



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: February 4, 2015	<input checked="" type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input type="checkbox"/> Final Approval
UDC Meeting Date: February 11, 2015	
Combined Schedule Plan Commission Date (if applicable):	

1. Project Address: 2505 & 2525 University Avenue
Project Title (if any): Mixed Use Development

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☒ Please specify: Mixed Use Development in TSS Zoning District. Appearance Requested by Planning Department

3. Applicant, Agent & Property Owner Information:

Applicant Name: Lindholm Properties, LLC
Street Address: 3801 Regent Street
Telephone (608-238-8888) Fax: ()

Company: _____
City/State: Madison/WI Zip: 53705
Email: rlindholm@charter.net

Project Contact Person: Gary Brink
Street Address: 7780 Elmwood Avenue, Suite 204
Telephone: (608-829-1750) Fax: (608-829-3056)

Company: Gary Brink & Associates, Inc.
City/State: Middleton/WI Zip: 53562
Email: gary.brink@garybrink.com

Project Owner (if not applicant): _____
Street Address: _____
Telephone: () Fax: ()

City/State: _____ Zip: _____
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.

(name of staff person)

(date of meeting)

B. 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.

Name of Applicant: Gary Brink

Relationship to Property: Architect

Authorized Signature:

Date: 2/4/15



February 4, 2015

Al Martin
City of Madison Urban Design Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53717

Re: New Mixed Use Development
2505-2525 University Avenue
Madison, WI
UDC-Informational Submittal

Dear Al:

The project, located at 2505-2525 University Ave. involves the demolition of (2) two-story structures located at 2503 and 2509 University Ave. to make way for a three-story mixed use building to be located at the corner of University Ave. and Highland Avenues. The building will house 20 apartments located on the 1st-3rd levels and a 1,900 sf commercial space located at street level. There will be 24 underground parking stalls in addition to 10 surface stalls provided for not only the new structure, but also for the existing 13 unit apartment building located at 2525 University Ave. 2525 is included because of a required modification to an existing conditional use for that property. This parcel is located in the TSS zoning district and is also subject to the University Avenue Corridor Plan.

Feel free to contact me if you have further questions or need any additional information.

Sincerely,

Gary Brink
President

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)

UDC SUBMITTAL

FEBRUARY 04, 2015

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

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

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

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

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

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

SHEET INDEX

T-1 COVER SHEET & PROJECT CONTACTS

CIVIL DRAWINGS

C1.1 EXISTING SITE PLAN
C1.2 SITE PLAN
C1.3 GRADING & EROSION CONTROL PLAN
C1.4 UTILITY & FIRE LAN PLAN
E1 EXTERIOR/SITE LIGHTING PLAN

ARCHITECTURAL DRAWINGS

L1.01 LANDSCAPE PLAN
E-1 2525 EXISTING CONDITIONS
E-2 2525 EXISTING CONDITIONS
A1.01 ARCHITECTURAL SITE PLAN
A1.10 SITE DETAILS & PLANS
A2.00 UNDERGROUND PARKING PLAN
A2.01 FIRST & SECOND FLOOR PLANS
A2.02 THIRD FLOOR & ROOF PLANS
A6.01 EXTERIOR ELEVATIONS
R1.01 EXTERIOR RENDERINGS
R1.02 EXTERIOR RENDERINGS
R1.03 EXTERIOR RENDERINGS
R1.04 EXTERIOR RENDERINGS
R1.05 EXTERIOR RENDERINGS

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

©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.

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

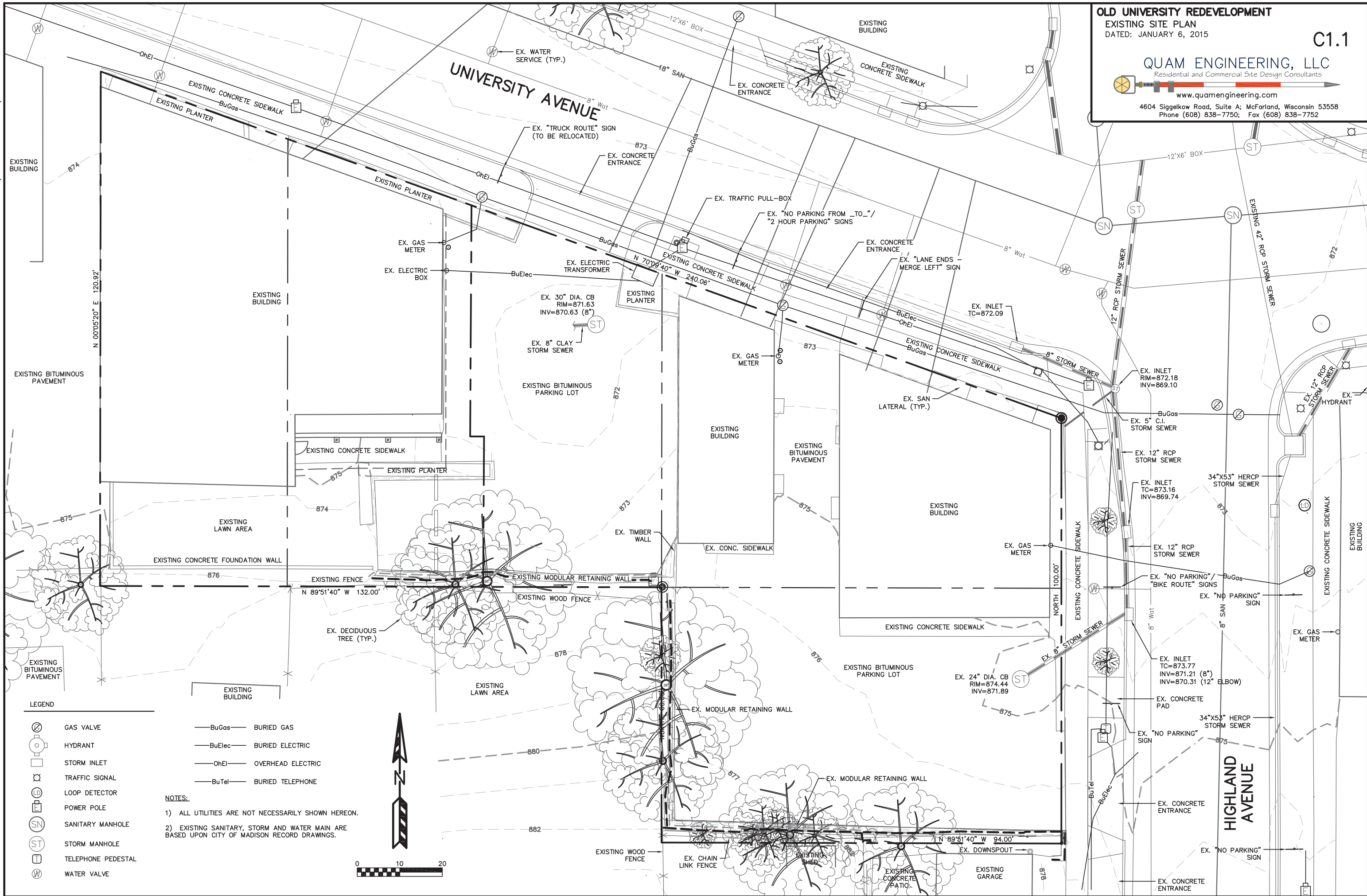
QUAM ENGINEERING, LLC

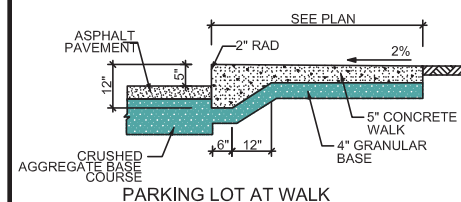
Residential and Commercial Site Design Consultants

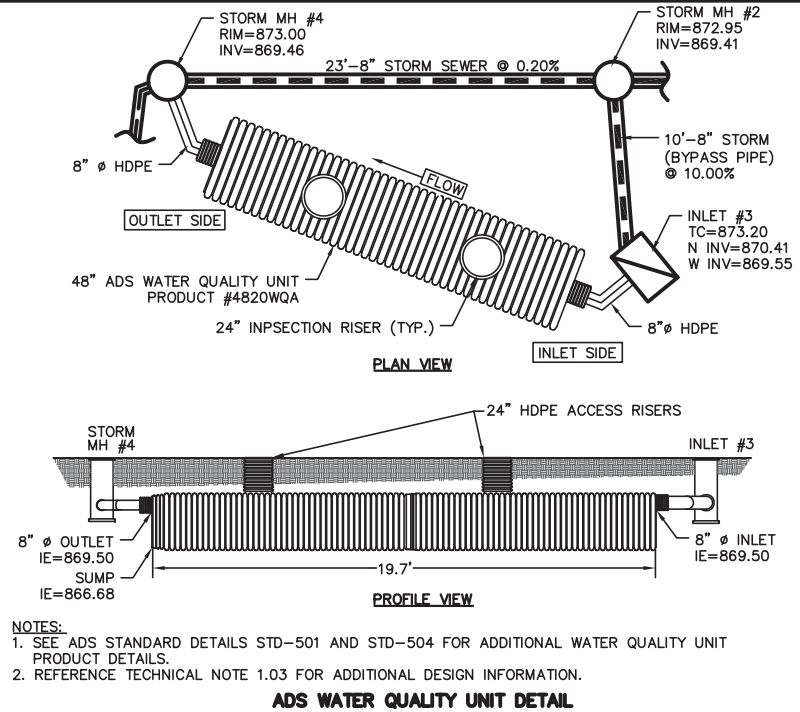
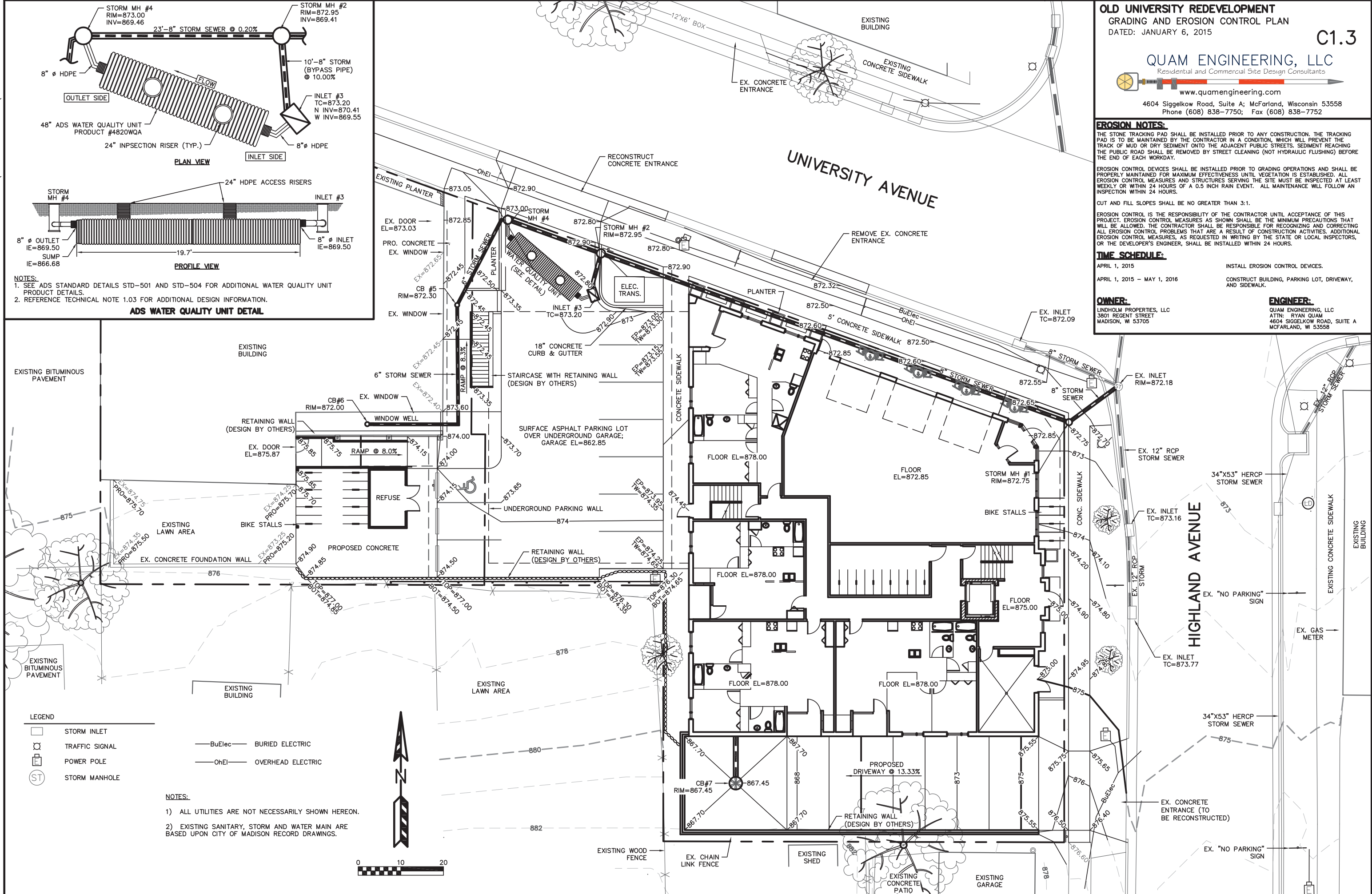


