



City of Madison

Proposed Demolition & Conditional Use

Location
2501-2525 University Avenue

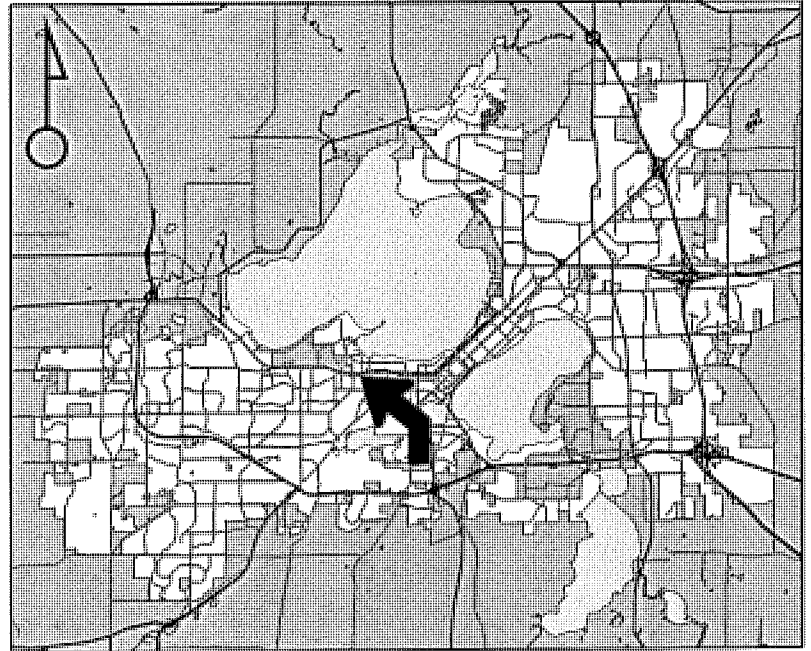
Project Name
Lindholm Mixed-Use

Applicant
Robert Lindholm - Lindholm Properties, LLC/
Gary Brink - Gary Brink & Associates, Inc.

