

Milwaukee, WI • Madison, WI

# The Gallina Corporation VICINATO APARTMENTS



Intelligent Designs | Inspired Results



Location Map

UDC Initial / Final Submittal

Vicinato Apartments  
107 S. Mills Street  
Madison, WI 53715

The Gallina Corporation  
Vicinato Apartments  
PRA # 120399-01  
09-18-13 Meeting 09-25-13

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## Project Information

### Applicable Codes and Zoning

Wisconsin enrolled commercial building code 2011  
Residential occupancy, Group R-2  
Storage occupancy, Group S-2  
Zoning: City of Madison ordinances

### Type of Construction

New Construction  
Lower Level and 1st Floor, protected, type IA - Sprinklered - NFPA 13R  
1st - 4th Floor, protected, type VA - Sprinklered - NFPA 13R

### Building Area

Total Building: 64,000 SQ. FT.

### Total Unit Count

Efficiency	3
One-Bedroom	47
Two-Bedroom	24
<b>Total</b>	<b>74</b>

### Parking Requirements

Automobile Parking Required by Zoning .96 per Unit = 71  
Bicycle Parking Required by Zoning 1 per Unit = 74

Parking Provided	Wall Racks	Regular Stalls	Accessible Stalls	Van Accessible	Total Stalls
Automobile	68	2	0	0	70
Bicycle	12	62			