www.quamengineering.com

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







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

C1.3

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

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.

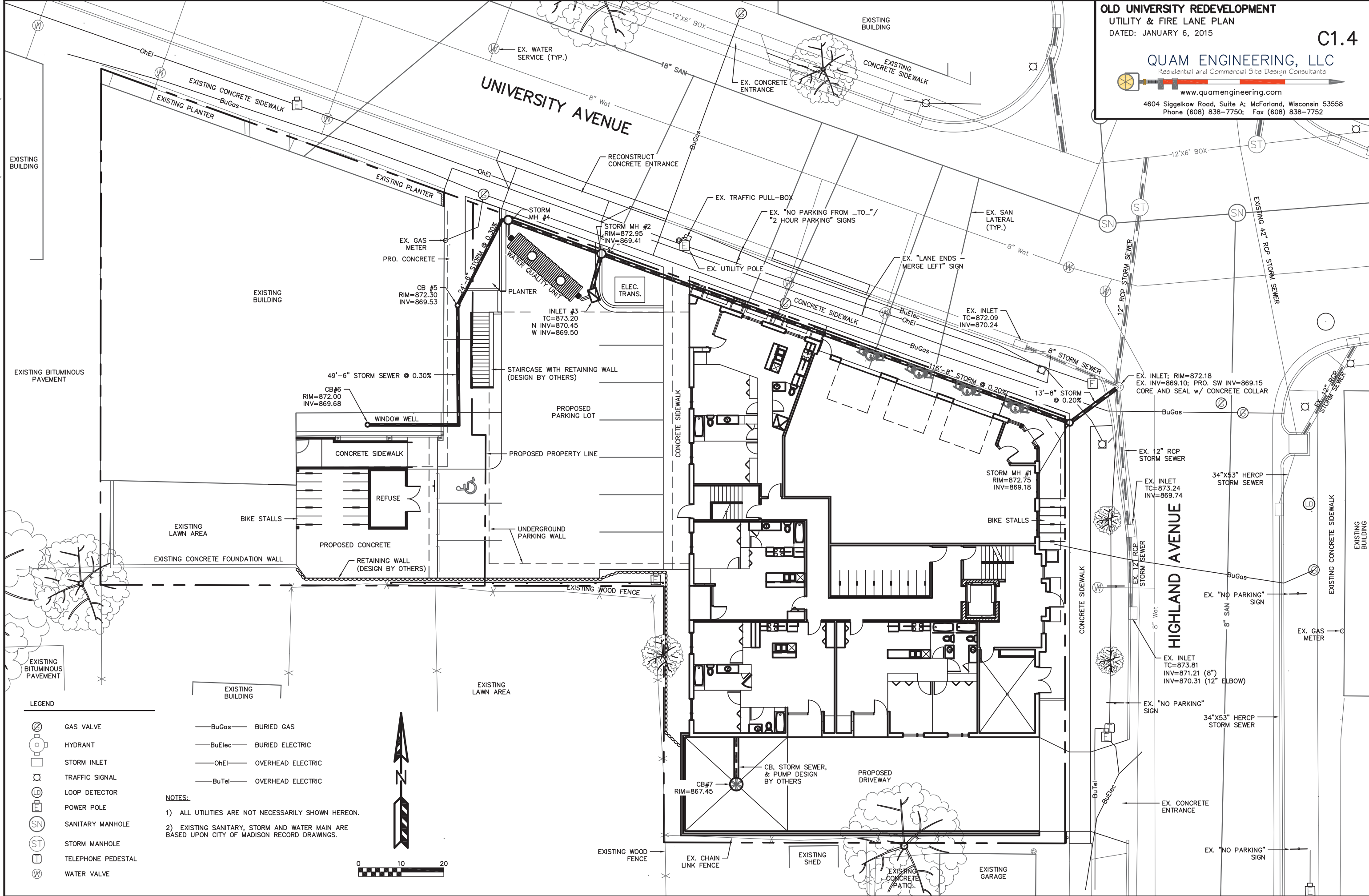
TIME SCHEDULE:

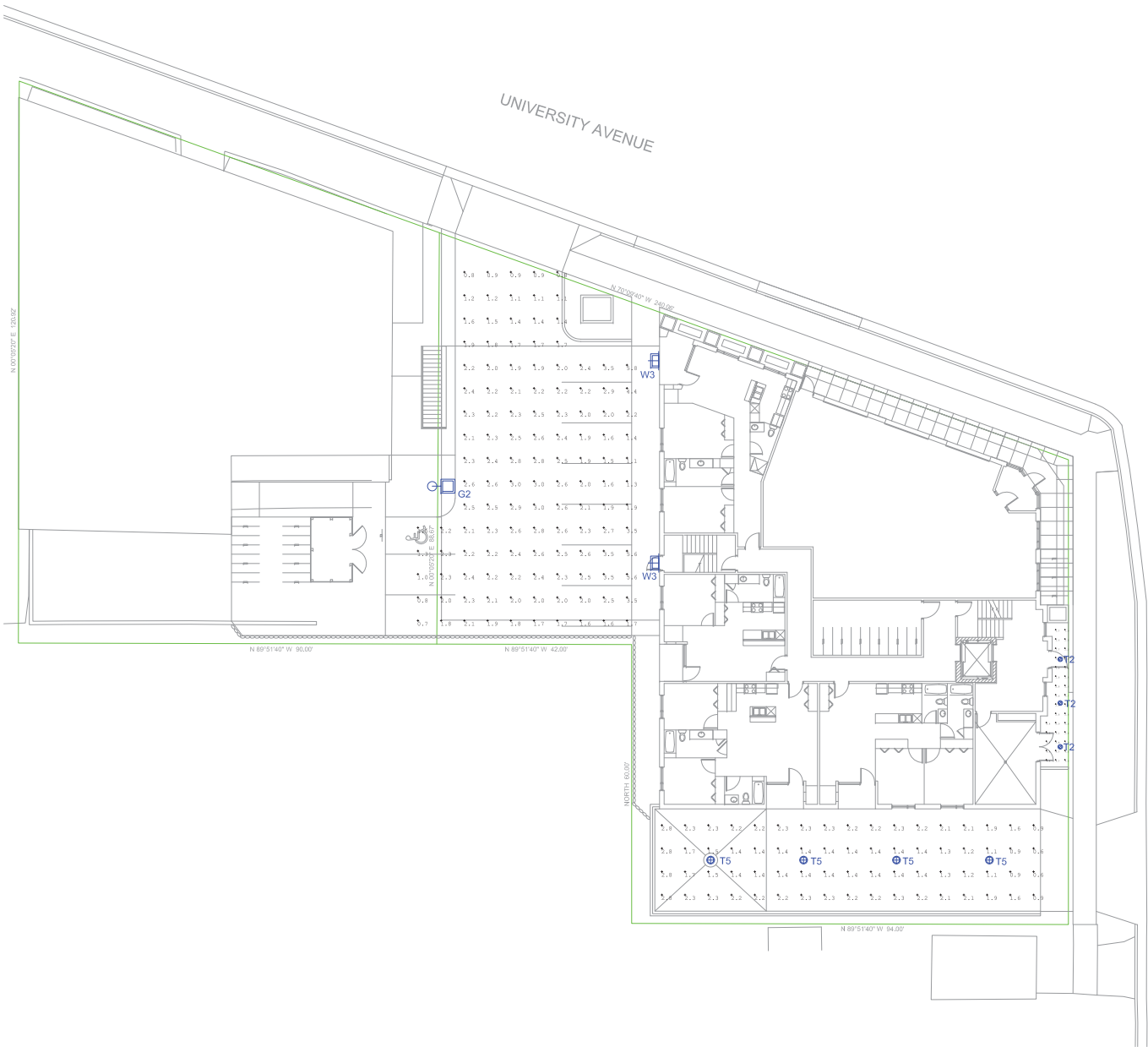
APRIL 1, 2015
APRIL 1, 2015 - MAY 1, 2016

INSTALL EROSION CONTROL DEVICES.
CONSTRUCT BUILDING, PARKING LOT, DRIVEWAY, AND SIDEWALK.