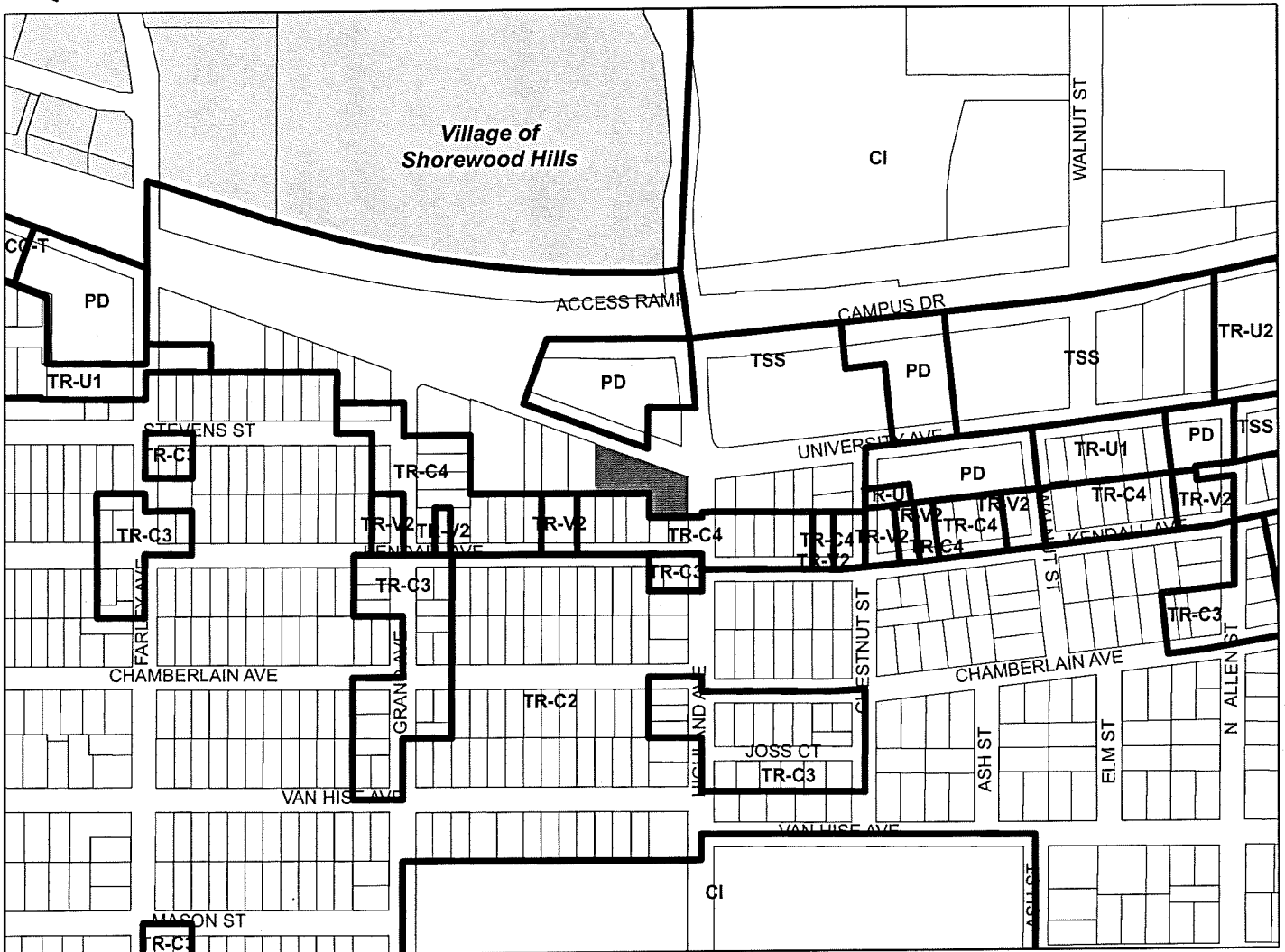
Existing Use
2 mixed-use buildings

Proposed Use
Demolish 2 mixed-use buildings to allow construction of a mixed-use building with 1,900 square feet of commercial space and 20 apartments

Public Hearing Date
Plan Commission
23 February 2015



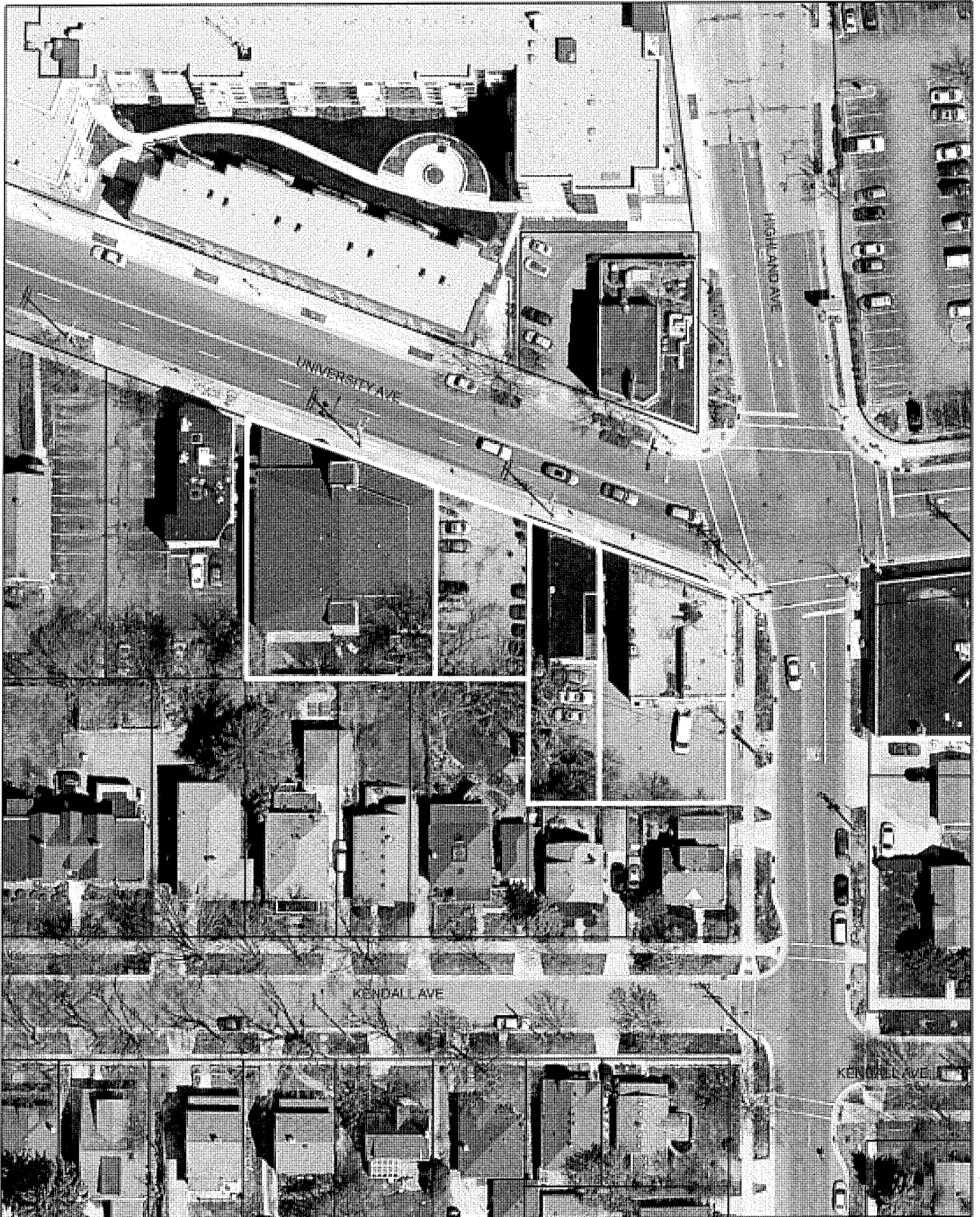
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 February 2015