## Project Team

### OWNER

The Gallina Corporation

### ARCHITECT

Plunkett Raysich Architects

### SITE/CIVIL

Burse Surveying and Engineering, Inc

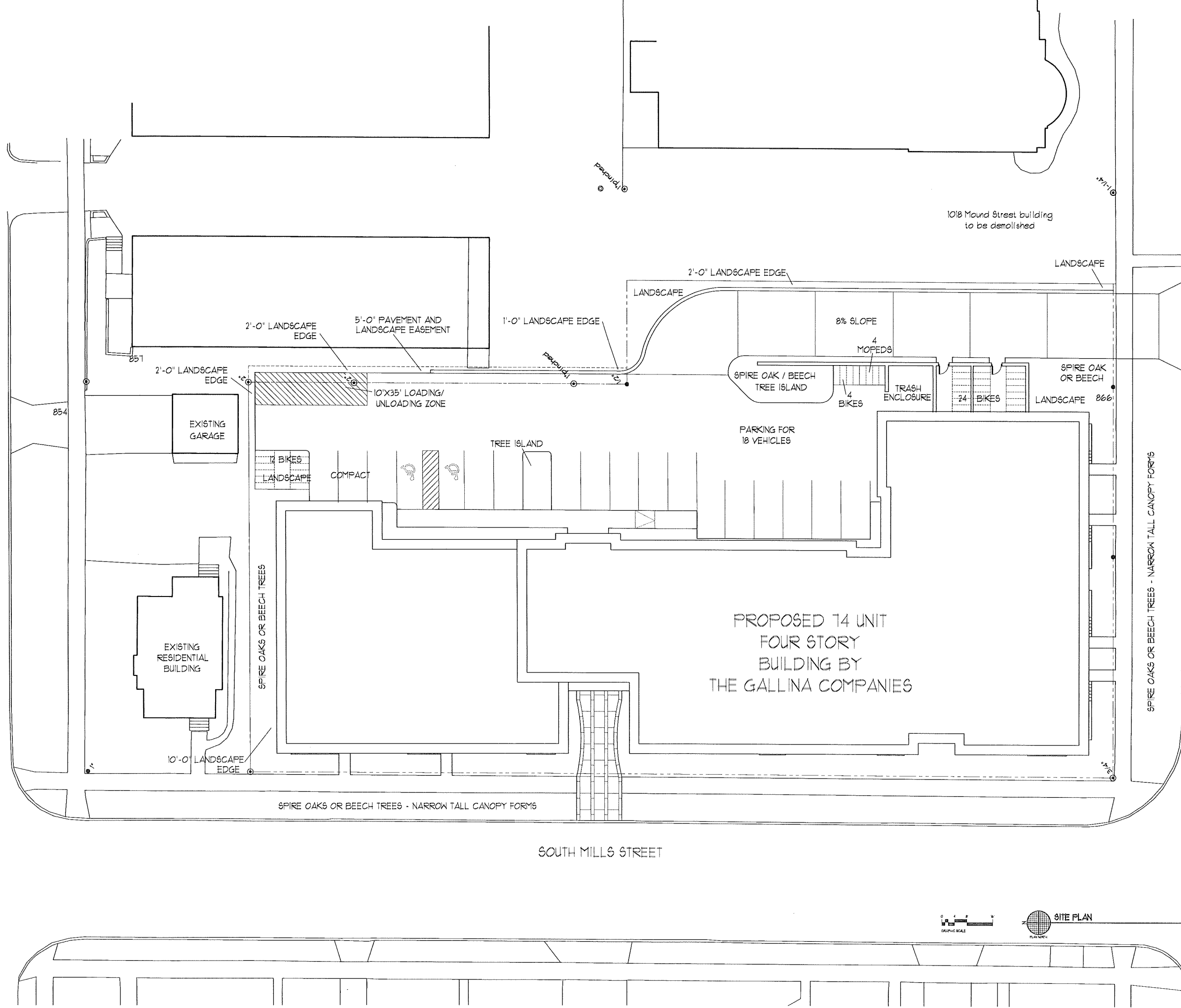
### LANDSCAPE

Bruce Company

### LIGHTING

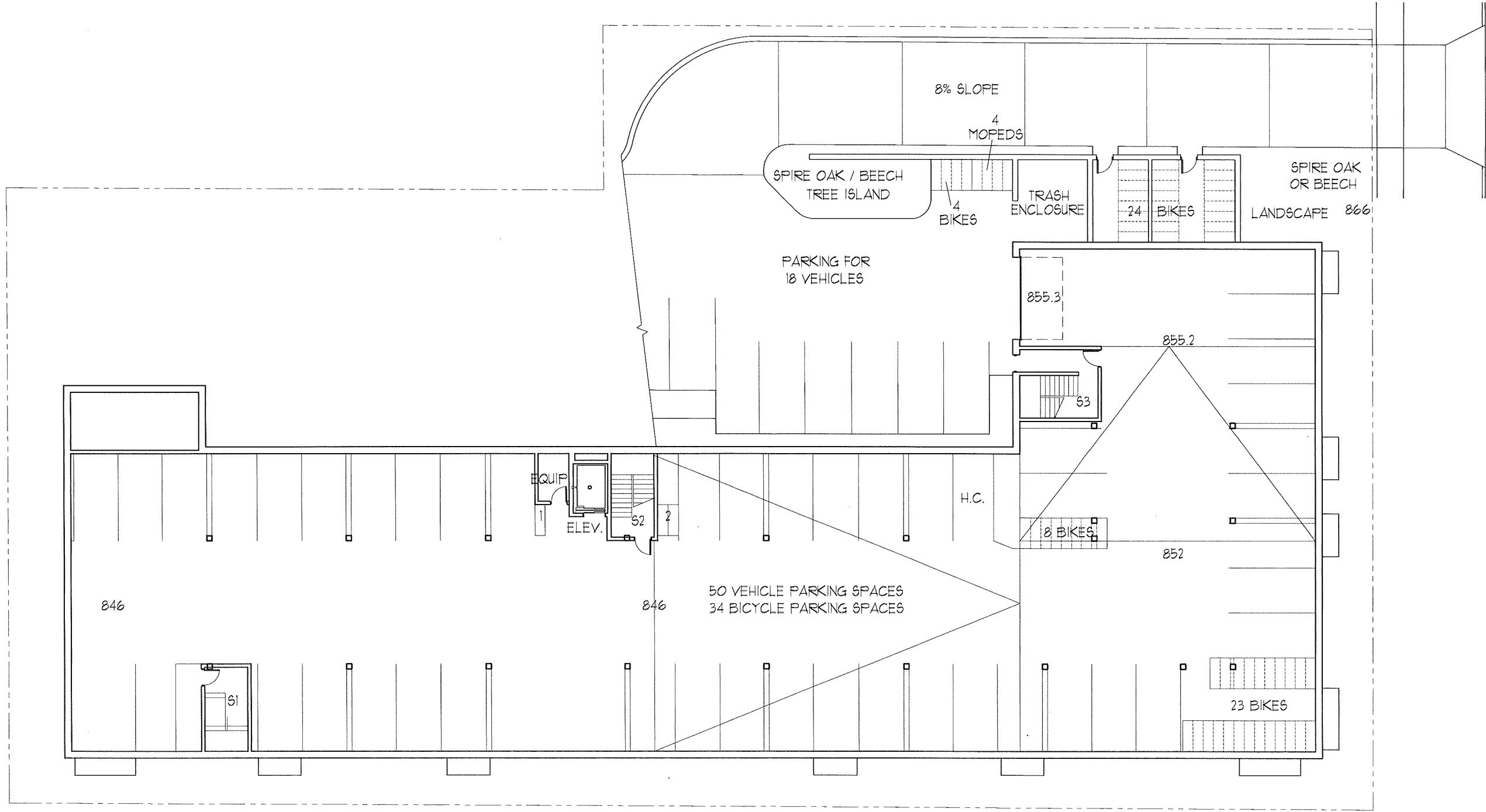
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MILTON STREET

