

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: July 17, 2013

UDC MEETING DATE: July 24, 2013

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PROJECT ADDRESS: 107 S. Mills Street

ALDERMANIC DISTRICT: District 13- Sue Ellingson

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

The Gallina Companies
101 E Main Street Suite 500
Mount Horeb, WI 53572

Plunkett Raysich Architects
2310 Crossroads Dr. Suite 2000
Madison, WI 53718

CONTACT PERSON: Steven Kieckhafer, AIA

Address: 2310 Crossroads Dr. Suite 2000
Madison, WI 53718

Phone: 608/ 240-9900 x357

Fax: 608/ 240-9690

E-mail address: skieckhafer@prarch.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Community Development (PCD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Residential Development (PRD)
 New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 School, Public Building or Space (Fee may be required)
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



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View from Northwest towards Mills Street



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View from West towards Entry

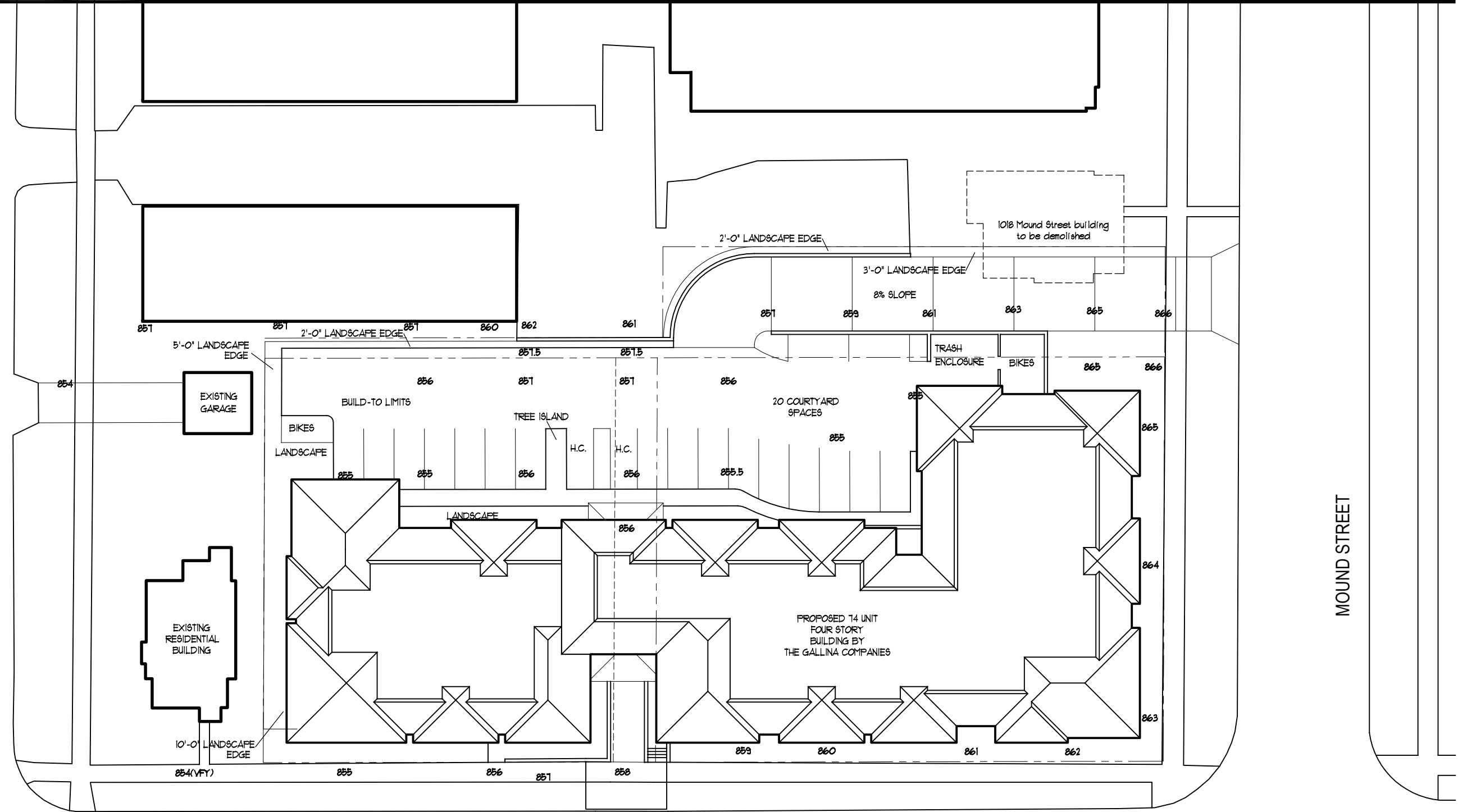
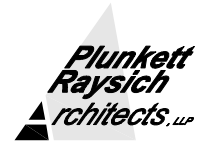