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LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1550</u> Receipt No. <u>210-0032</u>
Date Received	<u>1/7/15</u>
Received By	<u>PDA.</u>
Parcel No.	<u>0709-211-0502-3 + 0504-9</u>
Aldermanic District	<u>5</u>
Zoning District	<u>TSS</u>
Special Requirements	<u>-</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 2505 & 2525 University Avenue
Project Title (if any): _____

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Robert Lindholm **Company:** Lindholm Properties, LLC
Street Address: 3801 Regent Street **City/State:** Madison/WI **Zip:** 53705
Telephone: (608) 238-8888 **Fax:** () **Email:** rlindholm@charter.net

Project Contact Person: Gary Brink **Company:** Gary Brink & Associates, Inc.
Street Address: 7780 Elmwood Avenue, Suite 204 **City/State:** Middleton/WI **Zip:** 53562
Telephone: (608) 829-1750 **Fax:** (608) 829-3056 **Email:** gary.brink@garybrink.com

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Three story 21,095 sf mixed use building with 1,900 sf of commercial space and 20 apartments with one level of underground parking (10,360 sf) for a total area of 31,455 sf.

Development Schedule: Commencement April 2015 Completion April 2016

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5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
12/3/14 (Shiva Bidar-Sielaff & Jon Miskowski) copies of notices attached

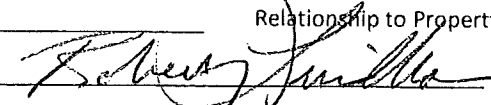
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 10/28/14 Zoning Staff: Matt Tucker Date: 10/28/14

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

Name of Applicant Gary P. Brink Relationship to Property: Architect

Authorizing Signature of Property Owner  Date 1-5-2014 6



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

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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
krath@enterpriselighting.com

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

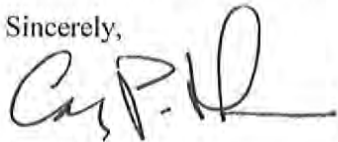
- Monday-Wednesday: 6:00 a.m. – 10:00 p.m.
- Thursday-Friday: 6:00 a.m. – 11:00 p.m.
- Saturday: 6:30 a.m. – 11:00 p.m.
- Sunday: 7:00 a.m. - 9:00 p.m.

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.

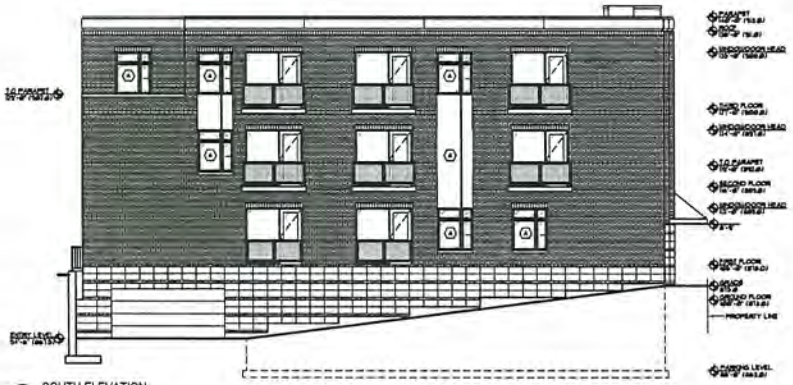
Sincerely,

A handwritten signature in black ink, appearing to read "Gary P. Brink". The signature is fluid and cursive, with the first name "Gary" and last name "Brink" clearly distinguishable.