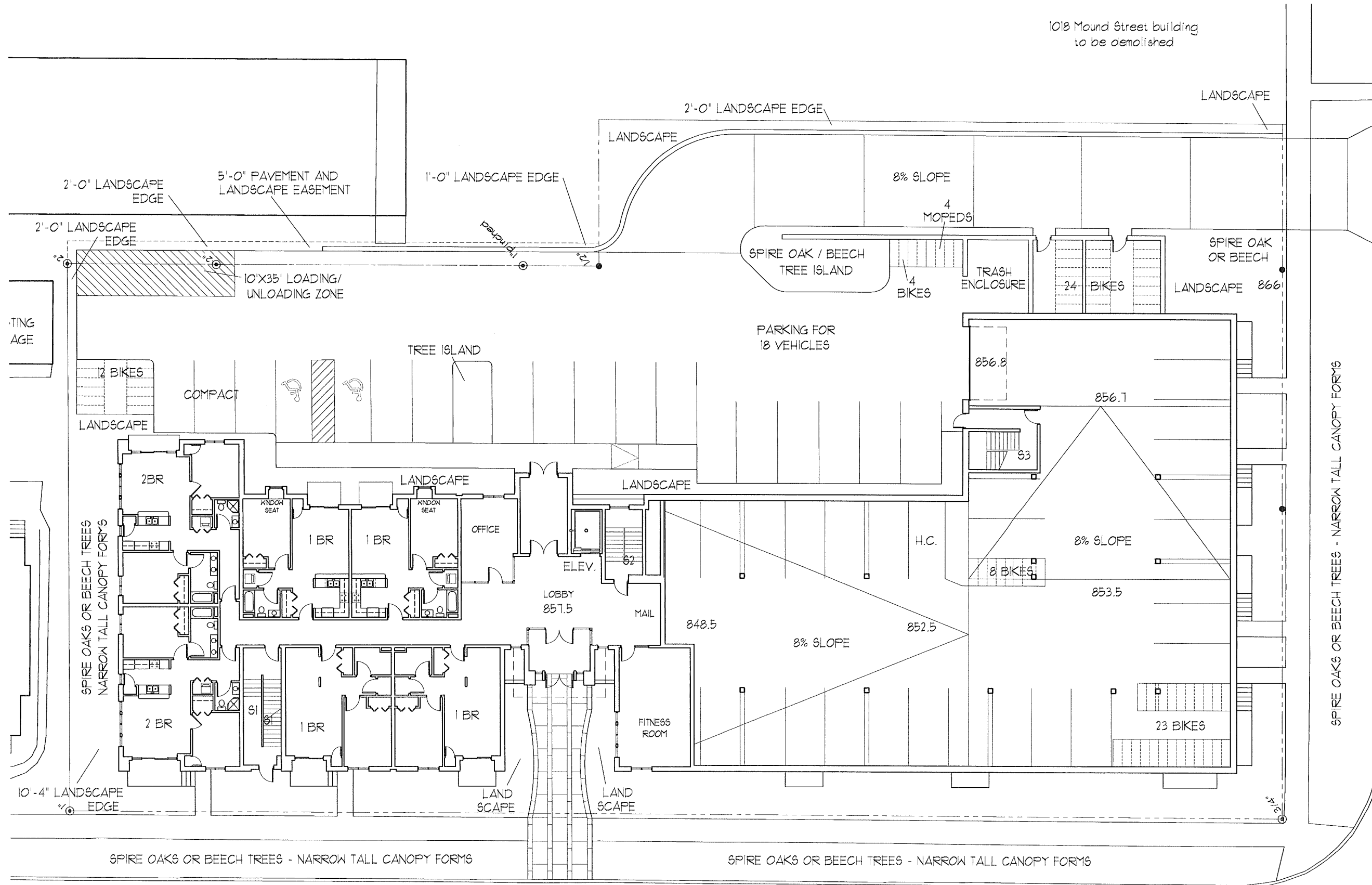


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PROGRESS PLOT DATE: 9-25-2013  
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Pinnett Reysich Architects, LLP - September 25, 2013 - 7:40am  
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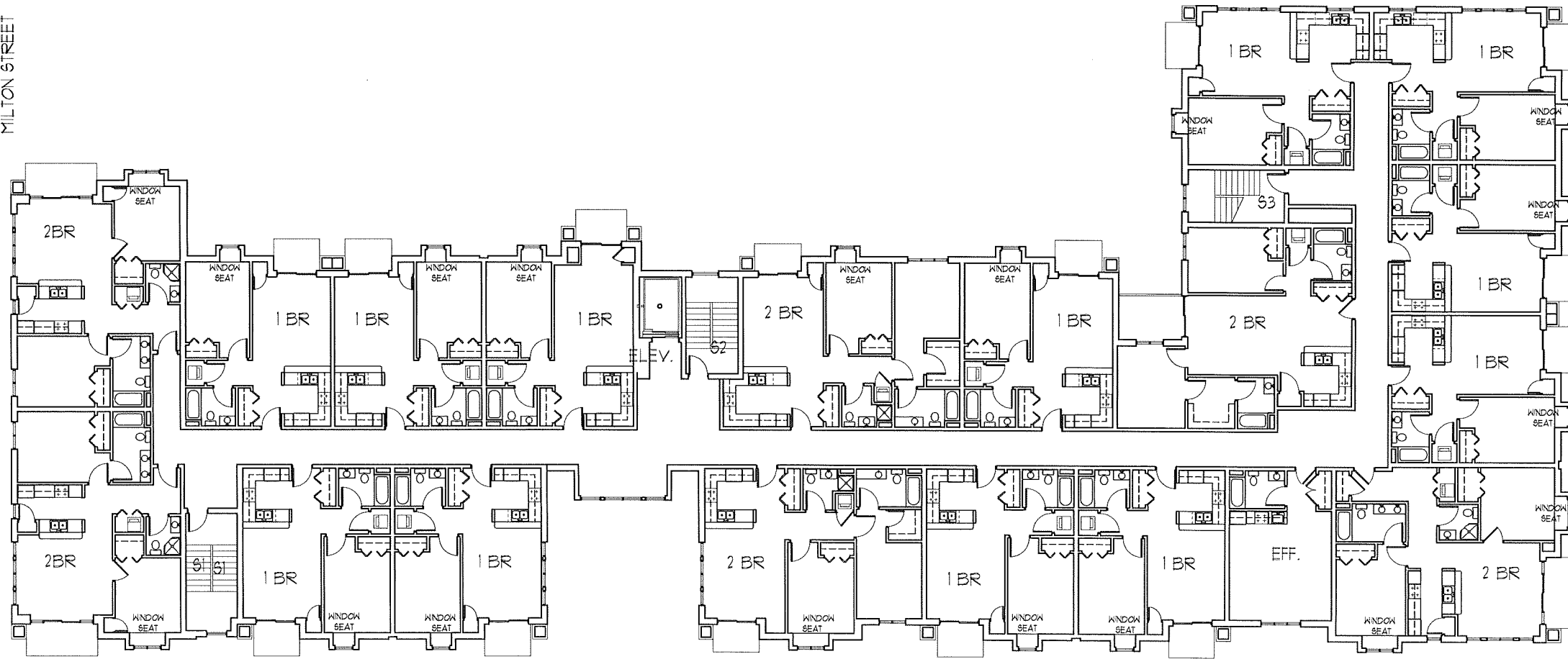
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Job No.:	120399-01
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Vicinato Apartments  
The Gallina Companies  
MADISON, WI

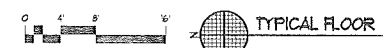
2110 Crossroads Dr., Ste 200 • Madison WI 53718 • Tel 608 240-9900 • Fax 608 240-9900  
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Intelligent Designs  
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MILTON STREET



MOUND STREET

SOUTH MILLS STREET



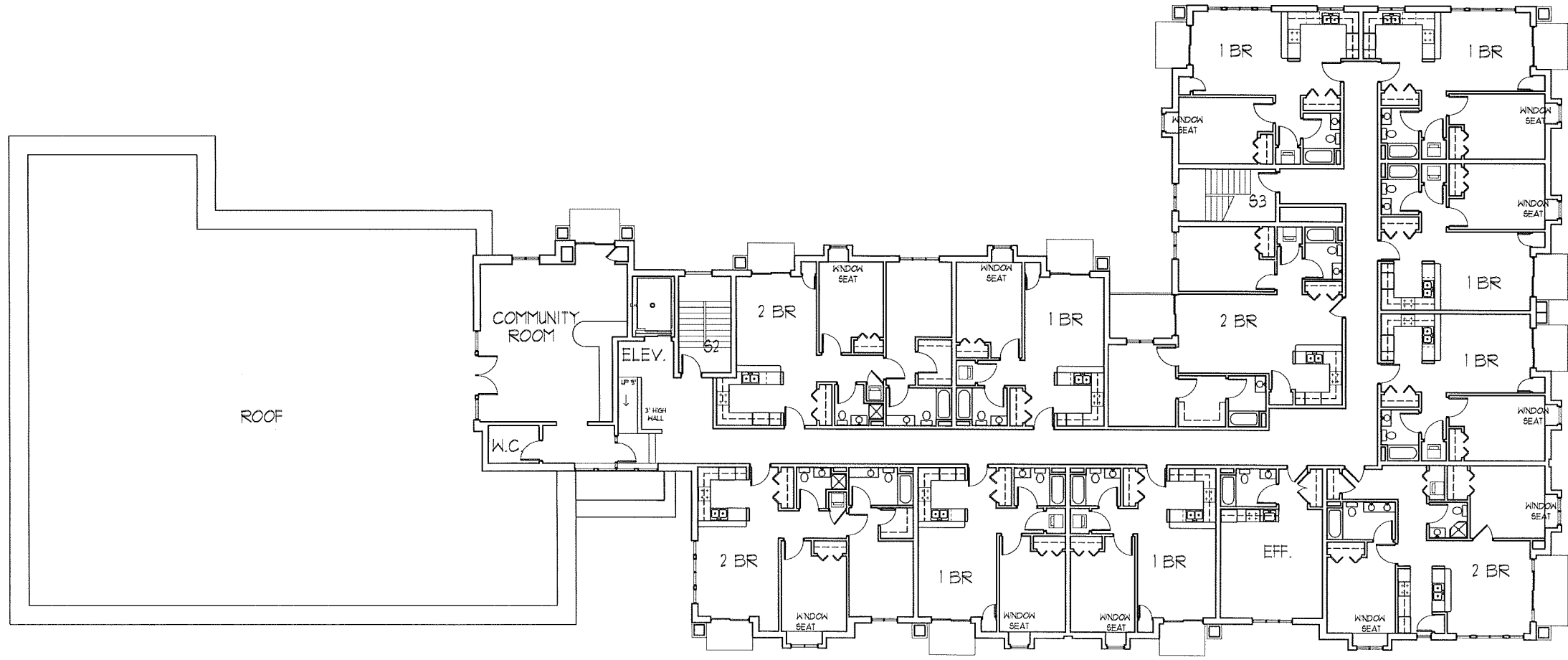
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PROGRESS PLOT DATE: 9-25-2013  
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Vicinato Apartments  
The Gallina Companies  
MADISON, WI