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View from Corner of Mills Street and Mound Street

Vicinato Apartments

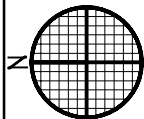
The Gallina Companies



ENTRANCE LEVEL (+856) - 1" = 30'-0"

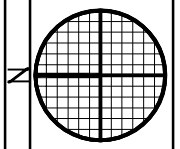
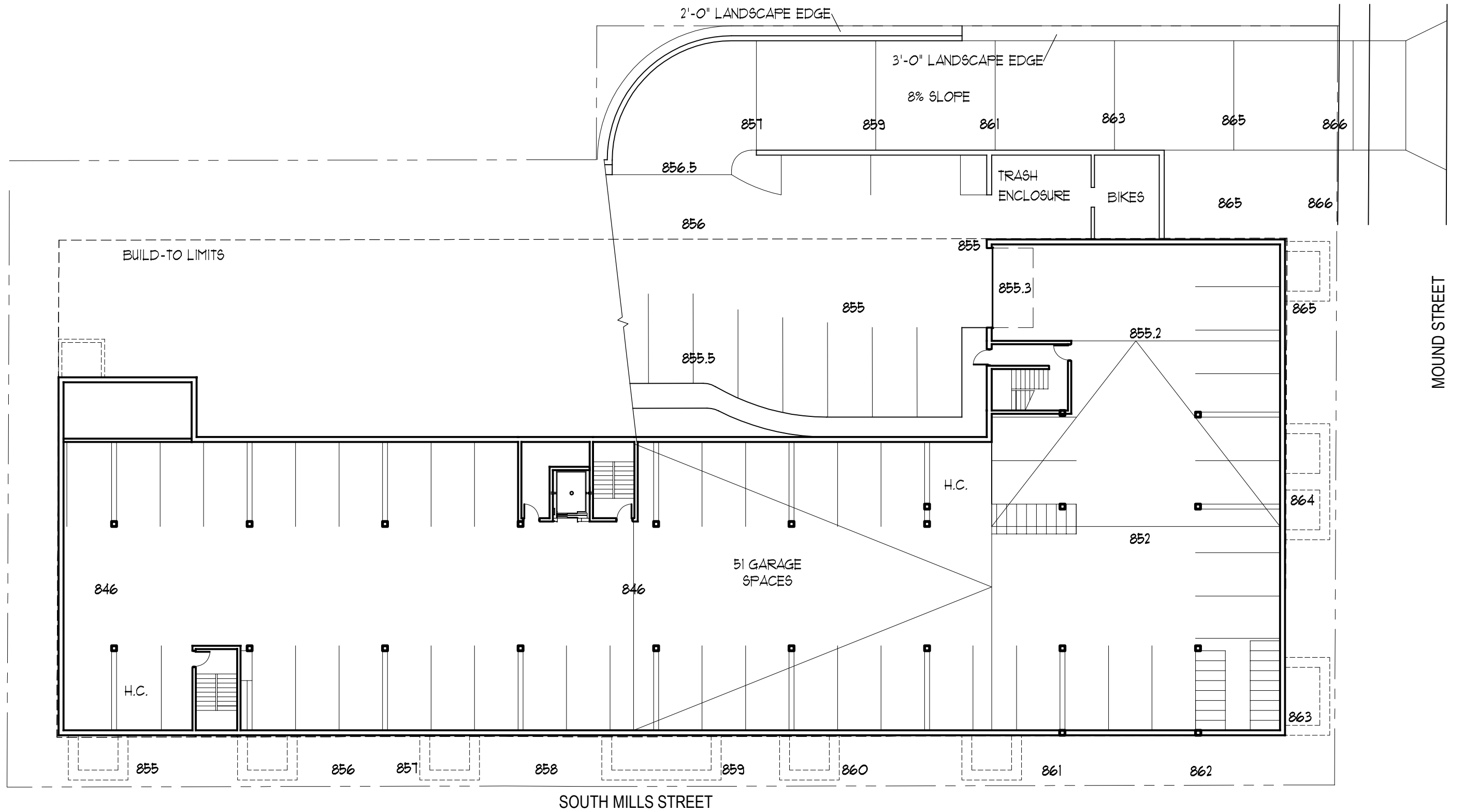
SOUTH MILLS STREET