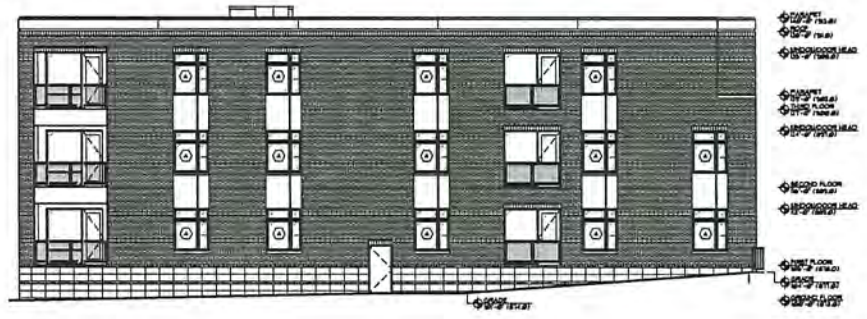
Gary P. Brink
President/Project Architect



GARY BRINK & ASSOCIATES
ARCHITECTS
7760 PLUMWOOD AVE. STE. 104
MIDDLETON, WI 53122
608-425-1730
608-425-2554 (FAX)



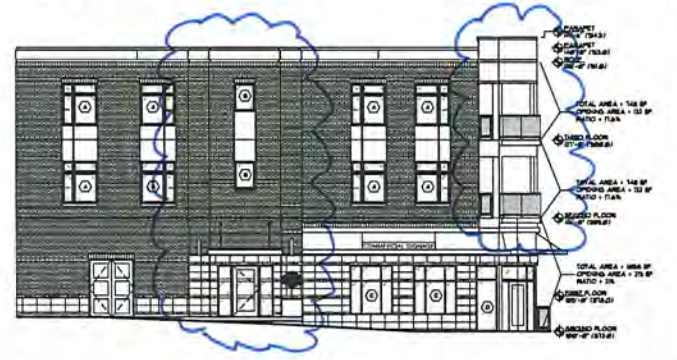
1 SOUTH ELEVATION
18'-7 1/2"



2 WEST ELEVATION
18'-7 1/2"



3 NORTH ELEVATION (UNIVERSITY AVE.)
18'-7 1/2"



4 EAST ELEVATION (HIGHLAND AVE.)
18'-7 1/2"

EXTERIOR ELEVATION KEY NOTES	
▲	OPPOSITE ALUMINUM PANEL, PAINTED SILVER FINISH.
▲	MODULAR BRICK - PANEL: SILVER-BERRY BRICK SERIES: CHICAGO COLOR: SILVER ALMOND
▲	MODULAR BRICK - PANEL: SILVER-BERRY BRICK SERIES: CHICAGO COLLECTION COLOR: COPPER ROBERT
▲	MODULAR BRICK - PANEL: SILVER-BERRY BRICK SERIES: CHICAGO COLLECTION COLOR: COPPER ROBERT
▲	4 1/2" BROOM FACED MANUFACTURED STONE
▲	1 1/2" ROCK FACED MANUFACTURED STONE COLOR: SAVANNAH
▲	1 1/2" ROCK FACED MANUFACTURED STONE COLOR: SAVANNAH
▲	3 1/4" ALUMINUM SLIDER WINDOW W/ PAINTED SILVER FINISH
▲	ALUMINUM IDENTIFIABLE DOOR W/ ALUMINUM SIGNMENT FRAME W/ PAINTED SILVER FINISH FRAME FINISH: CLEAR PAINTED CLEAR PAINTED GLASS
▲	ALUMINUM FRAME RAILING W/ PAINTED PIGEON AND RAILS FINISH
▲	PAINTED STEEL CHANNEL, DECK TRIM
▲	FULLY GLAZED ALUMINUM OVERHEAD DOOR W/ CLEAR ANODIZED FINISH
▲	CLEAR ANODIZED ALUMINUM SIGNMENT W/ CLEAR PAINTED GLASS
▲	PAINTED METAL OVERHEAD DOOR
▲	PAINTED METAL DOOR + FRAME, PAINTED
▲	BROWN + FINISH COAT ONLY, EPS OVER SLAM PAT HEADLINE
▲	PREFINISHED METAL CORNER
▲	6 1/2" W/ CLEAR ANODIZED ALUMINUM FIN.
▲	PROJECTING STEEL CHANNEL FRAMED CANOPY
▲	CLEAR ANODIZED ALUMINUM DOOR W/ PAINTED GLASS
▲	PAINTED ALUMINUM WINDOW W/ PAINTED FINISH
▲	EPS ON INSULATION WALLS + EPS + FULLY RECESSED BALCONIES
▲	REINFORCED CONCRETE ALUMINUM LETTERS W/ PAINT HIGHLIGHT PAINTED ALUM CANOPY CHANNEL FRAME
▲	4" HIGH PREFINISHED ALUMINUM RAILING
▲	BRICK - PANEL: SILVER-BERRY BRICK SERIES: CHICAGO COLOR: SILVER ALMOND
▲	PLANTER PANEL: SILVER-BERRY BRICK SERIES: CHICAGO COLOR: SILVER ALMOND