OWNER:
LINDHOLM PROPERTIES, LLC
3801 REGENT STREET
MADISON, WI 53705

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





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



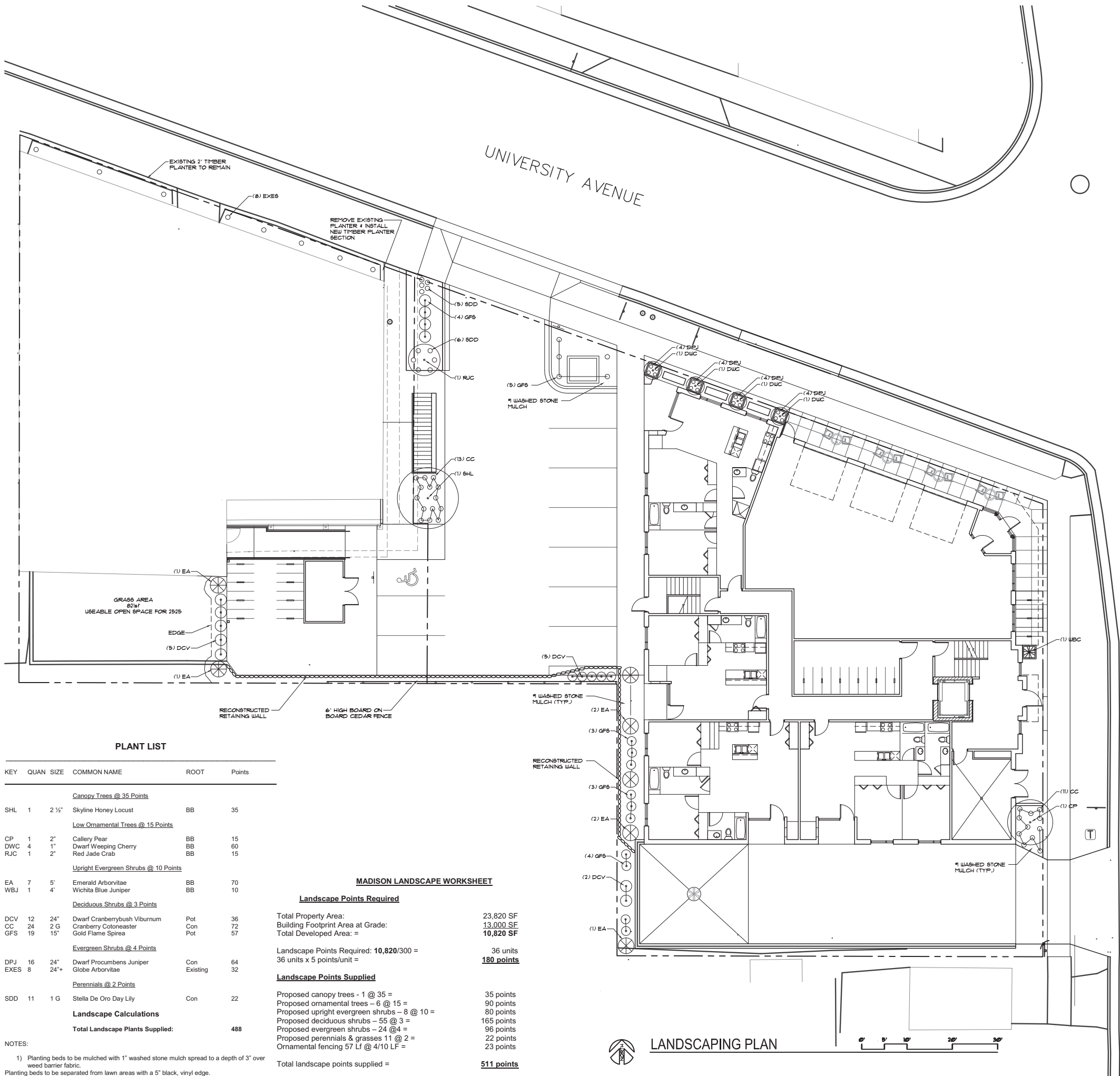
2505 UNIVERSITY AVENUE
MADISON, WISCONSIN

LIGHTING PLAN

DATE	SCALE	SHEET NUMBER
JAN. 6, 2015	1/16" = 1'-0"	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
Landscape Calculations					
Total Landscape Plants Supplied:					488

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.

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 points supplied = 511 points

LANDSCAPING PLAN

HIGHLAND AVENUE

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

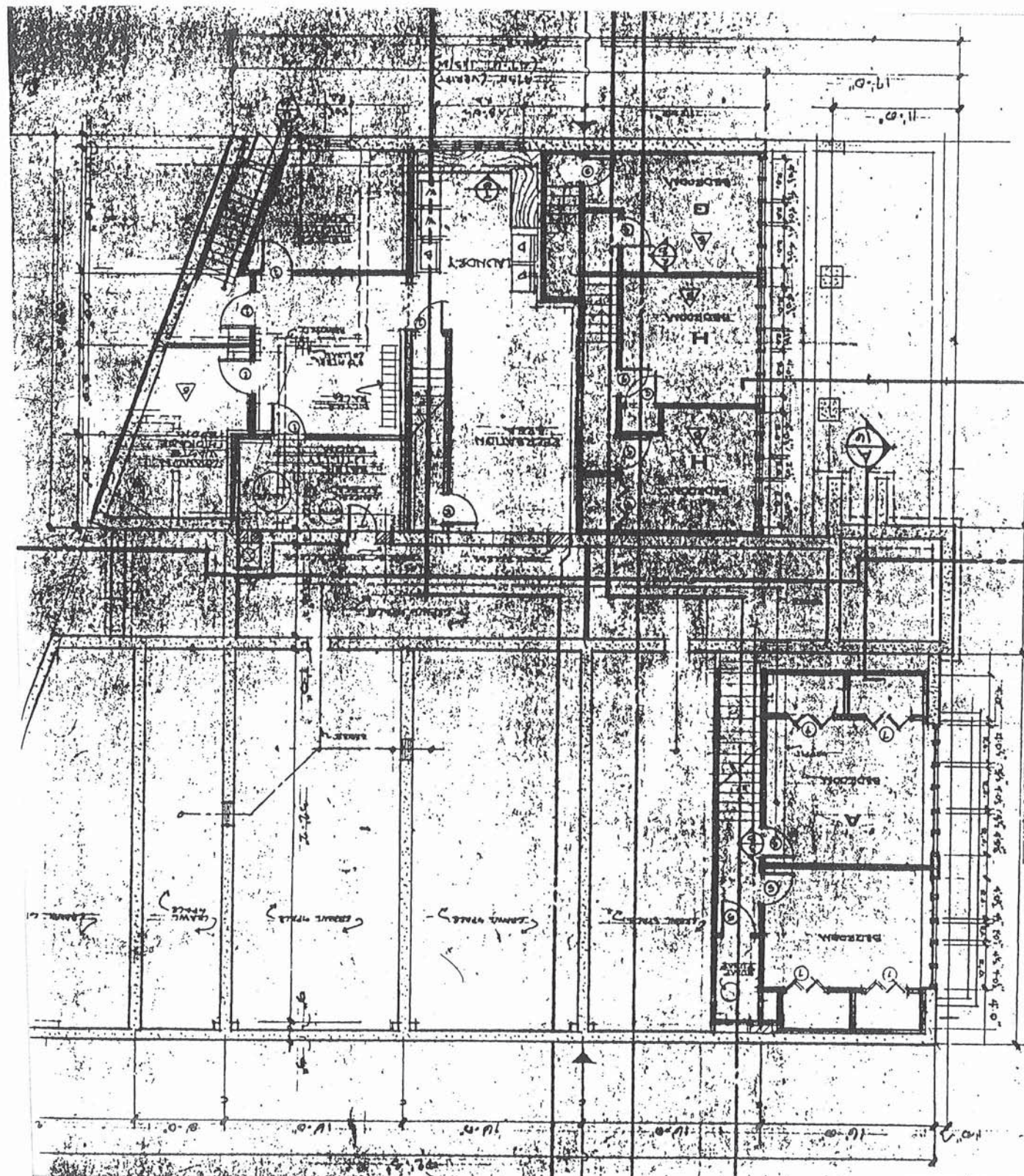
PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED
PLAN COT-15561CN 01/09/2015

LANDSCAPING
PLAN

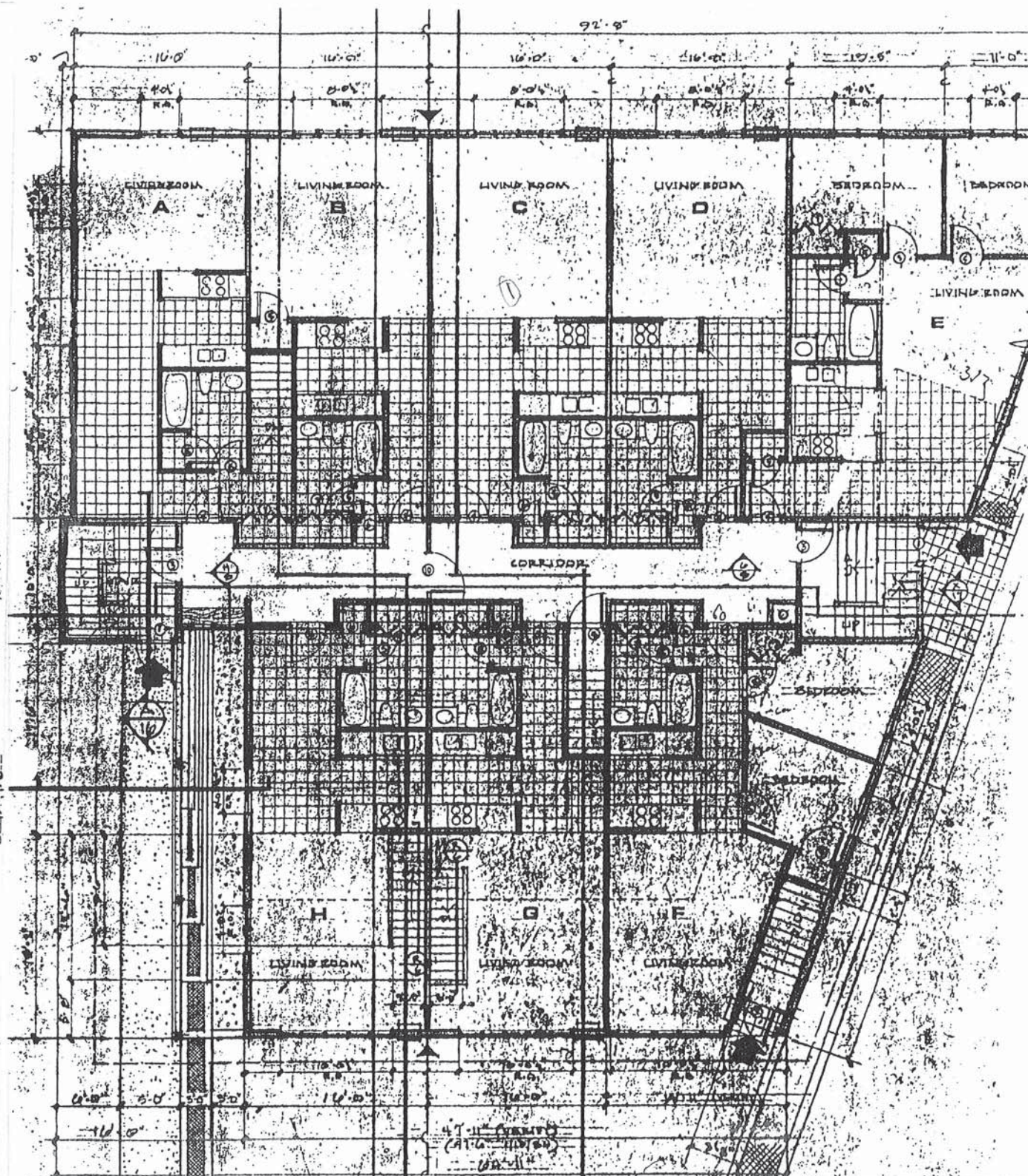
L1.01



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1730
608-829-3856 (FAX)



