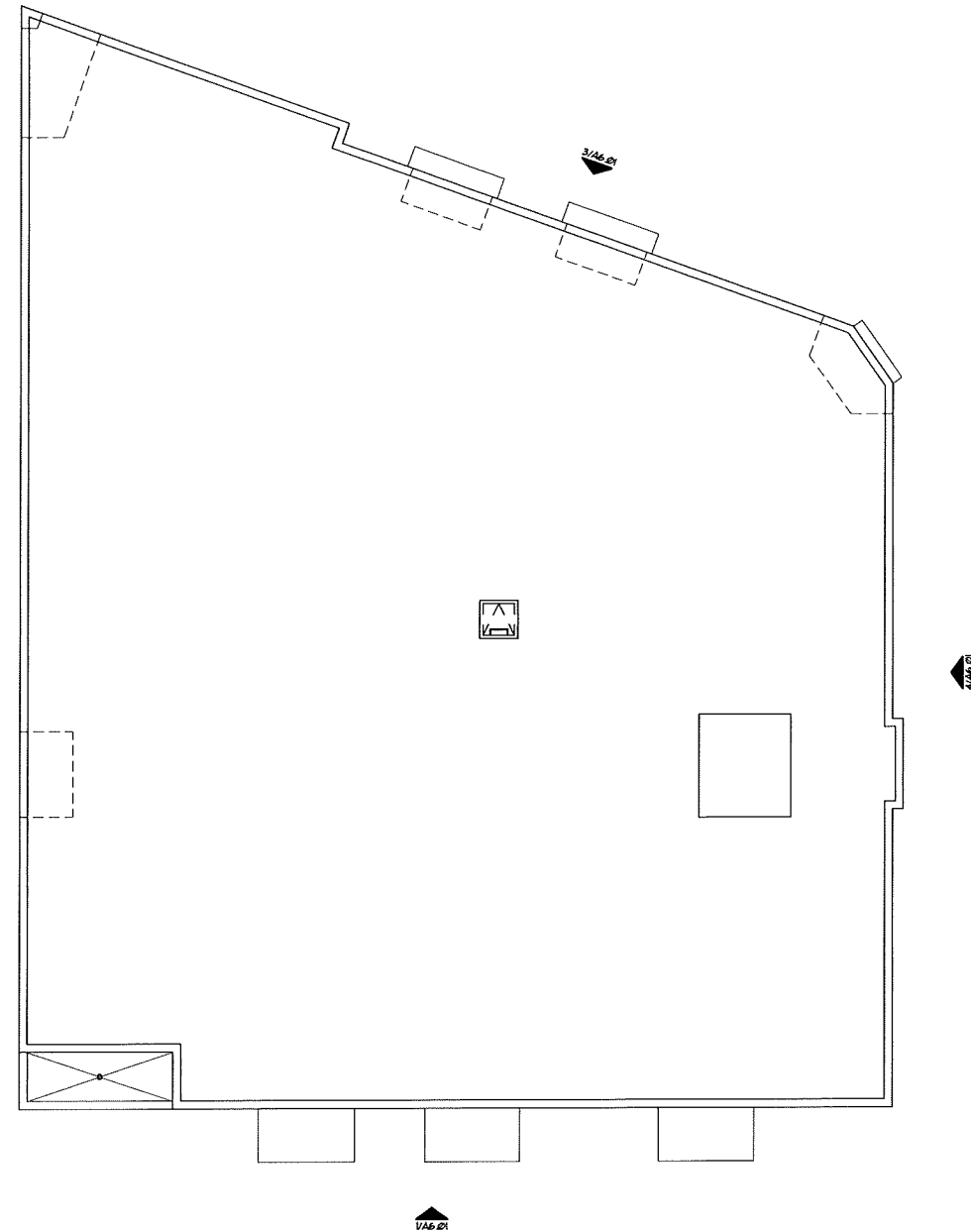
FIRST & SECOND
FLOOR PLANS



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THIRD FLOOR PLAN 6,507 SF



ROOF PLAN 6,507 SF

PROJECT: MIXED USE DEVELOPMENT
2505-2525 UNIVERSITY AVENUE
MADISON, WISCONSIN
CLIENT: LINDHOLM PROPERTIES, L.L.C.