PROJECT: MIXED USE DEVELOPMENT
3001 REGENT AVENUE
MADISON, WISCONSIN
CLIENT: LINDHOLM PROPERTIES, LLC.
3001 REGENT STREET
MADISON, WI 53705

PROJECT: 201332
DATE: AS NOTED
SCALE: AS NOTED
PLN: GPP/MSH

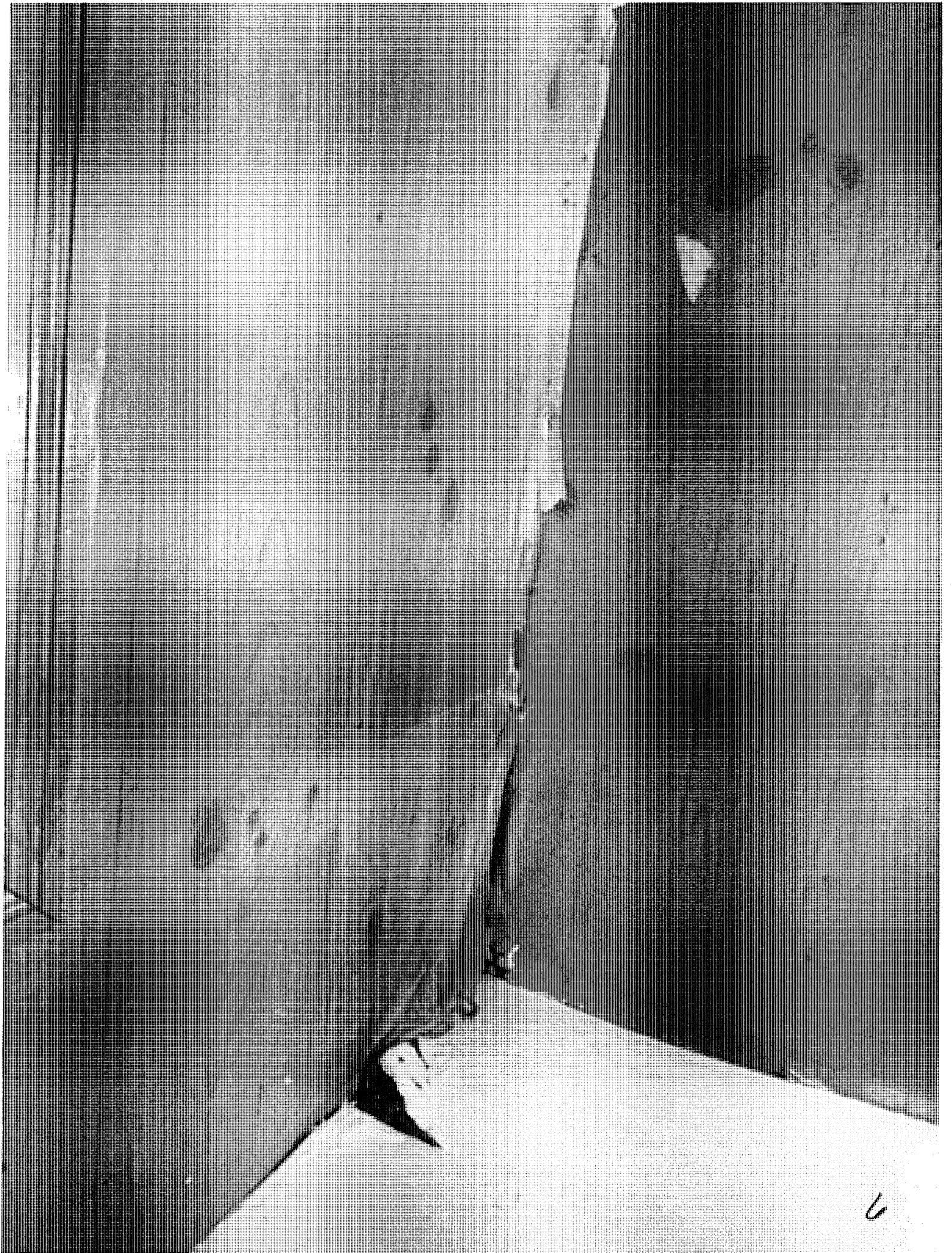
REVISED ELEVATIONS



10/27/2014 10:08