BASEMENT LEVEL
NO SCALE



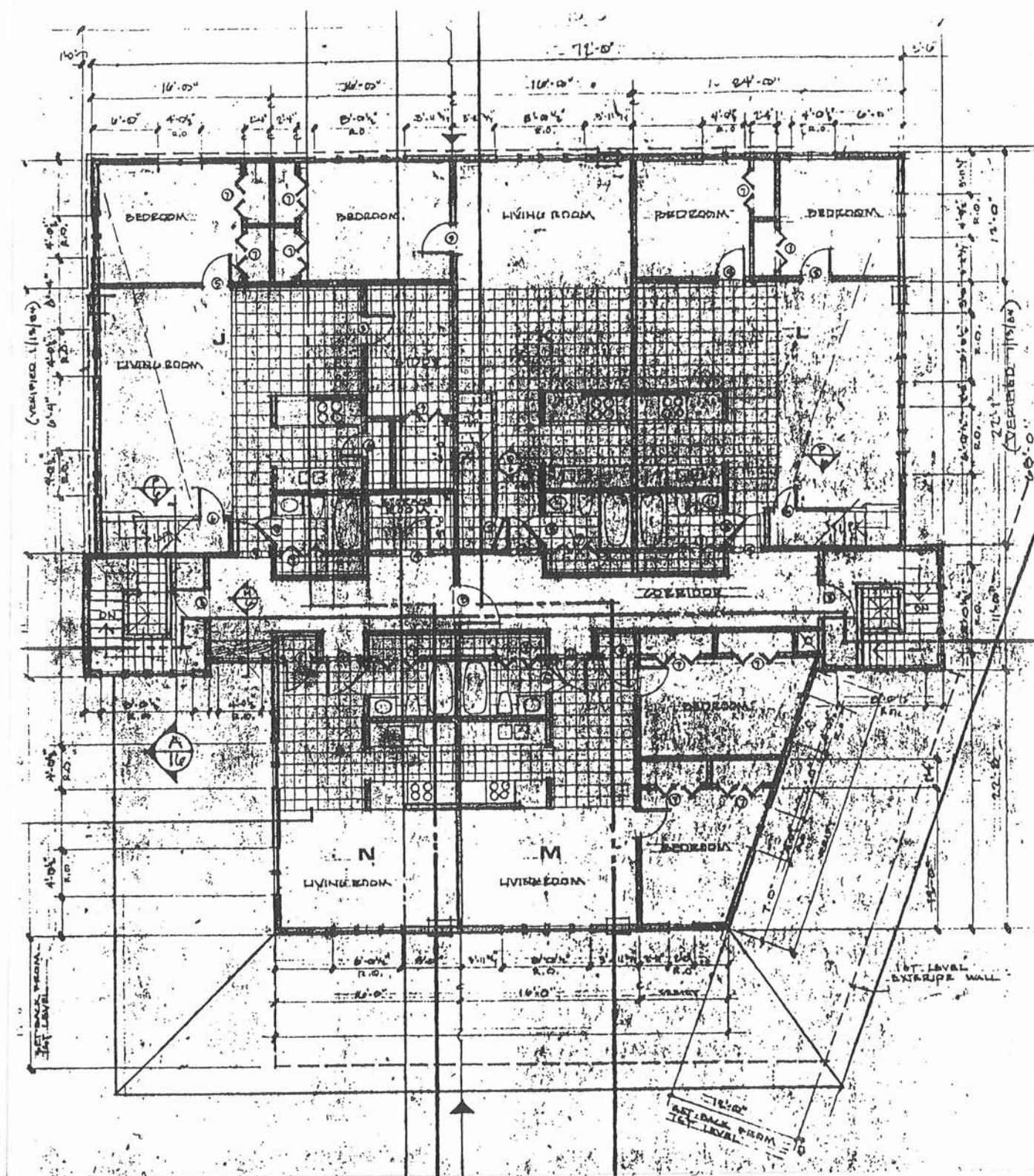
FIRST LEVEL
NO SCALE

PROJECT: MIXED USE DEVELOPMENT
2525 UNIVERSITY AVENUE
MADISON, WISCONSIN
CLIENT: LINDHOLM PROPERTIES, LLC.
3801 REGENT STREET
MADISON, WI 53705
©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.
PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED

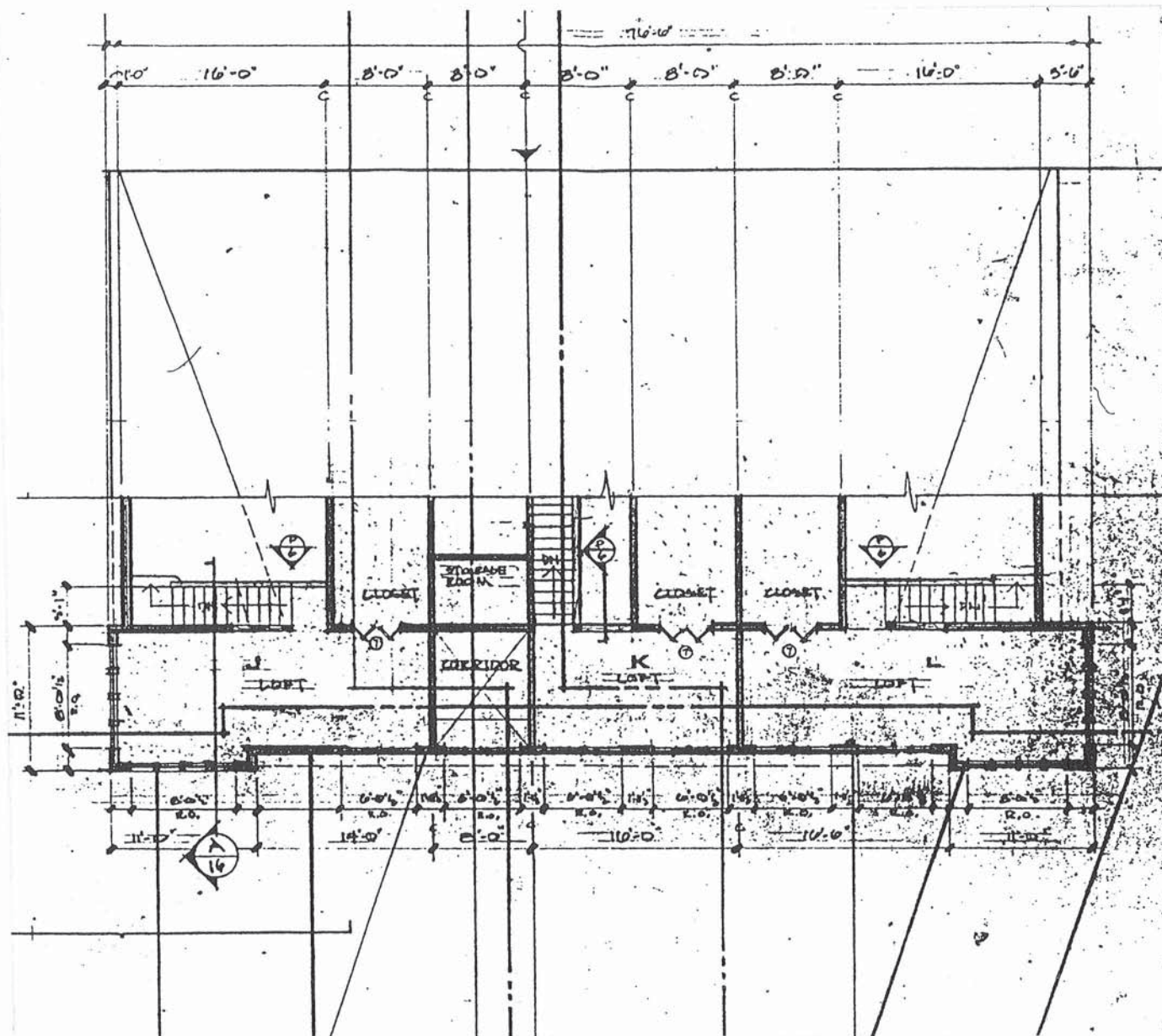
2525 UNIVERSITY AVE.
EXISTING CONDITIONS



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1730
608-829-3056 (FAX)



SECOND LEVEL
NO SCALE



LOFT LEVEL
NO SCALE

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

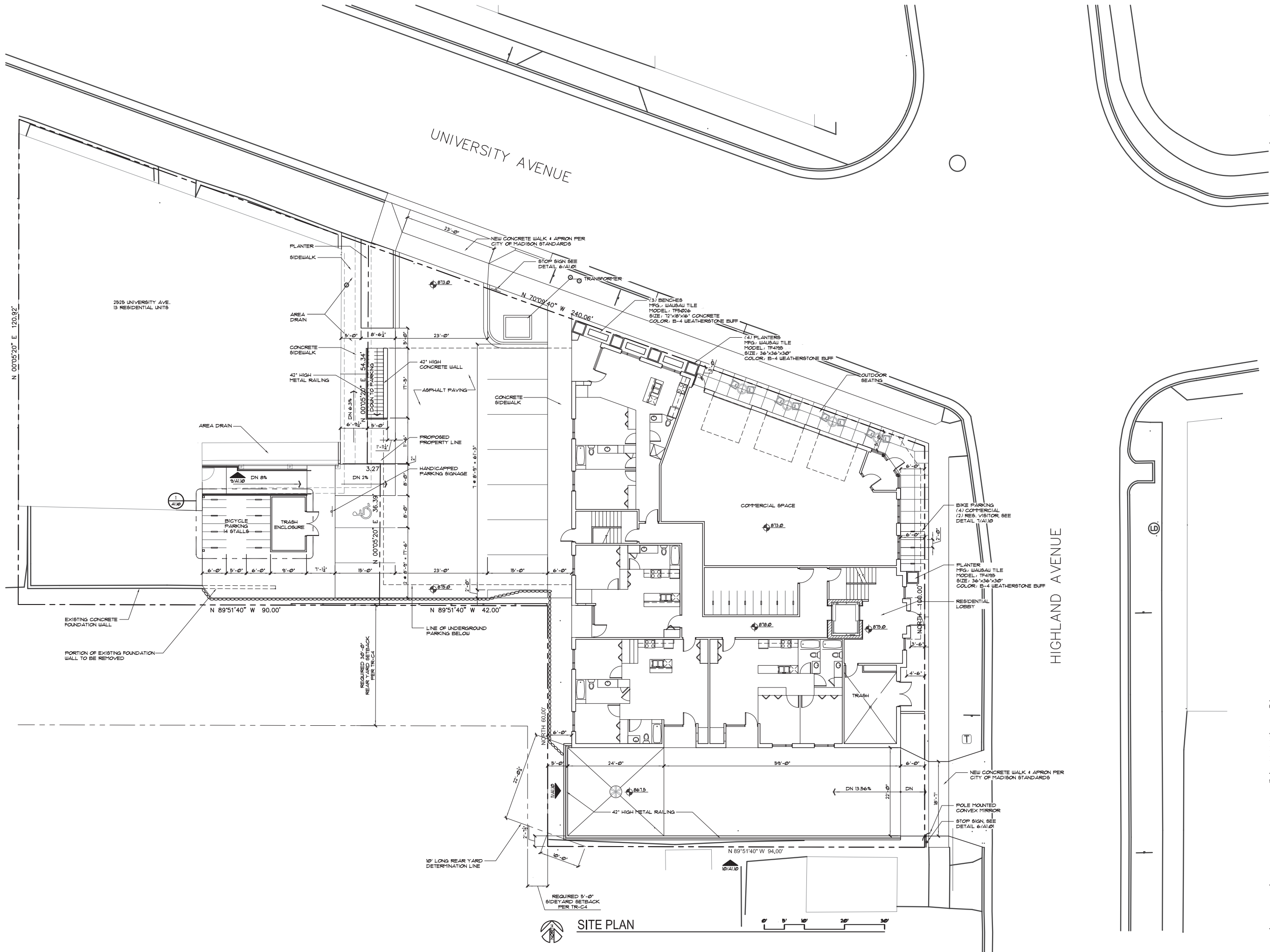
©2004 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.