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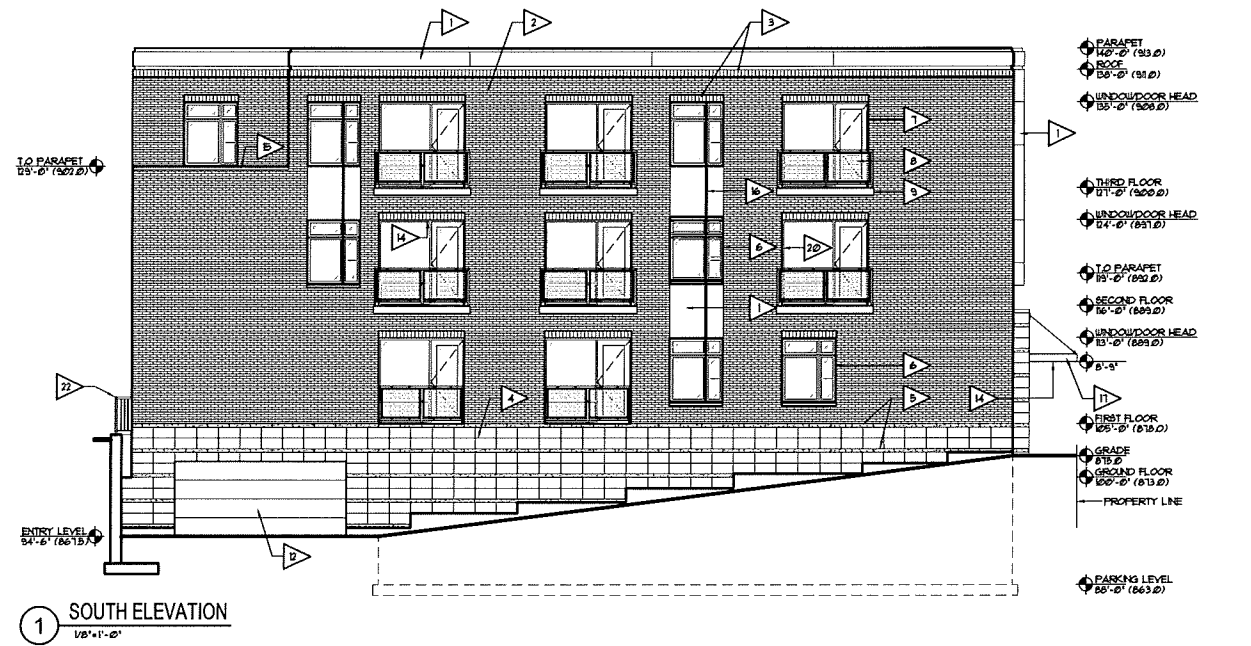
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DRAWN BY:
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SCALE: AS NOTED
PLAN COMPLETION 01/09/2015