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Date:	09-25-13
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Sheet No.:	203

MILTON STREET



MOUND STREET

PROGRESS PLOT DATE: 9-25-2013

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Vicinato Apartments  
The Gallina Companies  
MADISON, WI

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Date:	09-25-13
Job No.:	120399-01
Sheet No.:	204



The Gallina Companies - Vicinato Apartments – Madison, WI



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View Toward North Facade



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View Toward West Entry



The Gallina Companies - Vicinato Apartments – Madison, WI



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View Looking Southeast Along Mills Street



The Gallina Companies - Vicinato Apartments – Madison, WI



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View from Intersection of Mills Street and Mound Street





The Gallina Companies - Vicinato Apartments – Madison, WI

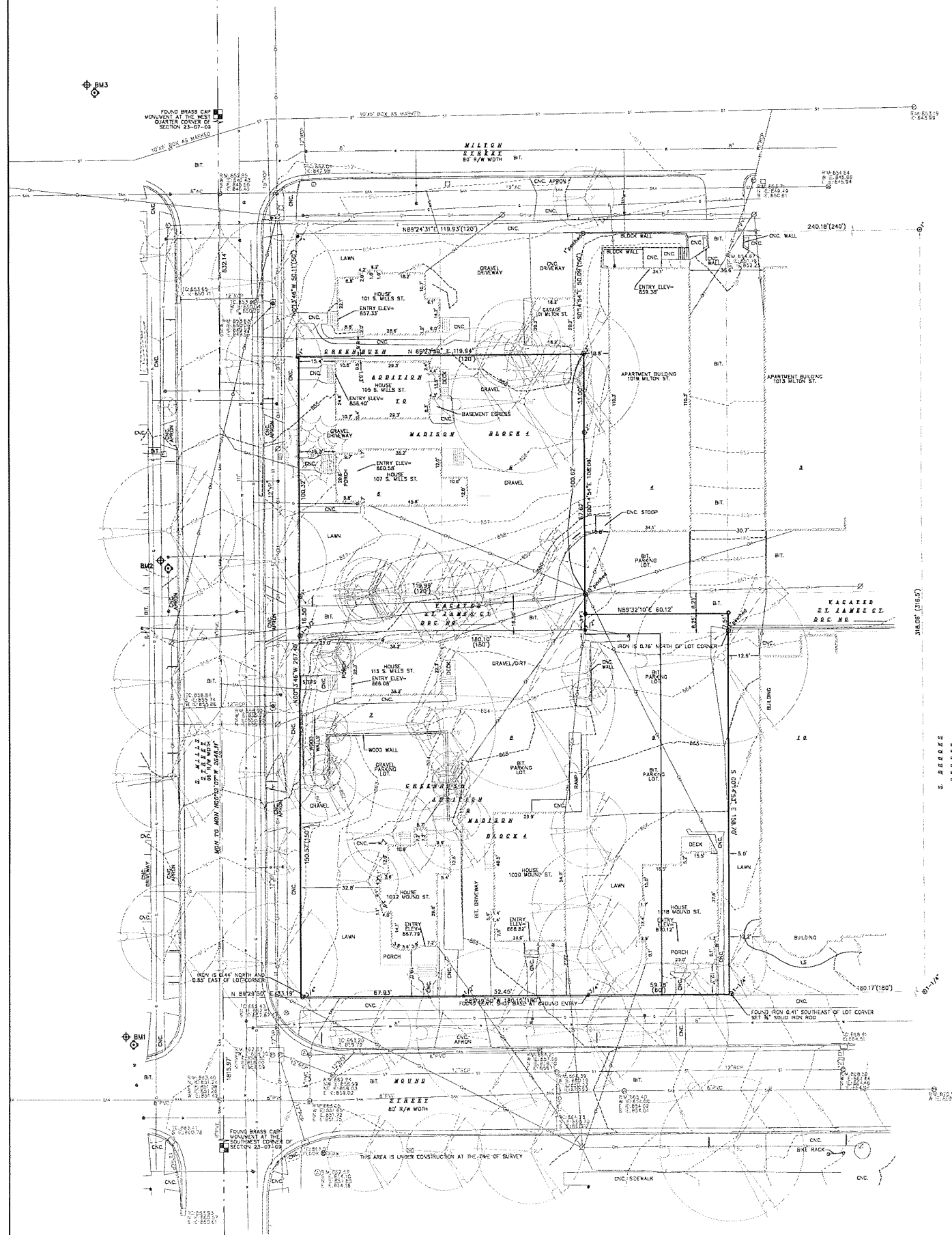


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View Toward East Entry and Parking Area



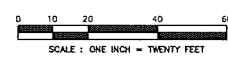
ALL OF LOTS 7, 8, 9 AND PART OF LOTS 5 AND 6 AND PART OF VACATED ST. JAMES BLOCK 4, GREENBUSH ADDITION TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 15, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, ALL IN TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



**BENCHMARK TABLE**

NUMBER	ELEVATION	DESCRIPTION
1	853.24	TOP NAT. HYDRANT AT S. WILLS ST. AND WOUND ST.
2	853.45	TOP NAT. HYDRANT AT S. WILLS ST. AND ST. JAMES CT.
3	854.82	TOP NAT. HYDRANT AT S. WILLS ST. AND WILSON ST.

**CALL DIGGERS HOTLINE**  
**1-800-242-8511 OR 811**  
**TOLL FREE**  
 100 (FOR THE HEARING IMPAIRED) 800 342-2289  
 WIS. STATUTE 182.0175 (1874)  
 REQUIRES M.N. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE



**LEGEND**

—	OVERHEAD UTILITY	⊗	FIRE HYDRANT
—	BURIED GAS MAIN	⊙	CIRCULAR CATCH BASIN
—	WATER MAIN	⊠	RECTANGULAR CATCH BASIN
—	SANITARY SEWER	⊞	STORM SEWER INLET
—	STORM SEWER	⊚	ELECTRIC MANHOLE
—	BURIED TELEPHONE	⊛	TELECOMM. MANHOLE
—	BURIED ELECTRIC	⊜	STORM SEWER MANHOLE
—	BURIED CABLE TV	⊝	SANITARY SEWER MANHOLE
—	BURIED FIBER OPTIC	⊞	DECIDUOUS TREE
—	WATER VALVE	⊞	CONIFEROUS TREE
—	GAS VALVE	⊞	BITUMINOUS PAVEMENT
—	CABLE TV PEDESTAL	⊞	CONCRETE PAVEMENT
—	ELECTRIC PEDESTAL	⊞	LANDSCAPING
—	TELEPHONE PEDESTAL	⊞	BOLLARD
—	UTILITY POLE	⊞	BENCHMARK
—	LIGHT POLE	⊞	
—	GLY WIRE	⊞	
—	SON	⊞	
⊙	IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)		
⊙	SOLID IRON ROD FOUND SIZE NOTED		
⊙	3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.		
⊙	SET W/AD NAIL		
( )	INDICATES RECORDED AS		