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)



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

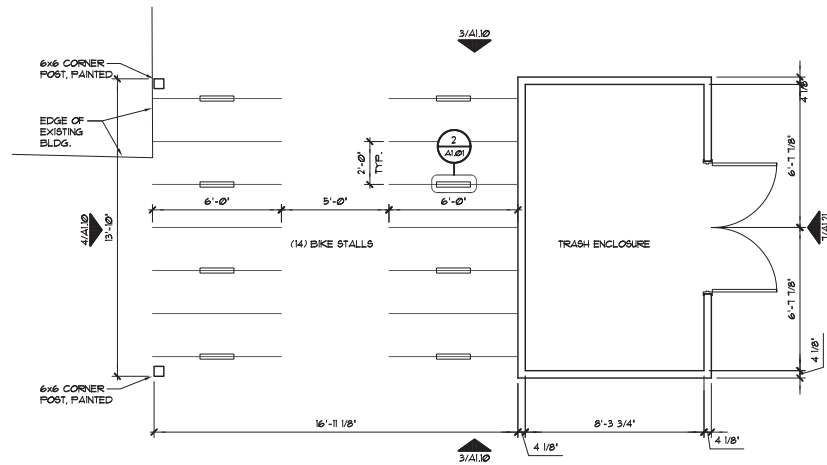
©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.
PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED
PLAN COMMISSION 01/09/2015

ARCHITECTURAL
SITE PLAN

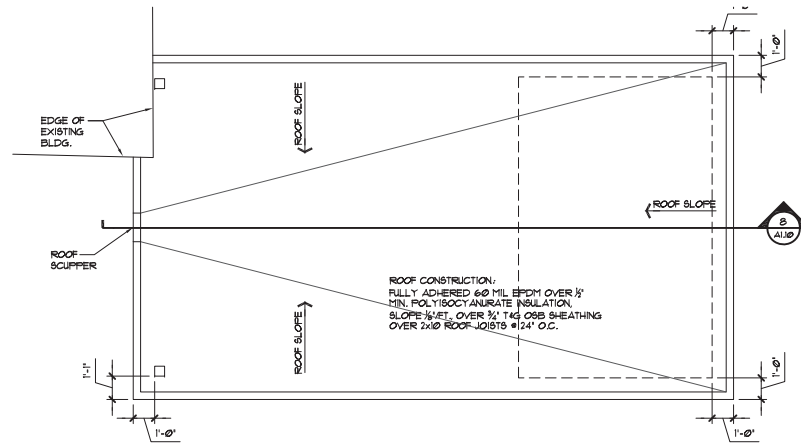
A1.01



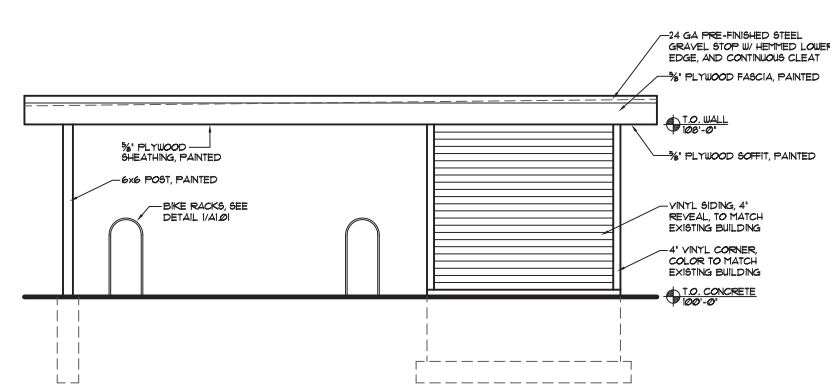
GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



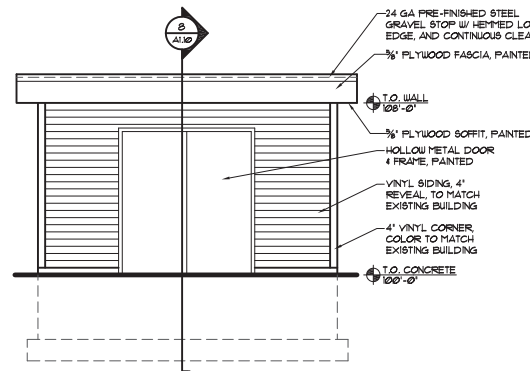
1 BIKE PARKING & TRASH ENCLOSURE PLAN
SCALE: 1/4\"/>



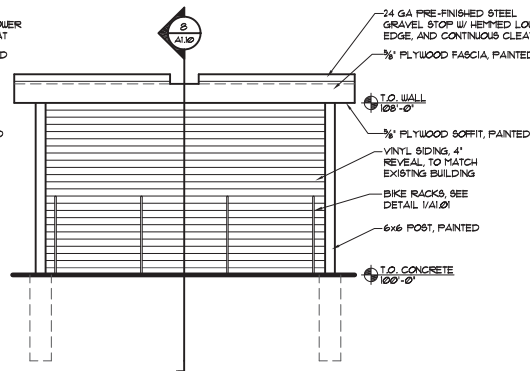
2 BIKE PARKING & TRASH ENCLOSURE ROOF PLAN
SCALE: 1/4\"/>



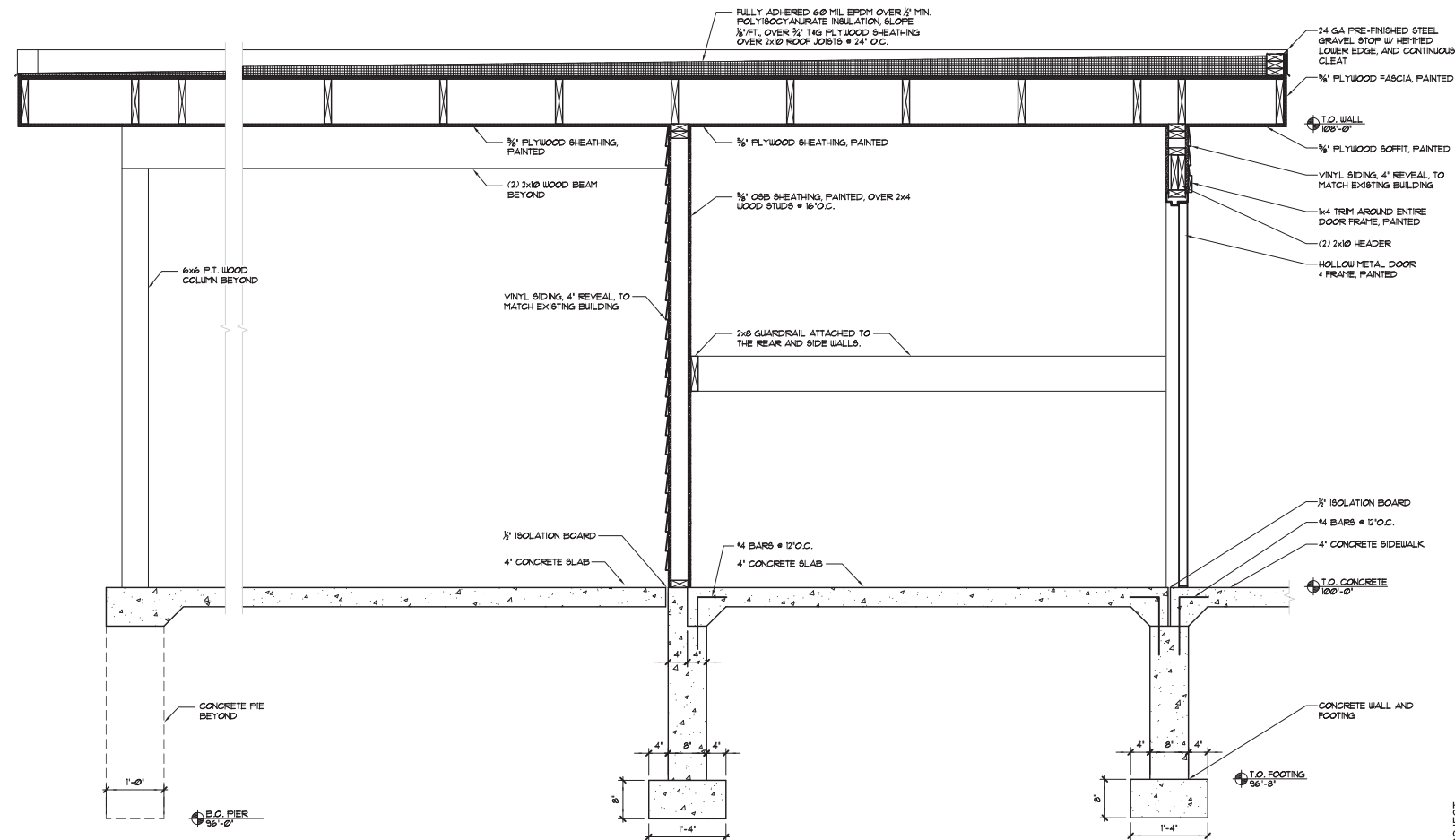
3 SOUTH ELEVATION (NORTH ELEVATION MIRROR)
BIKE PARKING & TRASH ENCLOSURE
1/4\"/>



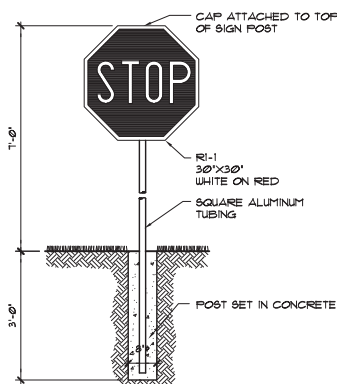
4 EAST ELEVATION
BIKE PARKING & TRASH ENCLOSURE
1/4\"/>



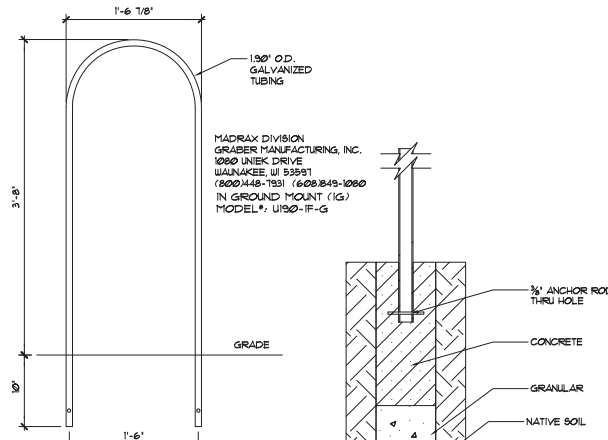
5 WEST ELEVATION
BIKE PARKING & TRASH ENCLOSURE
1/4\"/>



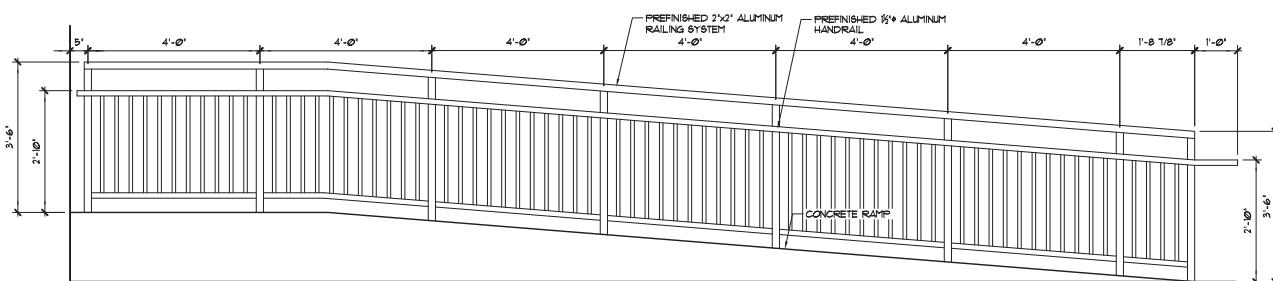
8 BIKE PARKING & TRASH ENCLOSURE SECTION
3/4\"/>



