



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
<b>Total</b>	<b>20</b>	<b>27</b>

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 1<sup>st</sup> 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](mailto: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](mailto: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](mailto:mark.landgraf@landgrafconstruction.com)

Civil Engineer:

Quam Engineering  
4604 Siggelkow Road  
McFarland, WI 53558  
Contact: Ryan Quam  
Phone: 608-838-7750  
[rquam@quamengineering.com](mailto: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](mailto:paulskidmore@tds.net)

Lighting Design:

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

Gary P. Brink  
President/Project Architect