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

- NOTES:**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setbacks, tree restrictive covenants, subdivision regulations, zoning or other local use regulations, and any other facts that an accurate and current title search may disclose.
  - 2) No attempt has been made on a part of this survey to establish or show date expiring condition or capacity of any utility or multiple/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
  - 3) Dates of field work: 07-10-13, 07-12-2013 and 07-17-2013
  - 4) Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, certain's title reference, or any other facts that an accurate and current title search may disclose.
  - 5) All subsurface improvements on and adjacent to the site are not necessarily shown herein.
  - 6) All trees, hedges and ground cover on the site may not necessarily be shown herein.
  - 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline (Bureau of Public Works) 20132801508, 20132801518, 20132801519, 20132801520, 20132801524, 20132801533, 20132801534, 20132801544, 20132801545 and 20132801546; one view above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
  - 8) Elevation are based upon NAD83 datum. The top nut of the hydrant at the intersection of S. Wills Street and Wound Street has an elevation of 853.24'.
  - 9) Total parcel area = 41,638 square feet

**Burse**  
 Surveying and Engineering, Inc.  
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 Madison, WI 53703  
 Phone: 608-250-9263  
 Fax: 608-250-9266  
 e-mail: mburse@BSE-INC.net  
 www.bursesurveyeng.com

APPROVALS	DATE	BY	DATE	BY	DATE	BY
PROJECT						
DESIGN						
CONSTRUCTION						
CLIENT						
DATE						

**Vicinato Apartments**  
 113 South Mills Street  
 Madison, Wisconsin  
**Galina Companies**  
 101 E. Main St., Suite 500  
 Mt. Horeb, WI 53572

**PROJECT #:** BSE 1620  
**PLOT DATE:** 07/3/2013

**REVISION DATES:**

NO.	DATE	DESCRIPTION

**ISSUE DATES:**

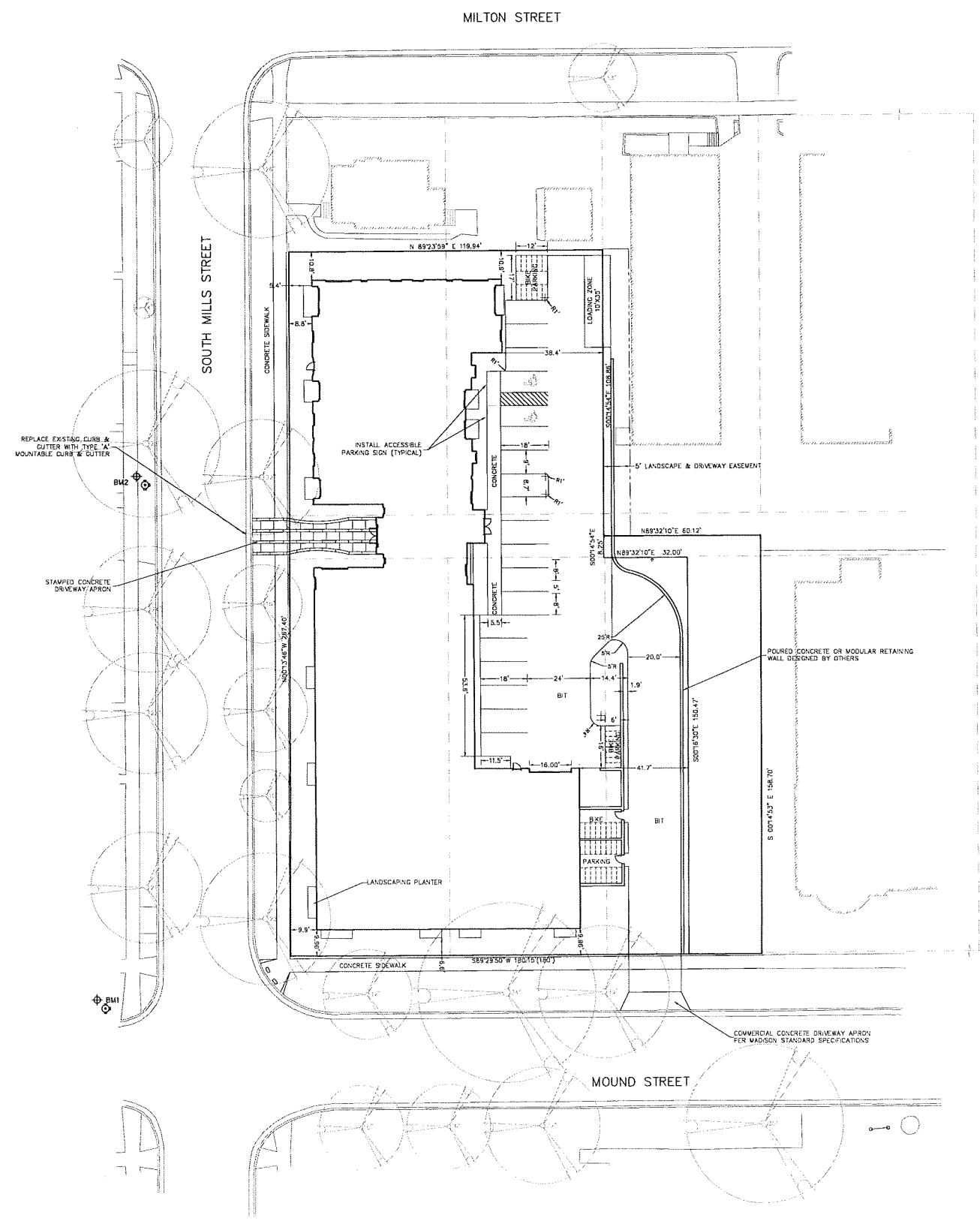
07/31/2013

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**DRAWING NUMBER**  
**C-100**



BM3



NOTES:  
 1. ALL SIDEWALK, PAVEMENT, AND CURB & GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB & GUTTER THAT THE CITY ENGINEER DETERMINES THAT IT NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.