THIRD FLOOR
& ROOF PLANS

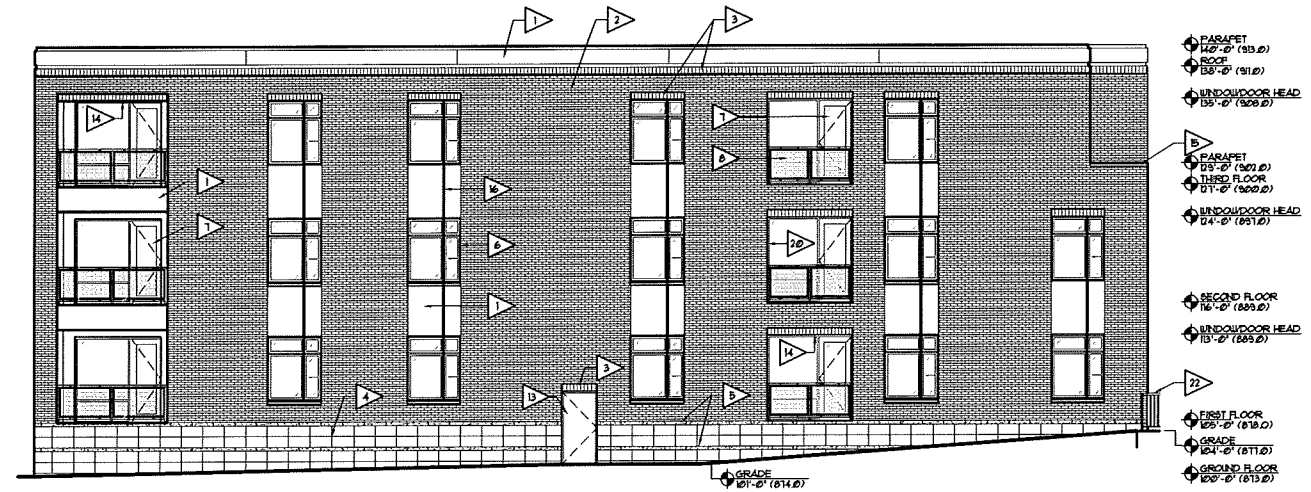
A2.02



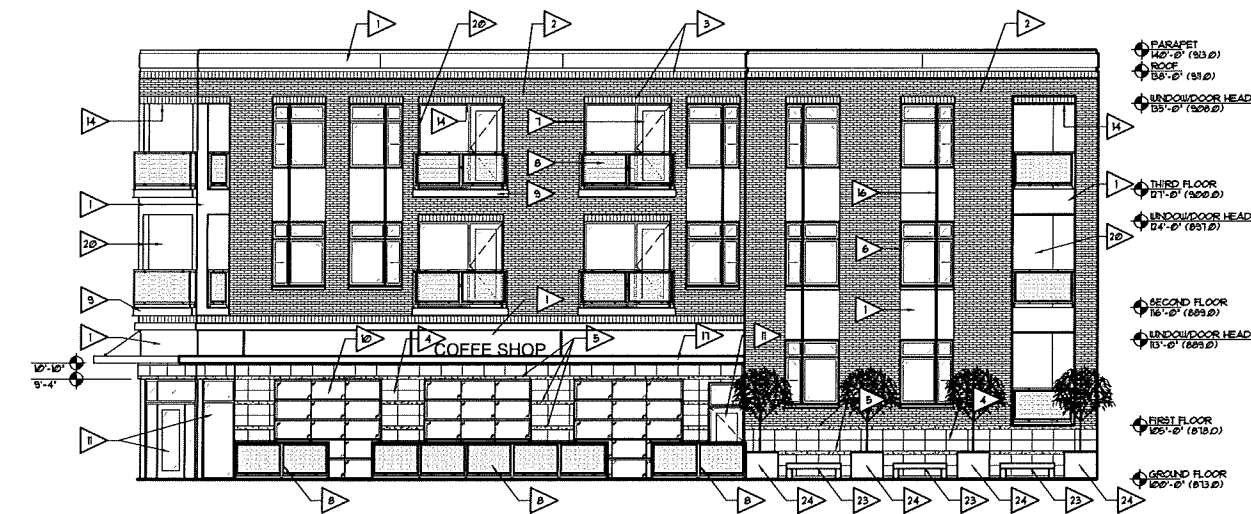
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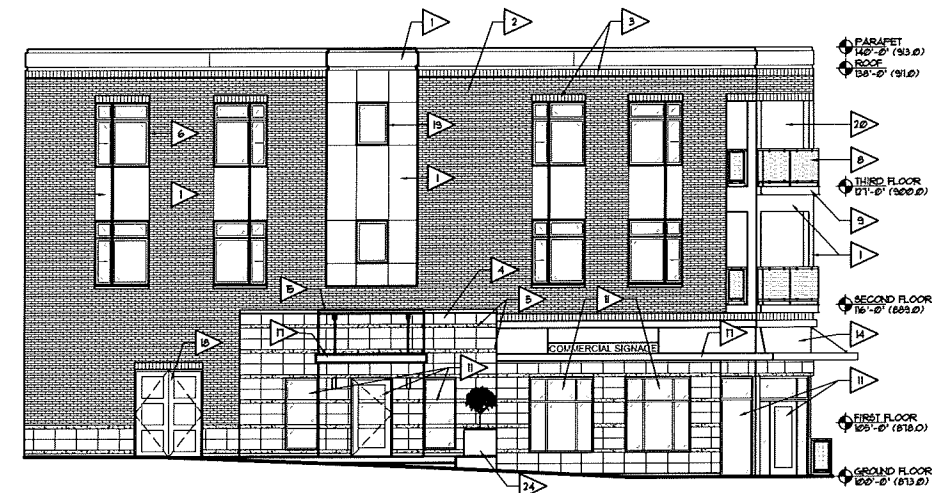
1 SOUTH ELEVATION
1/8"=1'-0"