MOUND STREET



Vicinato Apartments

The Gallina Companies

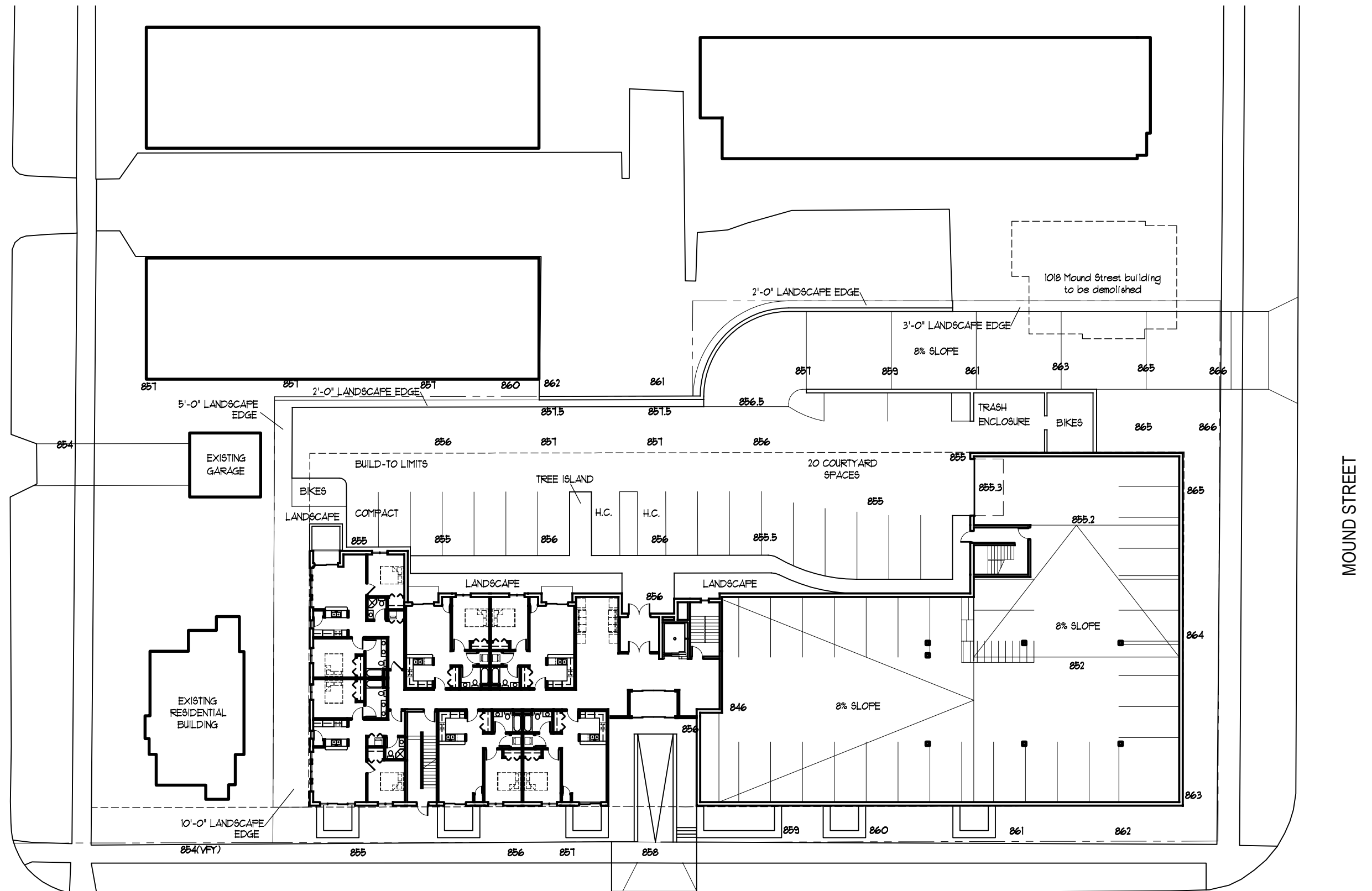


PRA PROJECT # 120399-02
07.17.13

GARAGE LEVEL (+846) - 1" = 20'-0"

Vicinato Apartments

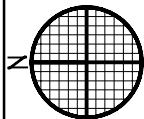
The Gallina Companies