**BENCHMARK TABLE**

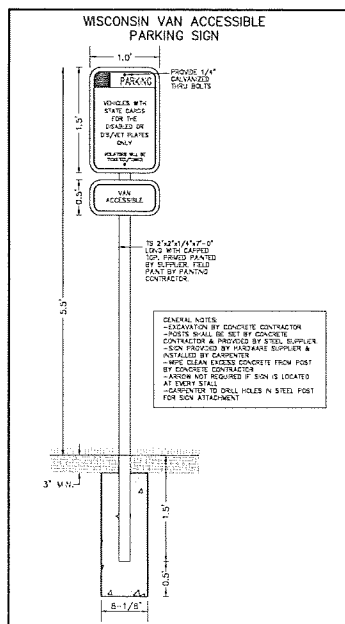
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1	155.24'	TOP NUT HYDRANT AT S. MILLS ST. AND WOOD ST.
2	159.45'	TOP NUT HYDRANT AT S. MILLS ST. AND ST. JAMES ST.
3	154.87'	TOP NUT HYDRANT AT S. MILLS ST. AND MILTON ST.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN:  
**CALL DIGGERS HOTLINE 1-800-242-8511 OR 811 TOLL FREE**  
 (DD FOR THE HEARING IMPAIRED) (608) 542-2269  
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**LEGEND**

○ OVERHEAD UTILITY	⊗ FIRE HYDRANT
— BURED GAS MAIN	⊙ CIRCULAR CATCH BASIN
— WATER MAIN	⊠ RECTANGULAR CATCH BASIN
— SANITARY SEWER	⊞ STORM SEWER INLET
— STORM SEWER	⊚ ELECTRIC MANHOLE
— BURED TELEPHONE	⊛ TELECOMM. MANHOLE
— BURED ELECTRIC	⊜ STORM SEWER MANHOLE
— BURED CABLE TV	⊝ SANITARY SEWER MANHOLE
— BURED FIBER OPTIC	⊞ DECIDUOUS TREE
● WATER VALVE	⊞ CONIFEROUS TREE
● GAS VALVE	⊞ BITUMINOUS PAVEMENT
⊞ CABLE TV PEDESTAL	⊞ CONCRETE PAVEMENT
⊞ ELECTRIC PEDESTAL	⊞ LANDSCAPING
⊞ TELEPHONE PEDESTAL	⊞ BOLLARD
⊞ UTILITY POLE	⊞ BENCHMARK
⊞ LIGHT POLE	
— GUY WIRE	
— SDN	
⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)	
● SOLID IRON ROD FOUND (SIZE NOTED)	
● 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT.	
● SET MAG NAIL	

( ) INDICATES RECORDED AS  
 DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



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 Fax: 608-250-9266  
 e-mail: Mburse@BSE-INC.net  
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**APPROVALS**

PROJECT ENG.	PDF
DESIGNED BY	PDF
DRAWN BY	PDF
CHECKED BY	PDF
MLB	MLB
APPROVED:	MLB

**Vicinato Apartments**  
 113 South Mills Street  
 Madison, Wisconsin  
**Gallina Companies**  
 101 E. Main St., Suite 500  
 Mt. Horeb, WI 53572

**PROJECT #: BSE1620**  
**PLOT DATE: 09/18/2013**

**REVISION DATES:**  
 09/18/2013

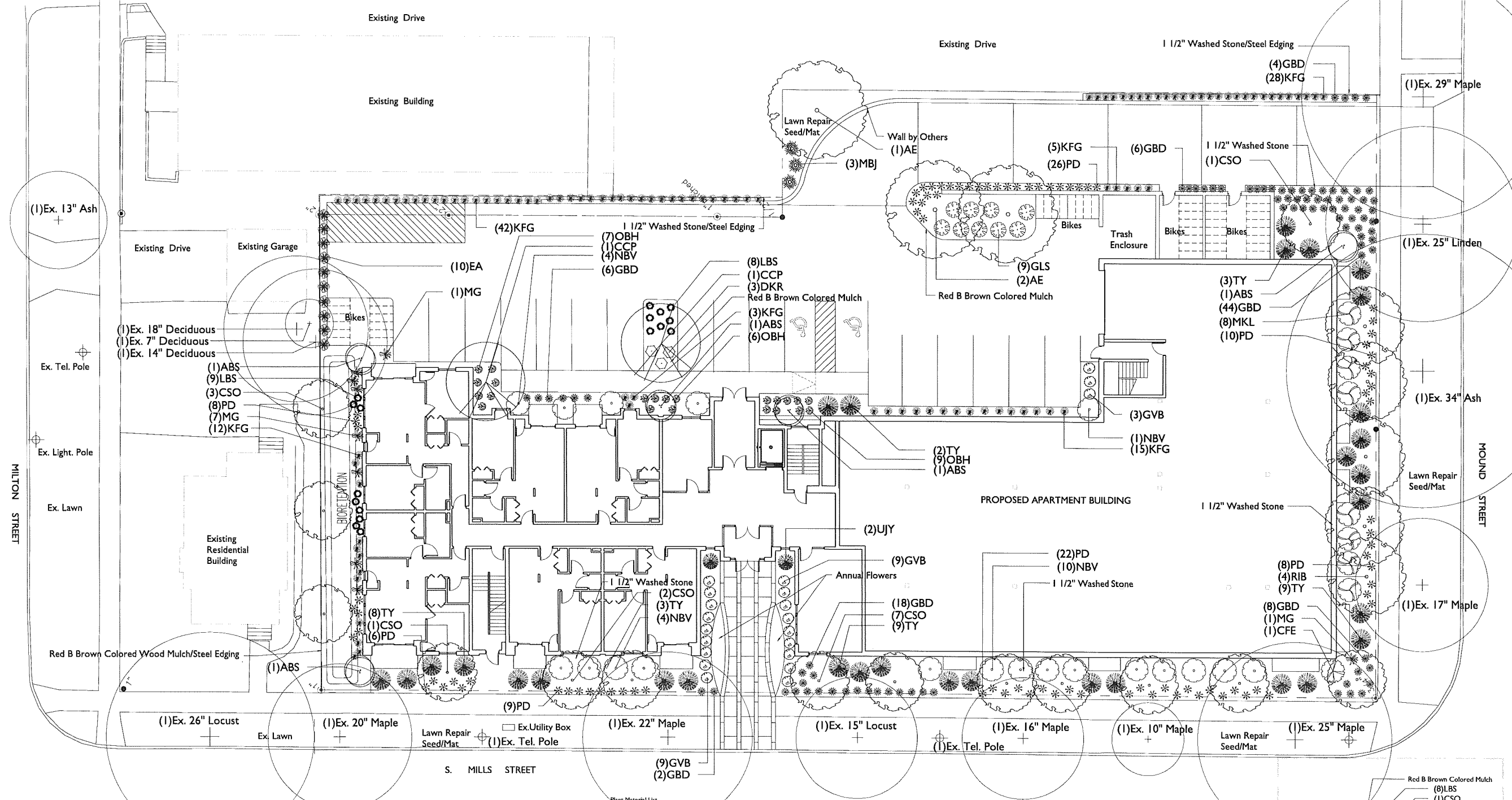
**ISSUE DATES:**  
 07/31/2013  
 09/18/2013

**SITE PLAN**

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**DRAWING NUMBER**  
**C-102**



**GENERAL NOTES**

- A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- B) "Steel Edging" to be Ryerson Steel Edging or equivalent (Black or Green).
- C) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- E) Seed shall consist of the following mixture:  
 40% Palmer Ryegrass  
 20% Baron Bluegrass  
 20% Nassau Bluegrass  
 20% Pennlawn Creeping Red Fescue
- F) Areas labeled "Seed/ Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