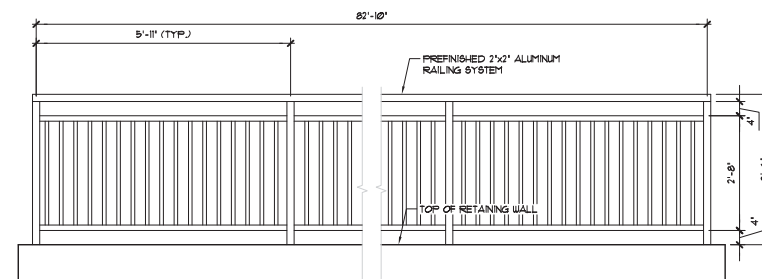
6 DETAIL - STOP SIGN
SCALE: NONE



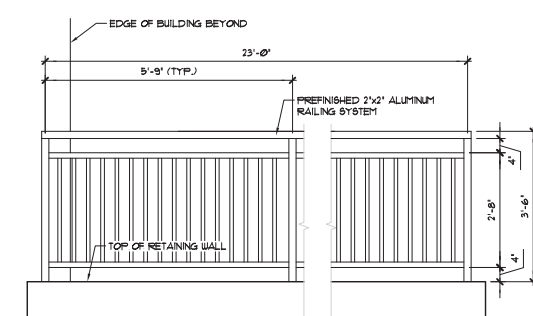
7 DETAIL - TYPICAL BIKE RACK
SCALE: NONE



9 RAILING AT RAMP
1/2\"/>



10 GUARD RAIL @ RETAINING WALL-SOUTH
1/2\"/>



11 GUARD RAIL @ RETAINING WALL-WEST
1/2\"/>

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

©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.

PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED
PLAN COMPLETION: 01/09/2015

SITE
DETAILS
& PLANS

A1.10



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

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

© 2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC.

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

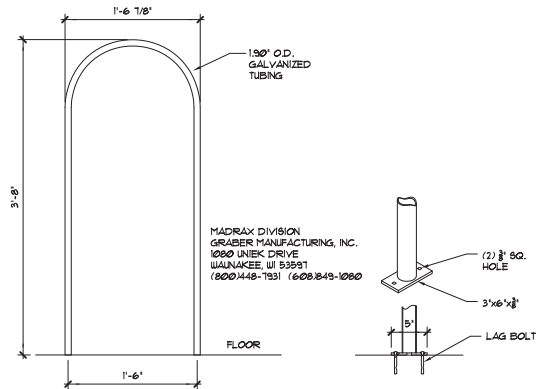
PLAN COMPLETION 01/09/2015

UNDERGROUND PARKING PLAN

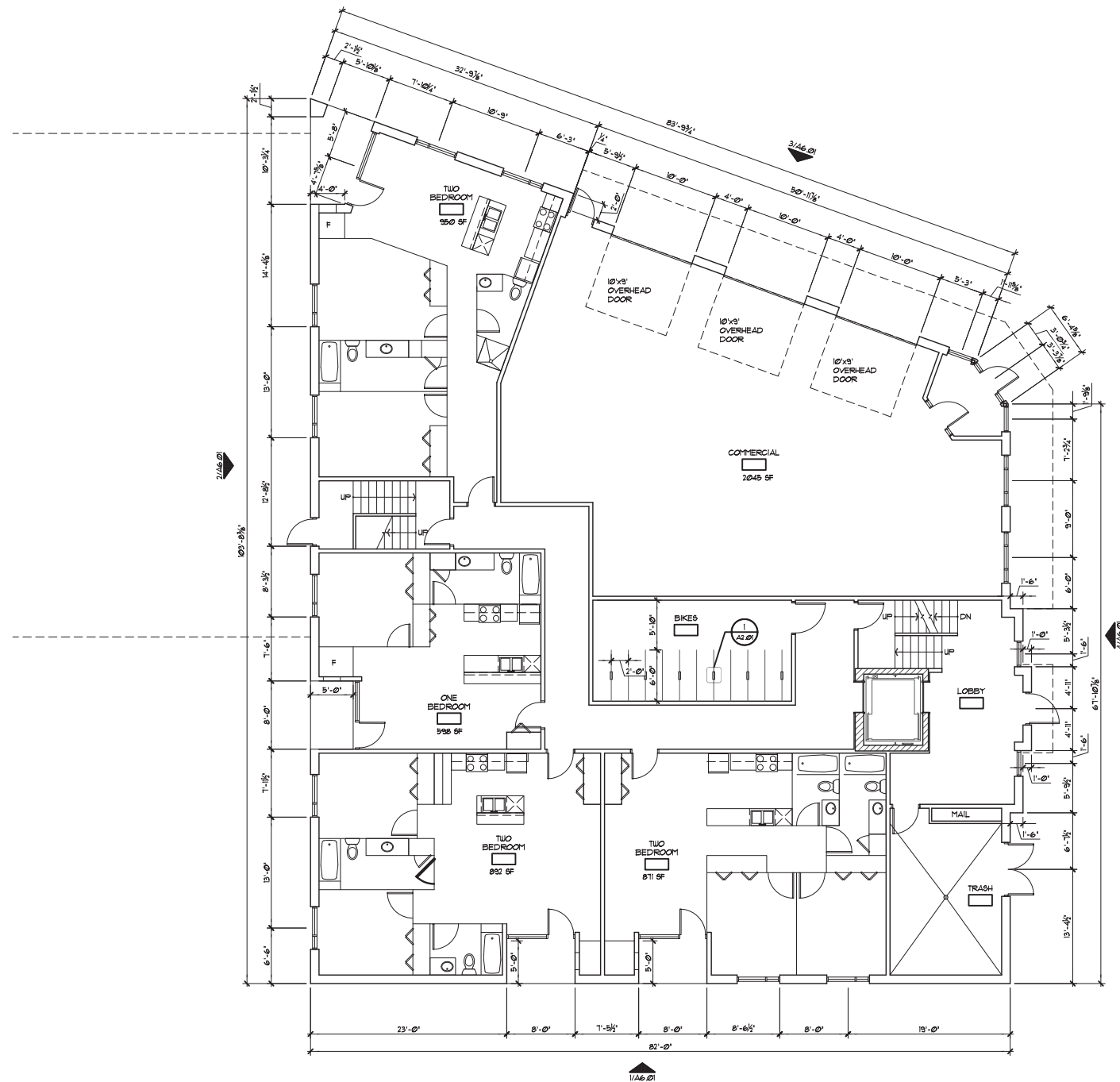
A2.00



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

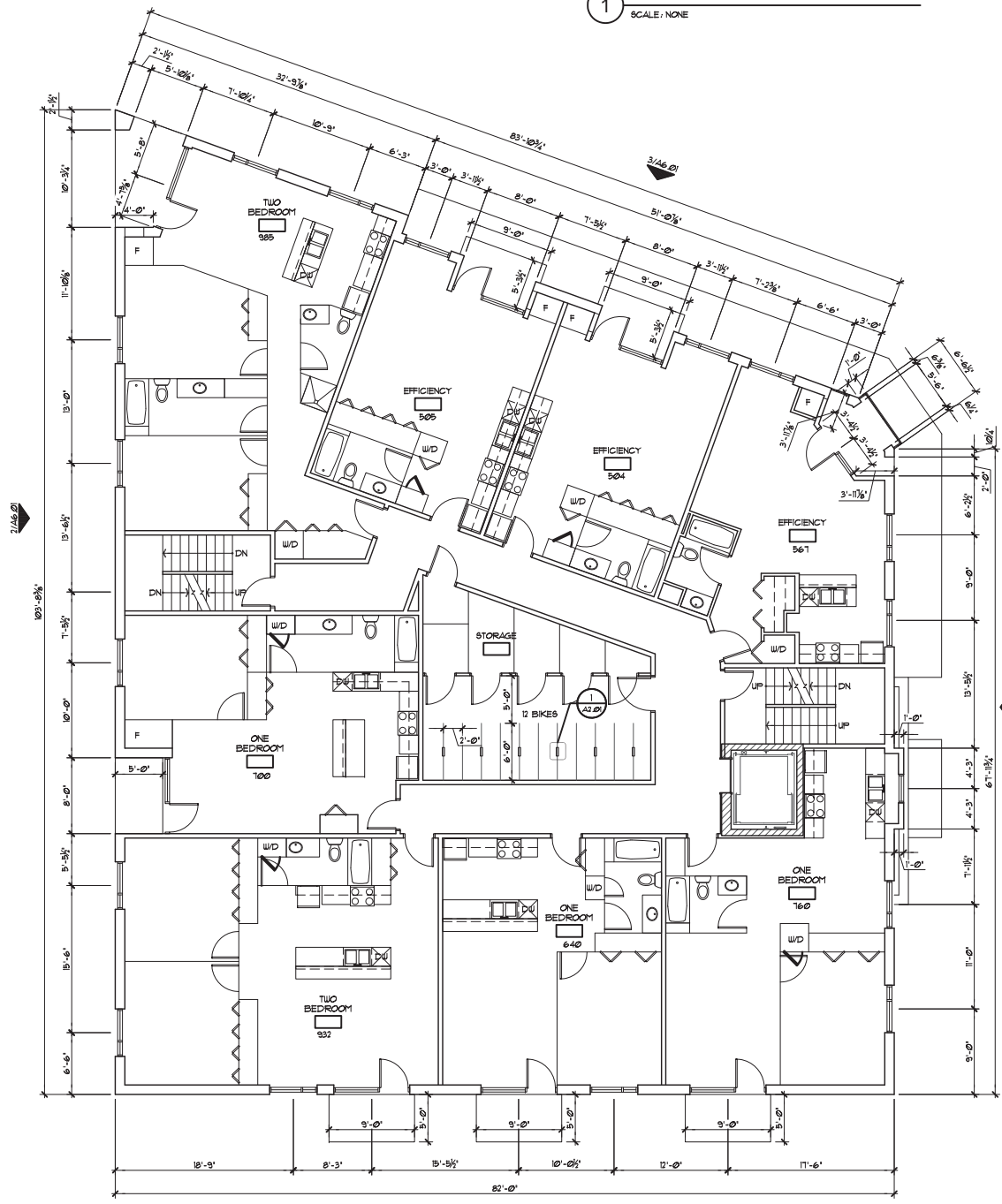


1
DETAIL - TYPICAL BIKE RACK
SCALE: NONE



FIRST FLOOR PLAN

0' 4' 8' 16' 24'
1,024 SF



SECOND FLOOR PLAN

0' 4' 8' 16' 24'
6,575 SF

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

©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.
PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED
PLAN COMPLETION: 01/09/2015