ENTRANCE LEVEL (+856) - 1" = 30'-0"

SOUTH MILLS STREET

MOUND STREET



Vicinato Apartments

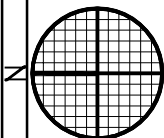
The Gallina Companies



MOUND STREET

SOUTH MILLS STREET

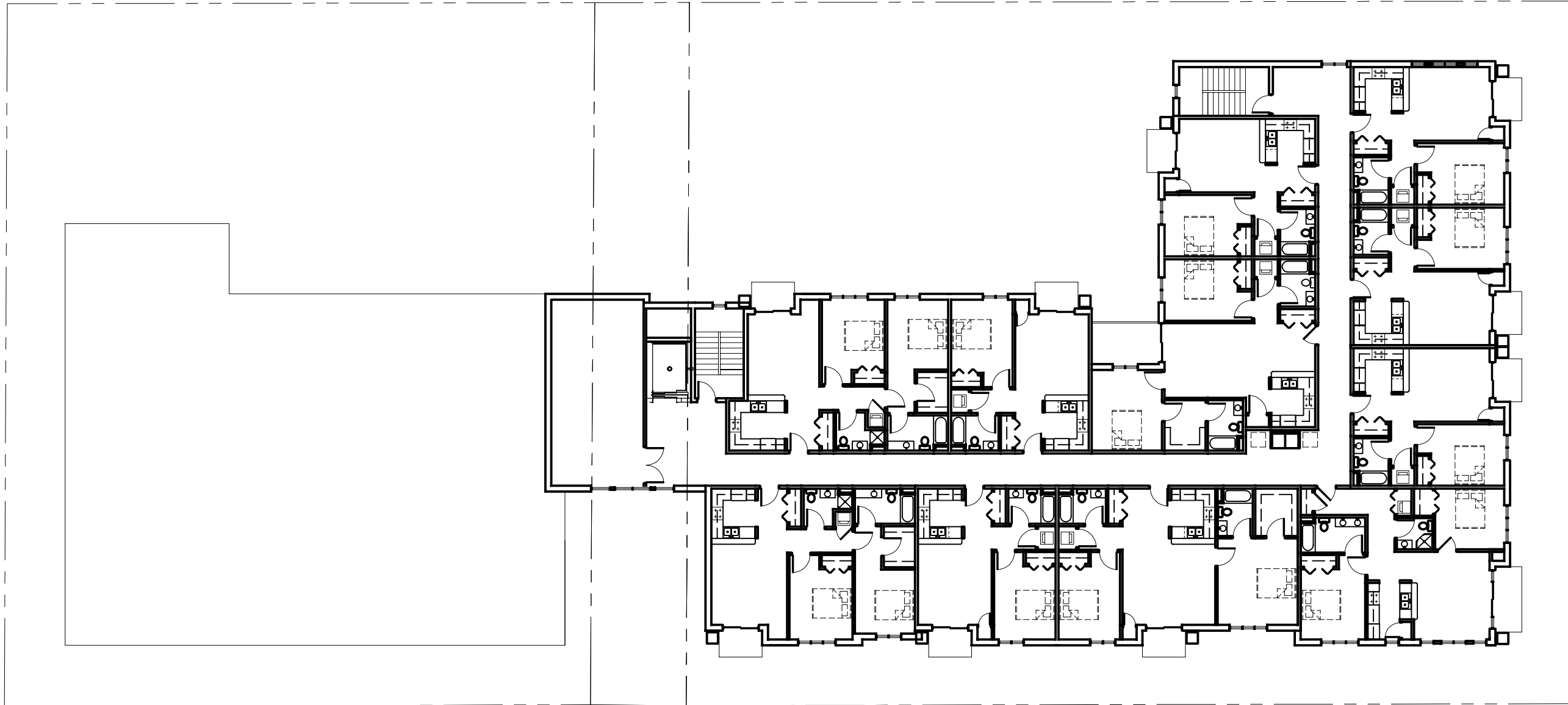
TYPICAL FLOOR - 1" = 20'-0"