**Plant Material List**

Quantity	Code Name	Scientific Name	Common Name	Planting Size
<b>Broadleaf Deciduous</b>				
3	AE	Ulmus Japonica 'Wilsoniana' 'Morton'	Accolde Elm	2 1/2" B&B
5	ABS	Amelanchier X Grand 'Autumn Brill'	Autumn Brill Serviceberry	6" B&B
2	CCP	Pyrus Calleryana 'Chandlercoor'	Chandlercoor Callery Pear	2 1/2" B&B
14	CSO	Quercus X Bimundorum 'Crimson Spire'	Crimson Spire Oak	2" B&B
5	RIB	Fagus Sylvatica 'Riversii'	Riversii Beech	2" B&B
<b>Conifer Evergreen</b>				
10	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	4" B&B
3	MBJ	Juniperus Chinensis 'Mountbatten'	Mountbatten Juniper	4" B&B
31	TY	Taxus X Media 'Tauntonii'	Tauntonn Yew	18" B&B
2	UJY	Taxus Cuspitata 'Capitata'	Upright Japanese Yew	4" B&B
<b>Perennial</b>				
88	GBD	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1 CONT.
105	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
17	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
9	MG	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	#1 CONT.
22	OBH	Hosta X 'Olive Bailey Langdon'	Olive Bailey Langdon Hosta	#1 CONT.
89	FD	Sporobolus Heterolepis	Prairie Dropseed	#1 CONT.
<b>Shrub</b>				
1	CFE	Euonymus Alatus 'Timber Creek'	Chicago Fire Winged Euonymus	3" B&B
3	DKR	Rosa 'Radiko'	Double Knock Out Rose	#3 CONT.
21	GVB	Buxus Micro Var Koreana 'Green Velvet'	Green Velvet Boxwood	#3 CONT.
9	GLS	Rhus Aromatica 'Gro-low'	Gro-low Fragrant Sumac	#2 CONT.
8	MKL	Syringa Patula 'Miss Kim'	Miss Kim Lilac	3" B&B
19	NBV	Viburnum Dentatum 'Morton'	Northern Burgundy Arnd Viburnum	4" B&B

**LANDSCAPE WORKSHEET**

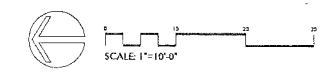
Project Location/Address: 107 S. Mills Street, Madison, WI  
 Name of Project: Vicinato Apartments  
 Owner/Contact: The Gallina Companies  
 Contact Phone: (608) 437-8300

Zoning district is PUD  
 Total square footage of developed area: 37,634 s.f.  
 Total square footage of developed area divided by 300 square feet: 125 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED  
 Landscape Units multiplied by 5 landscape points: 625 pts.

ELEMENT	Point Value	Credits / Existing		New / Proposed	
		Quantity	Points Achieved	Quantity	Points
Overstory deciduous Tree 2" - 2-1/2"	35		22	22	770
Ornamental Tree 1-1/2" - 2" Caliper	15		7	7	105
Evergreen Trees - 3 feet tall	15		13	13	195
Shrub, deciduous - 18" or 3 gallon	2		61	61	122
Shrub, evergreen - 18" or 3 gallon	3		33	33	99
Ornamental grasses - 18" or 1 gallon	2		220	220	440
Ornamental/ decorative fencing or wall	4 per 10 l.f.				
Sub Totals		0	+	1,731	
<b>TOTAL POINTS PROVIDED</b>					<b>= 1,731</b>

**Typical Parking Island with 75% Vegetative Cover**  
 155 SF TOTAL ISLAND  
 116 SF TOTAL VEGETATED COVER NEEDED  
 8 PERENNIALS @ 4 SF ea. = 32 SF  
 3 SHRUBS @ 36 SF ea. = 108 SF  
 1 TREES @ 1 SF ea. = 1 SF  
 TOTAL COVERAGE = 141 SF