FIRST & SECOND
FLOOR PLANS

A2.01



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

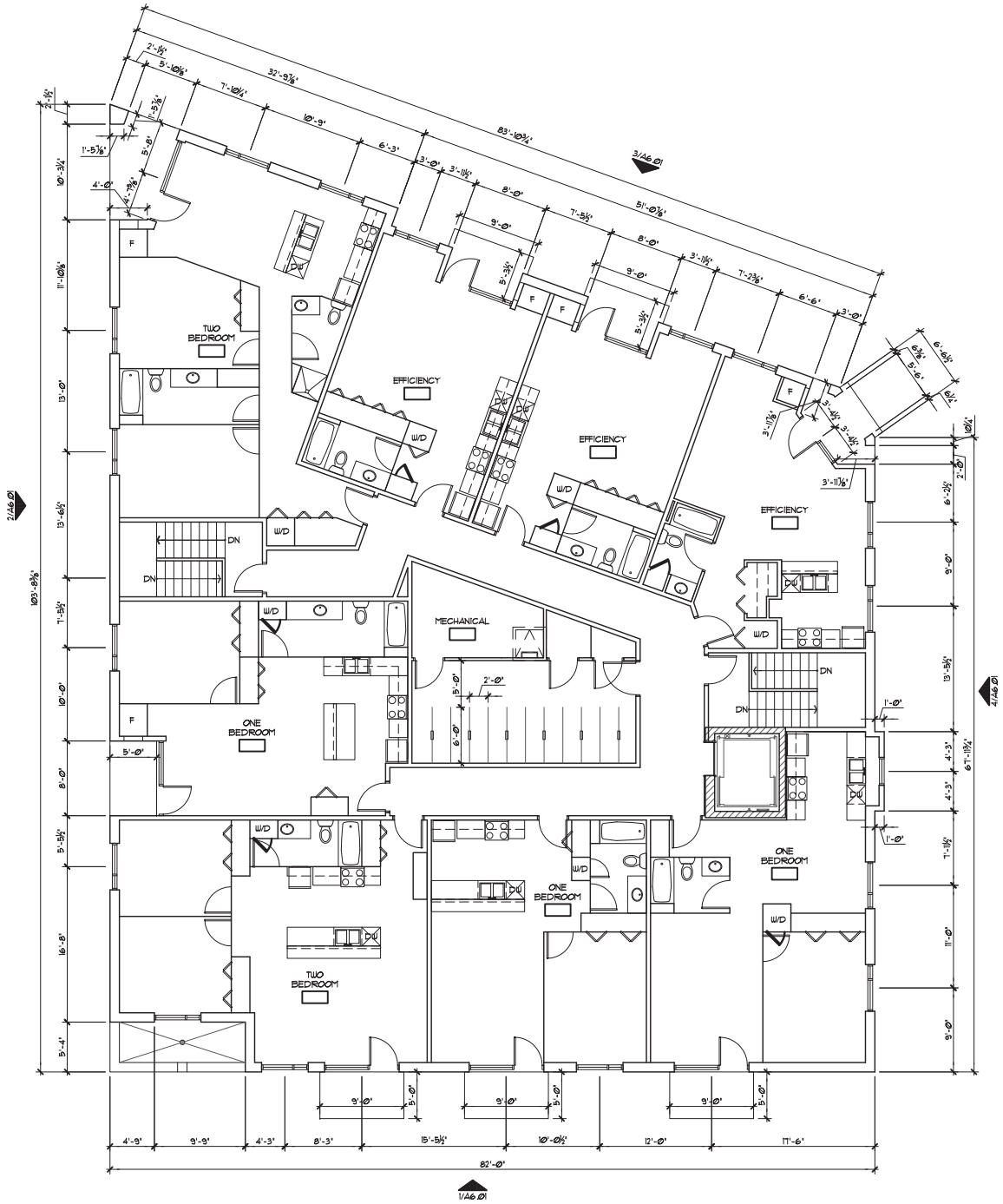
PROJECT: **MIXED USE DEVELOPMENT**
2505-2525 UNIVERSITY AVENUE
MADISON, WISCONSIN
CLIENT: **LINDHOLM PROPERTIES, LLC.**
3801 REGENT STREET
MADISON, WI 53705

©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.

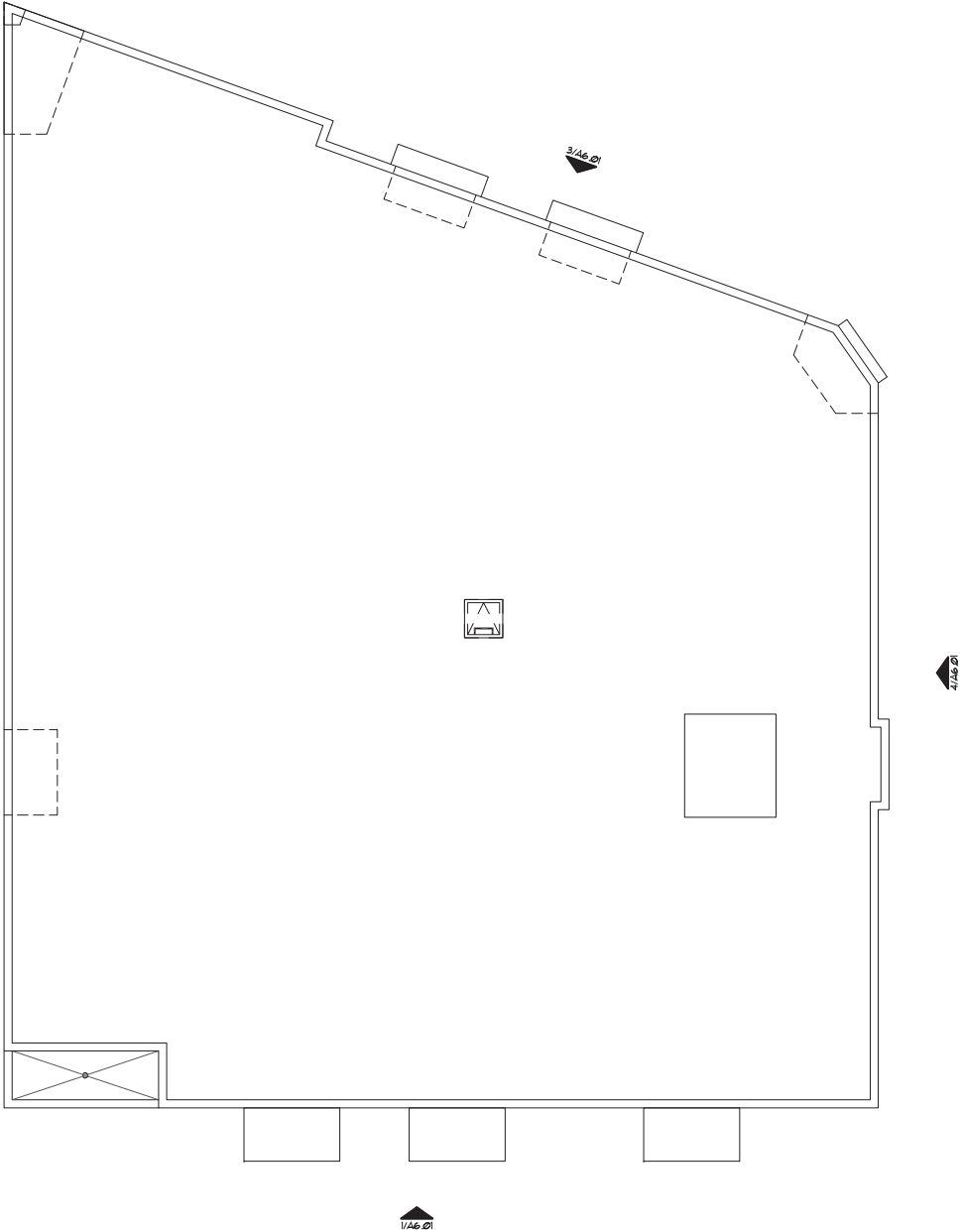
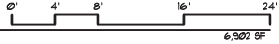
PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED
PLAN COMMISSION: 01/09/2015