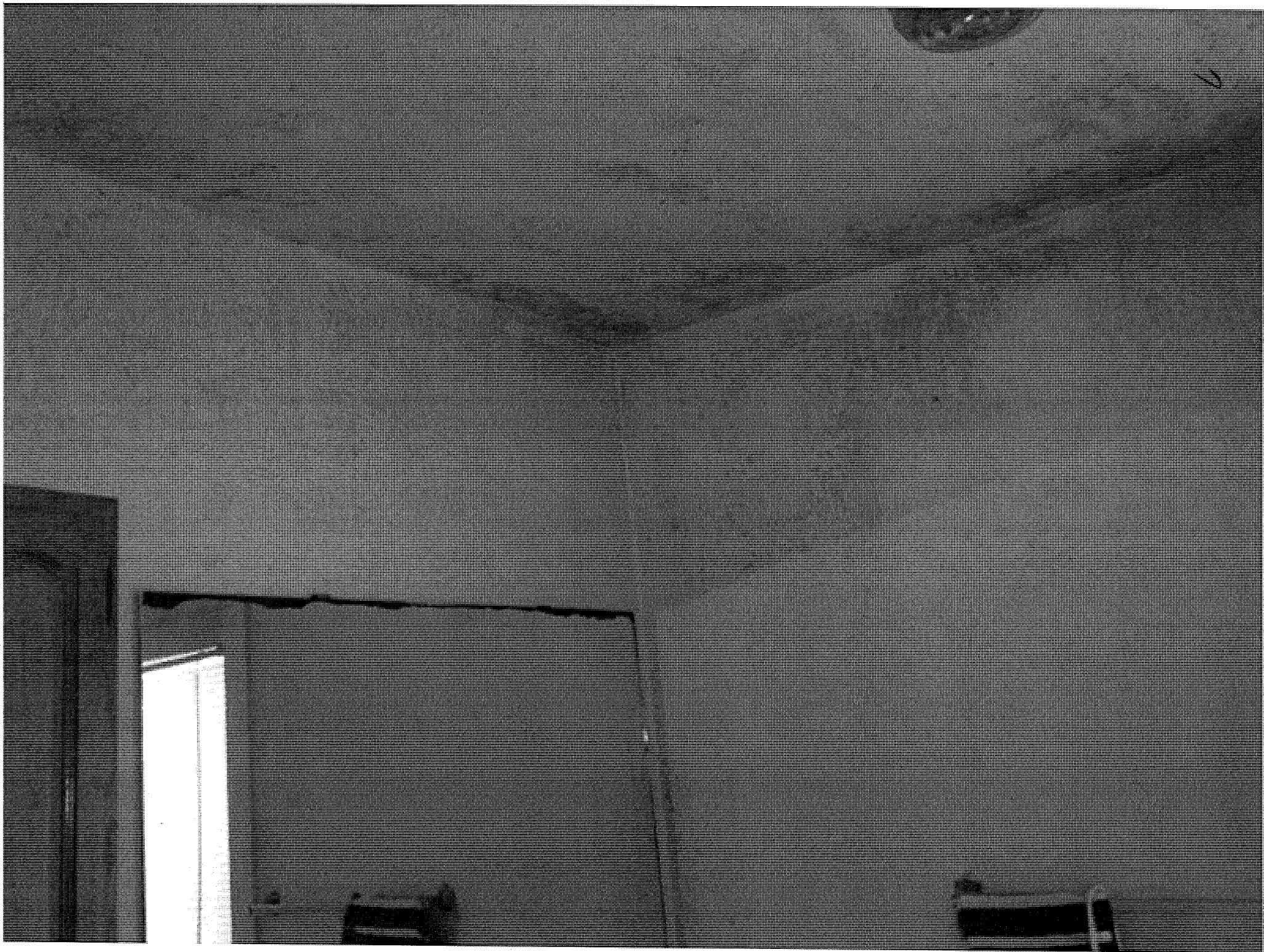








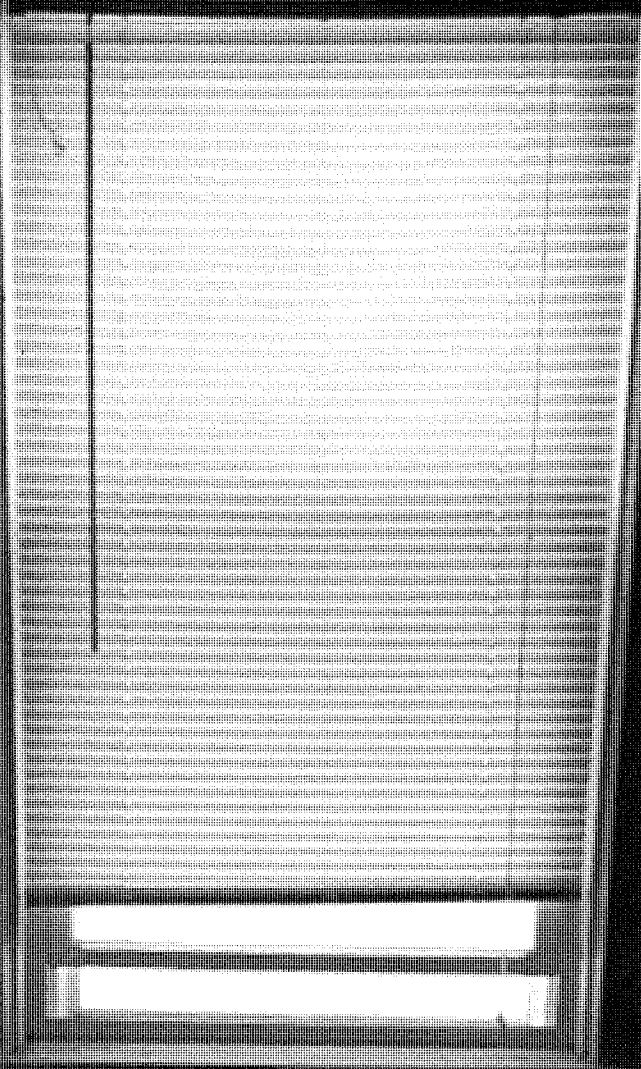








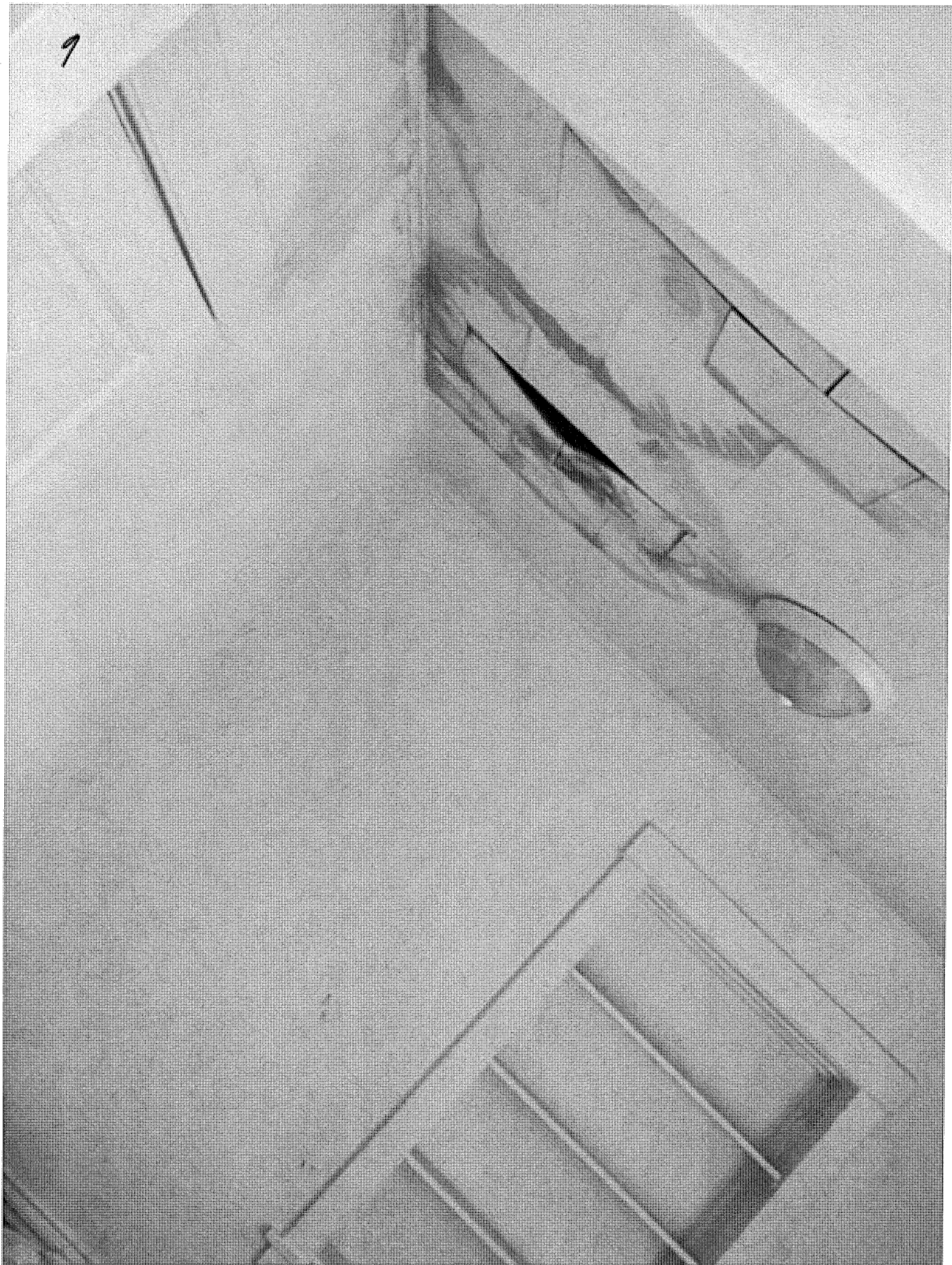