PRA PROJECT # 120399-01
07.17.13

Vicinato Apartments

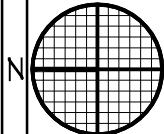
The Gallina Companies



MOUND STREET

SOUTH MILLS STREET

FOURTH FLOOR SOUTH - 1" = 20'-0"





11000 West Park Place
Milwaukee, WI 53224
Tel 414 359-3060
Fax 414 359-3070
www.prarch.com

2310 Crossroads Drive
Suite 2000
Madison, WI 53718
Tel 608 240-9900
Fax 608 240-9690

July 17, 2013

Mr. Al Martin, Urban Design Commission
Department of Planning & Community Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: Letter of Intent
Vicinato Apartments
107 Mills Street, Madison, WI
PRA Project No. 120399-01

Dear Mr. Martin:

The following submittal is for an Informational presentation to the Urban Design Commission on July 24, 2013.

Organizational Structure:

Owner:	Gallina Corporation 101 E. Main St., Ste. 500 Mt. Horeb, WI 53572 Contact: Craig Enzenroth cenzenroth@gallinacos.com	Architect:	Plunkett Raysich Architects, LLP 2310 Crossroads Dr., Ste. 2000 Madison, WI 53718 Contact: Steve Kieckhafer SKieckhafer@prarch.com
Site/Civil:	Burse Surveying and Engineering, Inc. 1400 E. Washington Ave, Suite 158 Madison, WI 53703 Contact: Michelle Burse mburse@bse-inc.net	Landscape:	To be determined Yet to be developed

Introduction:

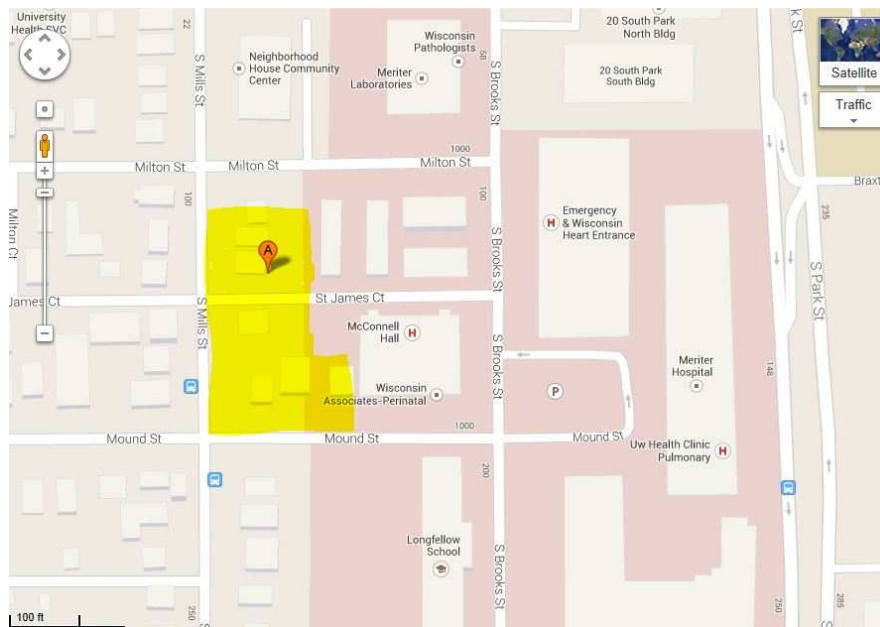
The Gallina Companies is proposing Vicinato Apartments a 4-story, 74-unit, apartment complex located at 107 Mills Street in Madison, Wisconsin. This development is in the Greenbush Neighborhood, Alder District 13, Sue Ellingson.

Partners: Michael P. Brush, Martin P. Choren, D. Scott Davis, Gregg R. Golden, Kim D. Hassell, Mark C. Herr, John J. Holz,
Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak

Project Description:

This Development will redevelop six (6) lots on the corner of S. Mills St. and along Mound St. Currently these lots are residential as described by address:

- 105 S Mills St- single family residential rental property, zoned PD (parcel # 070923304045)
- 107 S Mills St- 2-unit residential rental property, zoned PD (parcel # 070923304053)
- 113 S Mills St- 3-unit residential rental property, zoned PD (parcel # 070923304061)
- 1018 Mound St- 2-unit residential property, zoned PD (parcel # 070923304095)
- 1020 Mound St- Office converted sm., Commercial, zoned PD (parcel # 070923304087)
- 1022 Mound St- 2-unit residential rental property, zoned PD (parcel # 070923304079)



These properties are currently owned by Meriter Hospital, with ownership that will be transferred to The Gallina Companies. The structures on all of the listed addresses sites have been determined to be in poor to very poor condition and will be demolished for the proposed development for which the Alder has been notified. Currently the structure at 1022 Mound St. is being offered for relocation to a reasonable buyer for the cost of \$1.00.

The development will be 4-stories in height with 74 dwelling units in a mix of studio, 1-bedroom and 2-bedroom units.

Site Development Statistics

Lot Area	34,768 s.f. / .798 acres
Dwelling Units	74
Density	470 s.f. / du
Building Height	4 Stories

Urban Design Commission – Vicinato Apartments
PRA Project No. 120399-01
July 17, 2013
Page 3

Gross Floor Area ~74,000 s.f.
(Excluding parking)
Floor Area Ratio 2.12

<u>Dwelling Unit Mix</u>	Total
Studio	3
One Bedroom	47
<u>Two Bedroom</u>	<u>24</u>
Total Dwelling Units	74

Vehicle Parking
On-site surface Parking 20 spaces
Below Grade Parking 51 spaces

Parking Ratio .96 spaces / du

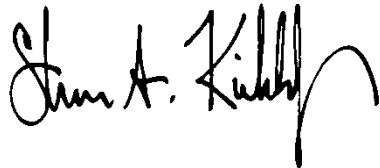
Bike Parking
Bike Storage available to residents, 74 spaces

Moped Parking
Moped parking available to residents.

Please contact us with any questions or for additional information that you request.

Thank you for your time in reviewing our proposal.

Best regards,



Steven A. Kieckhafer, AIA
Architect