THIRD FLOOR
& ROOF PLANS

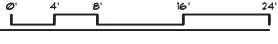
A2.02



THIRD FLOOR PLAN

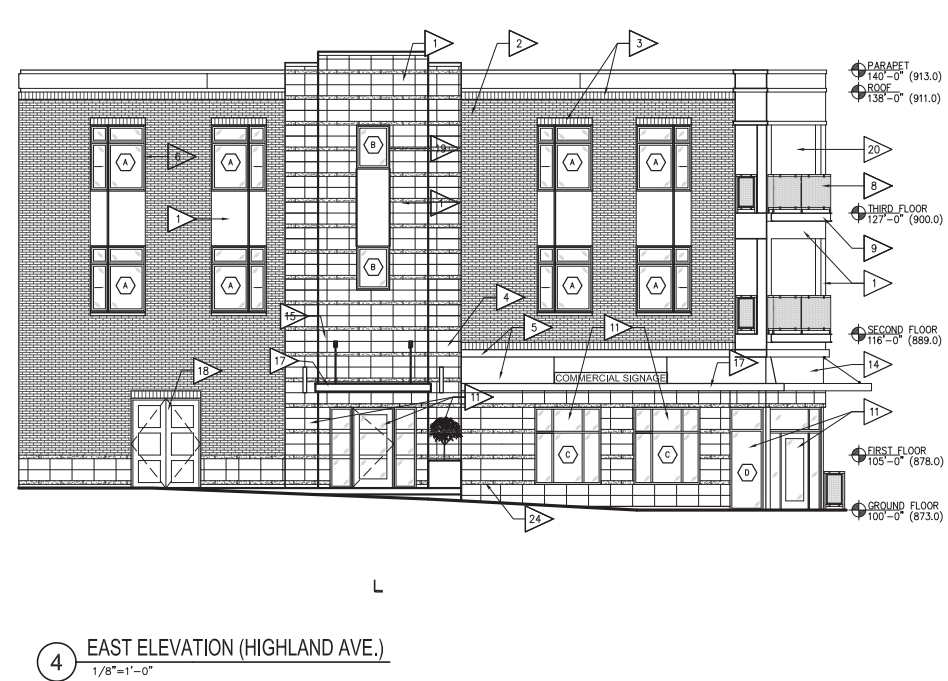
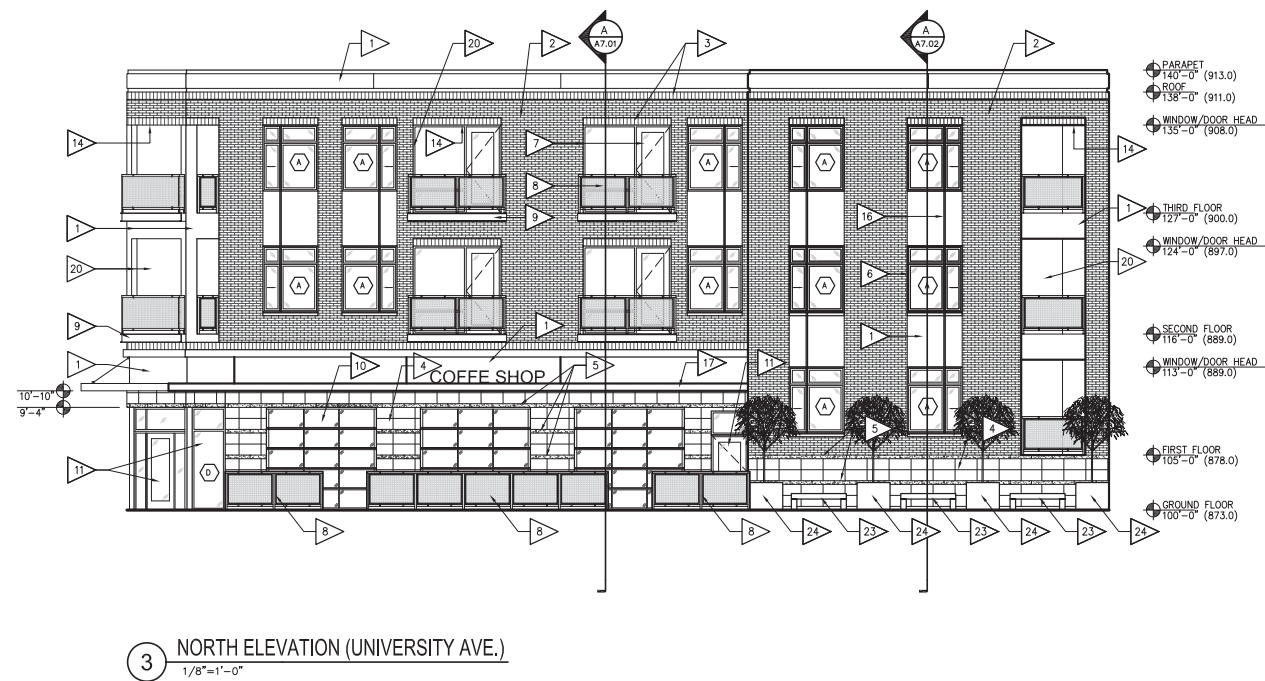
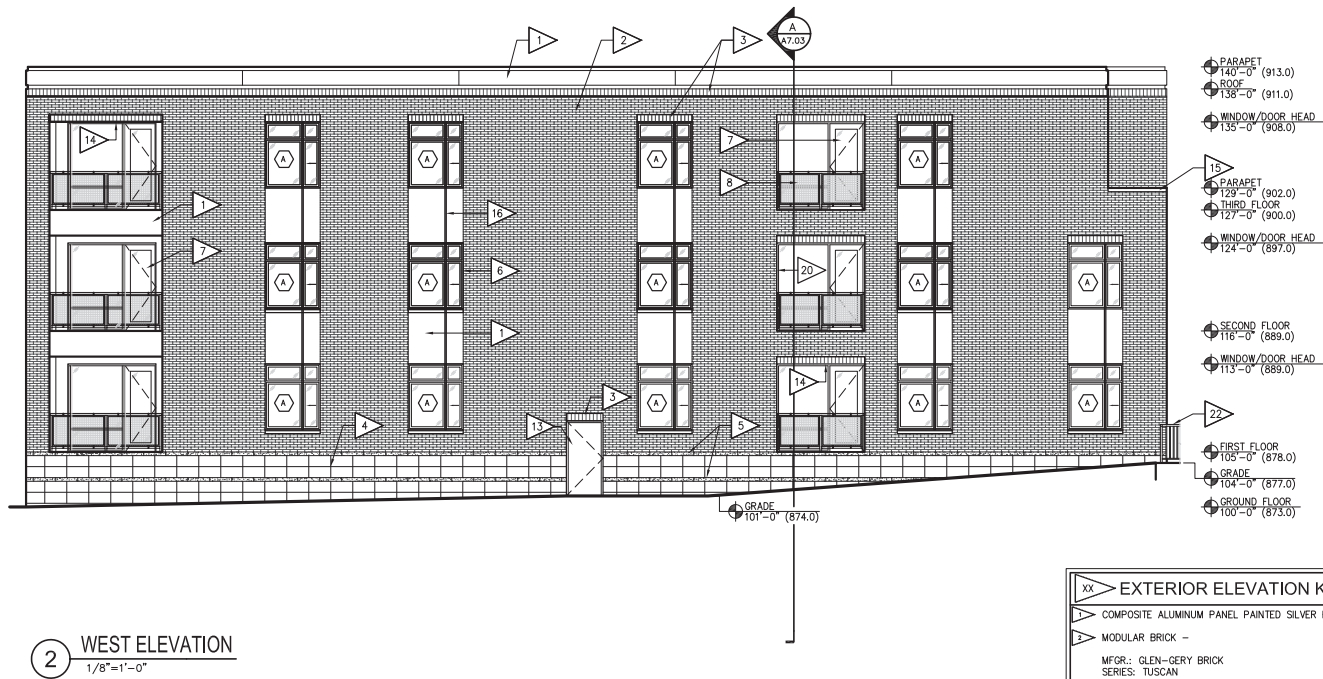
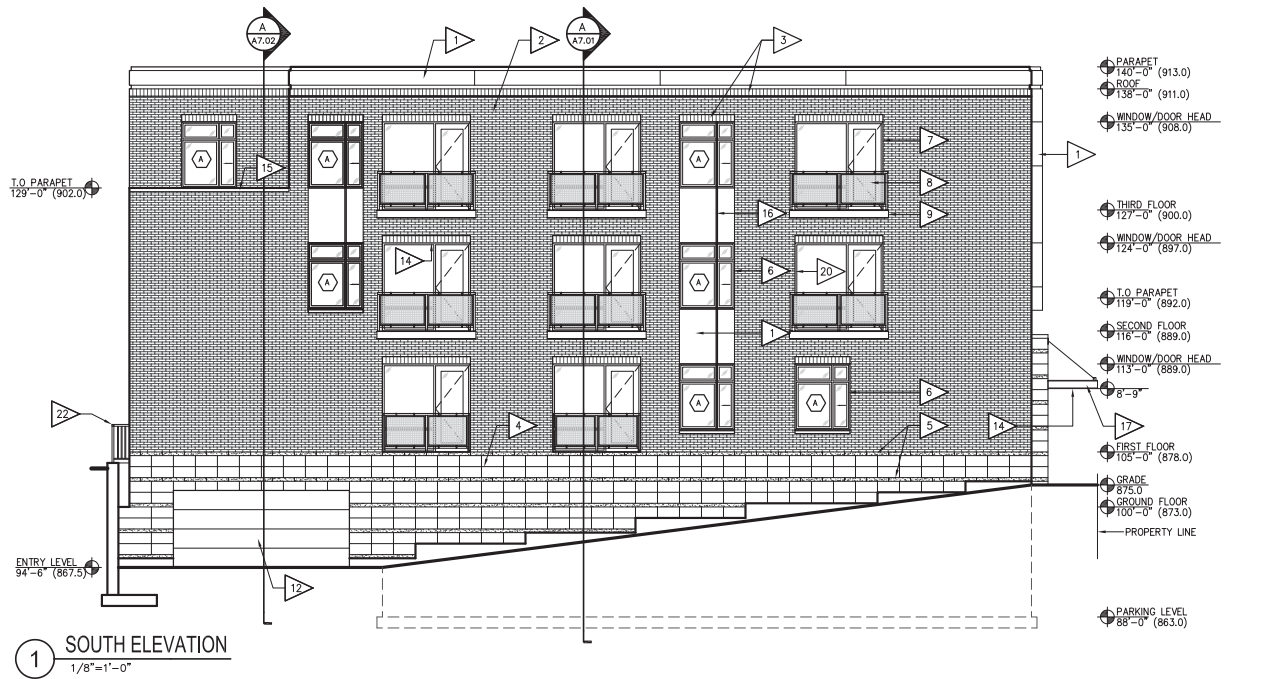


ROOF PLAN





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



XX	EXTERIOR ELEVATION KEY NOTES
1	COMPOSITE ALUMINUM PANEL PAINTED SILVER FINISH.
2	MODULAR BRICK - MFG.: GLEN-GERY BRICK SERIES: TUSCAN COLOR: BURNT ALMOND
3	MODULAR BRICK - MFG.: GLEN-GERY BRICK SERIES: CHICAGO COLLECTION COLOR: COMPTON IRONSPOT
4	12"x24" SMOOTH FACED MANUFACTURED STONE MFG.: ROCKCAST COLOR: SAVANNAH
5	4"x24" ROCK FACED MANUFACTURED STONE MFG.: ROCKCAST COLOR: SAVANNAH
6	5'x6" ALUMINUM SLIDER WINDOW W/ PAINTED SILVER FINISH.
7	ALUMINUM WESTSTYLE DOOR IN ALUMINUM STOREFRONT FRAME IN PAINTED SILVER FINISH (2605-05 AAMA) W/ 1" CLEAR INSULATED GLASS.
8	ALUMINUM MESH RAILING W/ PAINTED POSTS AND RAILS 42"HIGH
9	PAINTED STEEL CHANNEL DECK FRAME
10	FULLY GLAZED ALUMINUM OVERHEAD DOOR IN CLEAR ANODIZED FINISH.
11	CLEAR ANODIZED ALUMINUM STOREFRONT W/ CLEAR INSULATING GLASS.
12	INSULATED METAL OVERHEAD DOOR
13	HOLLOW METAL DOOR & FRAME, PAINTED
14	BROWN & FINISH COAT ONLY, EIFS OVER GLASS MAT SHEATHING.
15	PREFINISHED METAL COPING
16	1 1/2"x4 1/2" CLEAR ANODIZED ALUMINUM FIN.
17	PROJECTING STEEL CHANNEL FRAMED CANOPY
18	CLEAR ANODIZED ALUMINUM DOOR W/ FROSTED GLAZING
19	3'x4' FIXED ALUMINUM WINDOW W/ PAINTED FINISH.
20	EIFS ON RETURN WALLS @ SEMI & FULLY RECESSED BALCONIES.
21	INDIVIDUAL CAST ALUMINUM LETTERS 1 1/2" MAX. HEIGHT. MOUNTED ATOP CANOPY CHANNEL FRAME.
22	42" HIGH PREFINISHED ALUMINUM RAILING.
23	BENCH MFG.: WAUSAU TILE MODEL: TF5026 SIZE: 72"x18"x16" CONCRETE COLOR: B-4 WEATHERSTONE BUFF
24	PLANTER MFG.: WAUSAU TILE MODEL: TF4195 SIZE: 36"x36"x30" COLOR: B-4 WEATHERSTONE BUFF

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

©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC.

PROJECT: 201352
DRAWN BY:
DATE:
SCALE: AS NOTED
PLAN COMMISSION 01/09/2015

EXTERIOR
ELEVATIONS

A6.01



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



CORNER OF UNIVERSITY AVE AND HIGHLAND AVE

PROJECT: MIXED USE DEVELOPMENT
2605-2625 UNIVERSITY AVENUE
MADISON, WISCONSIN
CLIENT: LINDHOLM PROPERTIES, LLC.
3801 REGENT STREET
MADISON, WI 53705

©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.

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



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



VIEW FROM WEST ON UNIVERSITY AVE

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

©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.

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



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



VIEW FROM ADJACENT PROPERTIES TO THE SOUTH WEST

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

© 2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.

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



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



VIEW FROM THE SOUTH NEAR THE INTERSECTION OF KENDALL AVE AND HIGHLAND AVE

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

©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.

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



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



OUTDOOR COMMERCIAL SPACE PERSPECTIVE

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

©2014 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any
other party is prohibited unless prior written
authorization is received from GARY BRINK &
ASSOC.

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