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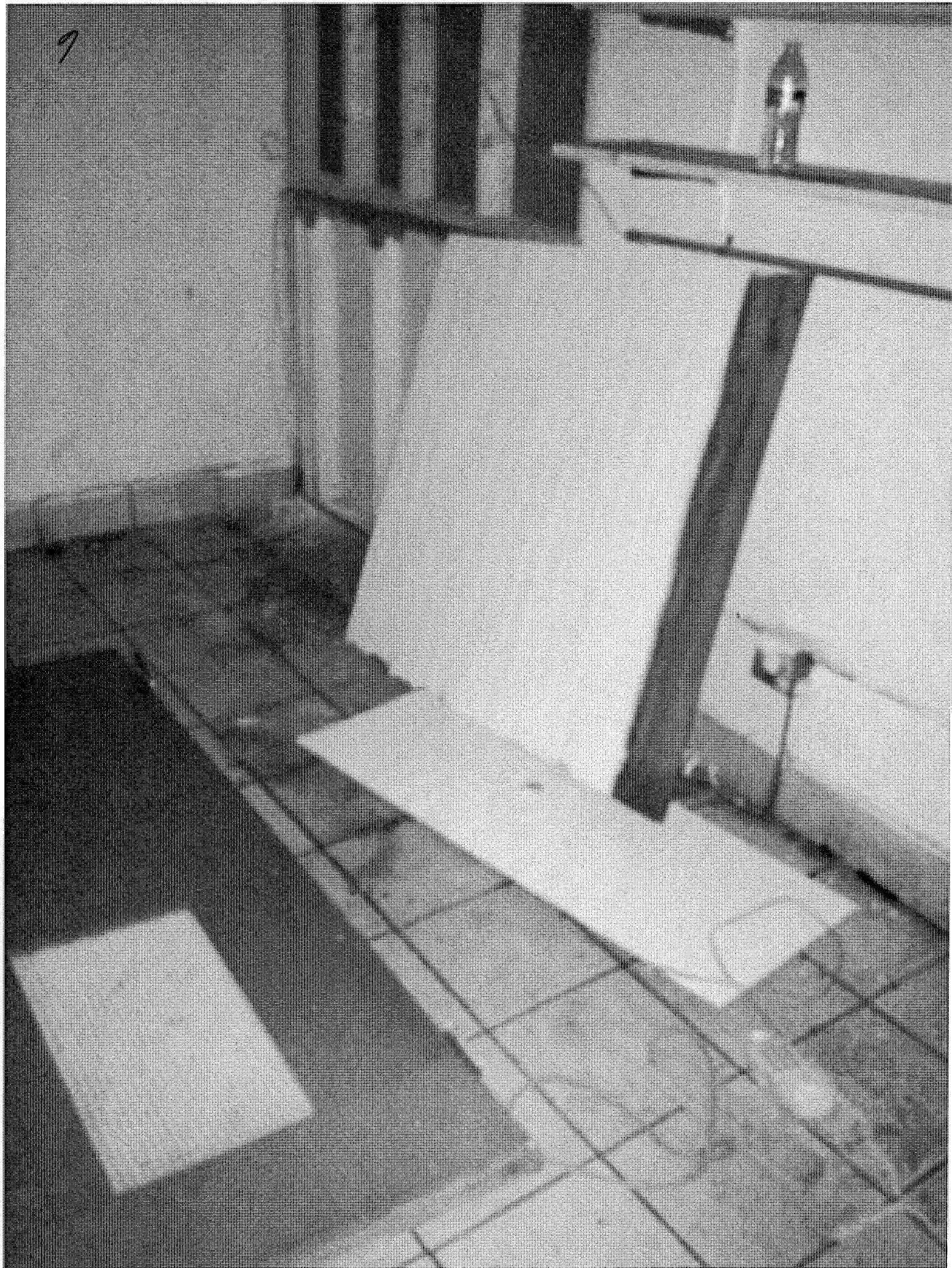




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