2 WEST ELEVATION
1/8"=1'-0"



3 NORTH ELEVATION (UNIVERSITY AVE.)
1/8"=1'-0"



4 EAST ELEVATION (HIGHLAND AVE.)
1/8"=1'-0"

XX EXTERIOR ELEVATION KEY NOTES	
▶	COMPOSITE ALUMINUM PANEL PAINTED SILVER FINISH.
▶	MODULAR BRICK -
▶	1"FGR.; GLEN-GERY BRICK SERIES: TUSCAN COLOR: BURNT ALMOND
▶	MODULAR BRICK -
▶	1"FGR.; GLEN-GERY BRICK SERIES: CHICAGO COLLECTION COLOR: COMPTON IRONSPOT
▶	0'X4' SMOOTH FACED MANUFACTURED STONE
▶	1"FGR.; ROCKCAST COLOR: SAVANNAH
▶	4'X4' ROCK FACED MANUFACTURED STONE
▶	1"FGR.; ROCKCAST COLOR: SAVANNAH
▶	3"X6' ALUMINUM SLIDER WINDOW W/ PAINTED SILVER FINISH.
▶	ALUMINUM SIDESTYLE DOOR IN ALUMINUM STOREFRONT FRAME IN PAINTED SILVER FINISH (7'05"-05" AA) W/ 1" CLEAR INSULATED GLASS.
▶	ALUMINUM WESH RAILING W/ PAINTED POSTS AND RAILS 42" HIGH
▶	PAINTED STEEL CHANNEL DECK FRAME
▶	FULLY GLAZED ALUMINUM OVERHEAD DOOR IN CLEAR ANODIZED FINISH.
▶	CLEAR ANODIZED ALUMINUM STOREFRONT W/ CLEAR INSULATED GLASS.
▶	INSULATED METAL OVERHEAD DOOR
▶	HOLLOW METAL DOOR & FRAME, PAINTED
▶	BROWN & FINISH COAT ONLY, EPS OVER GLASS MAT SHEATHING.
▶	PREFINISHED METAL COPING
▶	8"X4" CLEAR ANODIZED ALUMINUM FN.
▶	PROJECTING STEEL CHANNEL FRAMED CANOPY
▶	CLEAR ANODIZED ALUMINUM DOOR W/ FROSTED GLAZING
▶	3"X4' FIXED ALUMINUM WINDOW W/ PAINTED FINISH.
▶	EPS ON RETURN WALLS & 60# & FULLY RECEAMBED BALCONIES.
▶	INDIVIDUAL CAST ALUMINUM LETTERS 1" MAX. HEIGHT. MOUNTED ATOP CANOPY CHANNEL FRAME.
▶	42" HIGH PREFINISHED ALUMINUM RAILING.
▶	BENCH FIG.; WAUSAU TILE MODEL: TR-024 SIZE: 12"X18"X16" CONCRETE COLOR: B-4 WEATHERSTONE BLUFF
▶	PLANTER FIG.; WAUSAU TILE MODEL: TR-105 SIZE: 36"X36"X30" COLOR: B-4 WEATHERSTONE BLUFF

PROJECT: MIXED USE DEVELOPMENT
2305-2525 UNIVERSITY AVENUE
MADISON, WISCONSIN
CLIENT: LINDHOLM PROPERTIES, L.L.C.
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PROJECT: MIXED USE DEVELOPMENT
2505-2525 UNIVERSITY AVENUE
MADISON, WISCONSIN
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CORNER OF UNIVERSITY AVE AND HIGHLAND AVE

EXTERIOR
RENDERINGS
R1.01



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VIEW FROM WEST ON UNIVERSITY AVE

PROJECT: MIXED USE DEVELOPMENT
2505 UNIVERSITY AVENUE
MADISON, WISCONSIN
CLIENT: LINDHOLM PROPERTIES, LLC.
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PROJECT: MIXED USE DEVELOPMENT
2555 UNIVERSITY AVENUE
MADISON, WISCONSIN
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VIEW FROM ADJACENT PROPERTIES TO THE SOUTH WEST



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PROJECT: MIXED USE DEVELOPMENT
2505 UNIVERSITY AVENUE
MADISON, WISCONSIN
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VIEW FROM THE SOUTH NEAR THE INTERSECTION OF KENDALL AVE AND HIGHLAND AVE



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PROJECT: MIXED USE DEVELOPMENT
2505 UNIVERSITY AVENUE
MADISON, WISCONSIN
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OUTDOOR COMMERCIAL SPACE PERSPECTIVE