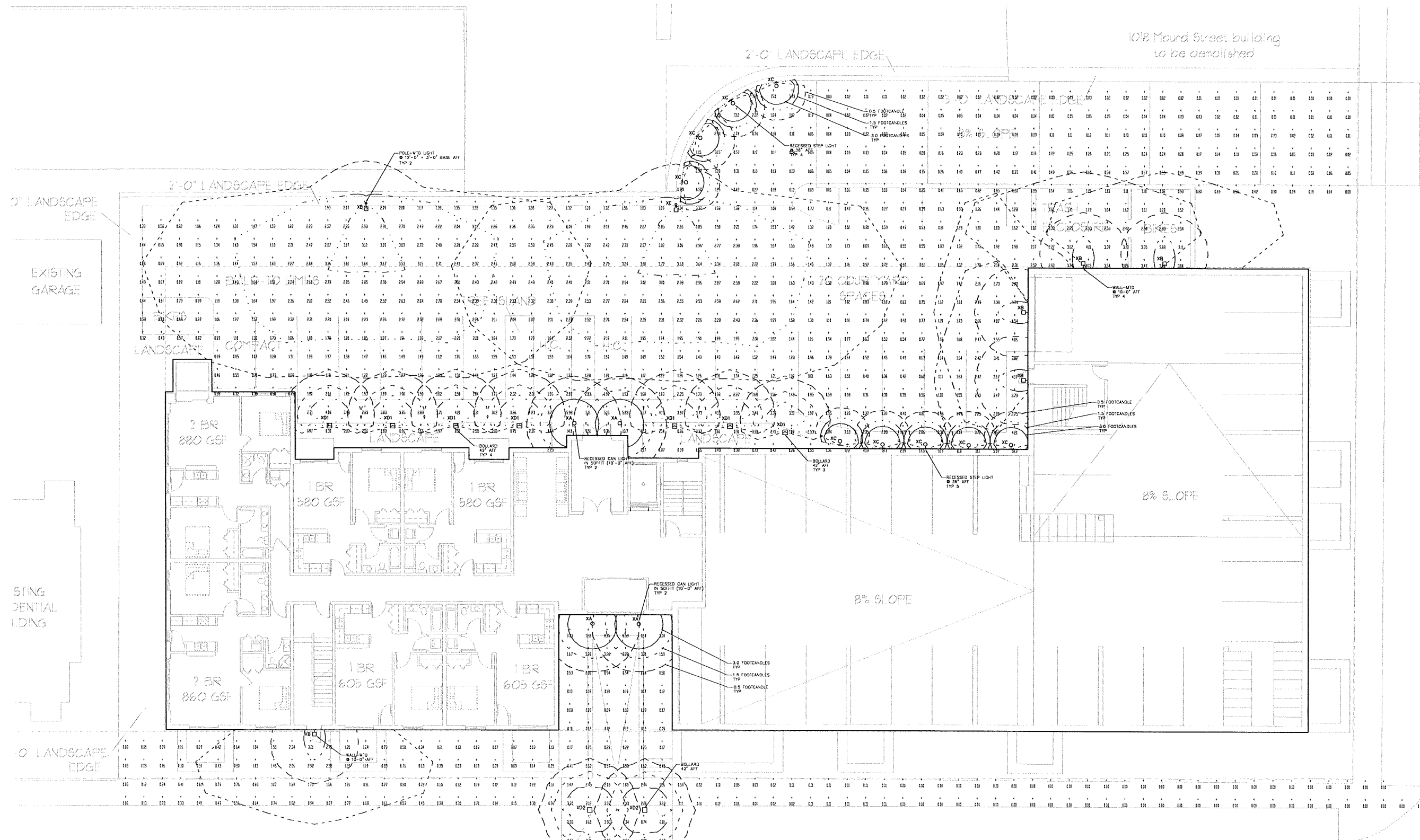


**VICINATO APARTMENTS**  
 107 S. MILLS STREET  
 MADISON, WISCONSIN 53715

Checked By: SS  
 Drawn By: 7/31/13 RS

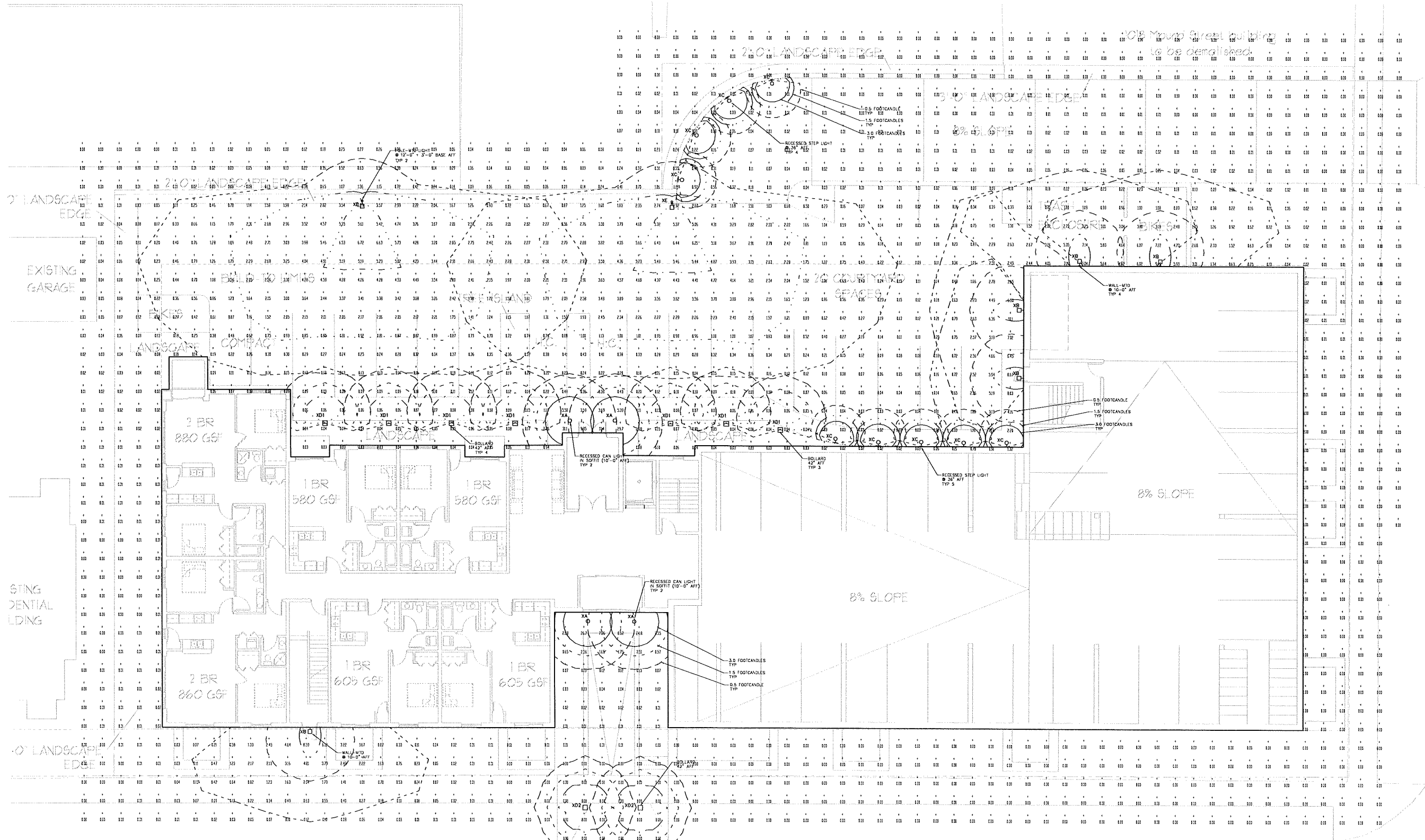
Revised: 9/18/13 RS  
 Revised:  
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 Revised:  
 Revised:  
 Revised:  
 Revised:





Site Illumination Plan - Grade  
SCALE: 1/8" = 1'-0"

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
XA	○	Lithonia Lighting - REALGC D6RW ESL 1000L 25K 65SC	(1) 3500K LED DOWNLIGHT	1064		0.90	4
XB	□	Lithonia Lighting - TWST LED T 10A700/40K SR3 MVOLT	(1) 10A 40K	2344		0.90	5
XC	○	Lithonia Lighting - DLSS	(1) NVSL219BE	337		0.90	9
XD1	□	Hydrel - 3100 LED WH153K MVOLT FT	(1) COOL WHITE LED	534		0.90	7
XD2	□	Hydrel - 3100 LED WH153K MVOLT SYM	(1) COOL WHITE LED	878		0.90	2
XE	○	Lithonia Lighting - DSX1 LED 30C 1000 40K 13M MVOLT HS	(1) NICHIA 219B, 4000K	13352	12" POLE 3" CONCRETE BASE	0.90	2



GRAPHIC SCALE  
 SCALE: 1/8" = 1'-0"

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
XA	○	Lithonia Lighting - REAL-GC DEAW ESL 1000L 35K 6SSC	(1) 3500K LED DOWNLIGHT	1064		0.90	4
XB	□	Lithonia Lighting - (VST LED T 10A700/40K SR3 MVOLT	(1) 10A 40K	2344		0.90	5
XC	♀	Lithonia Lighting - (LSS	(1) NVSL219BE	337		0.90	9
XDI	□	Hyrel - 3100 LED WHITE MVOLT FT	(1) COOL WHITE LED	534		0.90	7
XDI	□	Hyrel - 3100 LED WHITE MVOLT SYM	(1) COOL WHITE LED	878		0.90	2
XE	⊕	Lithonia Lighting - (DSX1 LED 30C 1000 40K T3M MVOLT HS	(1) NICHIA 219B, 4000K	13352	12" POLE 3" CONCRETE BASE	0.90	2