

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 11, 2013
TITLE: 105-113 South Mills Street – Demolition and Construction of a New 4-Story, 74-Unit Apartment Complex. 13 th Ald. Dist. (30983)	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 11, 2013	ID NUMBER:

Members present were: Richard Wagner, Chair; Richard Slayton, Dawn O’Kroley, Melissa Huggins, John Harrington, Cliff Goodhart and Tom DeChant.

SUMMARY:

At its meeting of September 11, 2013, the Urban Design Commission **REFERRED** consideration of demolition and construction located at 105-113 South Mills Street. Appearing on behalf of the project were Steve Kieckhafer and John Holz, representing Gallina Companies; and Kevin Snitchler, representing Meriter Hospital. Appearing in support and available to answer questions were Craig Enzenroth and Joe Gallina. Registered and speaking in opposition were Katherine Loving, Don MacCrimmon and Prudence Barber. Registered in opposition but not wishing to speak were Cecilia Stephenson, Karen Gussert and Barbara MacCrimmon. Appearing neither in support nor opposition and available to answer questions was John Perkins. This project is part of the initial Meriter PUD that was submitted and approved for a 74-unit apartment complex with underground parking. They are also applying for demolition permits for five homes along Mills/Mound Streets. In address of the Commission’s previous comments Holz presented modifications to the project, which include using just the green siding and maintaining the elongated brick. The cast stone in lintel and sill areas was shown. The glass will be clear. The balconies are pre-finished aluminum in a shell color. The building is broken into two main pieces with a large setback at St. James Court allows the building to read in smaller units. The building grabs those elements of vernacular architecture seen in the neighborhood. They redesigned the bays in a less traditional appearance; in some cases it’s a double wide bay and in some cases it’s narrower. The entry piece has changed to more of a plaza with a paving pattern that really lets you know this is the entry. Additionally they looked at how parking is working and studied how an overhang might work to cover up some of the parking while providing an amenity to the units above. They felt it would cause major privacy issues for those units from above as well as laterally. They looked at changing the brackets but felt they are appropriate in scale but they did add more detail to them. An outdoor community room is proposed. The roof hasn’t changed because of the height it would add to the roofline.

Katherine Loving spoke to her design concerns, including addressing the “big box” design in the midst of a residential neighborhood. Meriter did an excellent job of planning the daycare facility to blend in with the surrounding properties, but this doesn’t fit in with the character of the neighborhood. Going down Mills Street you are aware that you are in a residential neighborhood, but you’re not really aware that one block over is a hospital complex.

Don MacCrimmon spoke in opposition stating the project doesn't look anything like the neighborhood but more like Meriter Hospital. It would be nice if it looked like the rest of the neighborhood. The corner posts emphasize the verticality of the building while it should emphasize the horizontal which is more pleasant and more in keeping with the neighborhood. The contrast between white elements and brick is too much of a contrast.

Kevin Snitchler spoke in support on behalf of Meriter Hospital. They like the architecture and think it's a great urban infill project. They are also pleased with The Gallina Company; they are going to own it for the long-term and are more likely to take care of it and maintain it.

Prudence Barber wondered what the effect of big buildings like this will have in a residential neighborhood with smaller houses. She noted that the new homes being built on St. James Court will fit in with the neighborhood because of their architecture. She wondered if any street trees would remain, if this kind of building would be friendly to the existing neighborhood and how it will relate to the neighborhood. With 74-units she is troubled with where these residents will park.

Comments and questions from the Commission were as follows:

- The loading zone – you've got people walking in and out where you've also have the loading zone?
 - That will be the location for moving in and out. There will be bollards there so it is designed to be an uncommon activity.
- Is that where a UPS delivery will occur?
 - Yes the bollards would be removable. This is the required size of the delivery area, smaller vehicles would be able to park on the east side of the building to load and unload.
- I can't really tell what the front door looks like. For an apartment building you want a bit of a grand entrance at the street and I don't see any elevations in the submittal. What is the front door?
 - It's a storefront aluminum system. It's a glassy entrance and the doors slide.
- I'm really struggling with this design. I understand the context of that neighborhood and have been involved in many plans for this neighborhood. I struggle with the brackets, I see that as an element for a single-family home not an apartment building. I think your columns and the pitched roof all together create a sense of height and mass that is overwhelming even in the renderings. I know very well the co-housing and I can understand the desire to mimic the elements you see in that neighborhood, but a much better architectural expression is to find something that complements it in this particular urban form, which is an apartment building. The elements of this building should be inherent to that form, not to the single-family form. I would strongly recommend that you find ways to simplify both the roofline and the columns. Find other ways through materials to provide that variation in the façade. There are ways for the new to complement the old.
- The removal of trees hurts this. Some of the architecture is problematic too but the loss of those trees is a big one. Part of the parking needs to be rethought. This small island looks like it's not even our standard size. I would eliminate those two parallel parking stalls. You need to figure out a way to get some trees in here besides just the street trees to help bring that building context into the neighborhood.
- There are some mislabelings on the plan, there are plants that aren't labeled and quantities that aren't correct, that has to be taken care of. The Dogwoods, I can't see them surviving on the west side of that building and they're pretty wide spreading trees so I'm not sure that's the kind of tree you want in there.
- The stone mulch in the islands needs to be gone, you need to use wood mulch. Around the buildings it's fine.
- If the building is going to be this larger scale than the surrounding buildings, another piece you're doing that almost makes it less comfortable to walk against is bringing these solid brick planters out towards the sidewalk, that makes another step of uncomfortableness as a pedestrian walking by. I would look to

do something different there and if they are walk-up units that could be entered directly it would be more friendly to the street.

- The renderings don't show the existing street trees. There are columnar trees but I would look into more because all of that will help bring it down to a more human scale as you walk by this. If this were a ranch home I think the plantings would fit. The plantings look insignificant in a building this large. Go with more columnar trees, more vase shaped plantings, the taller the better but stay away from the Norway Maple spires.
- I encourage you to splurge a bit on the entry.
- I'd encourage you to work more with the neighborhood; they've gone great things in there.
- I would really like to see the loading/unloading in the back; that's a busy street with 74-units. If that's truly student housing that's 74 trucks all at once and that's too much for the neighborhood.
- Can you speak to the comment about the white against brown colors?
 - I think the creamy white is complementary and appropriate in color to the brick. We're evoking the vernacular of the neighborhood, not only across the street with the dimension of the lapboard siding, the whitish colors of trim throughout the neighborhood are shown in our images. It wasn't our intent to copy or mimic but to grab the residential quality, the articulation, the sense of this size unit, this modular, this railing.
- You've got this wonderful Italian name but I feel like I'm looking at a Colonial building. The history of this neighborhood is very deep, it's a very important neighborhood to the history of Madison. If you're going to have a great name you should have a great building to reflect that name.
- I found the State Historical Society's property inventory and looked at some older 20th Century apartment buildings. You see pretty clean rooflines, and while some of them are not great buildings, they celebrate the entrance, they have some restraint.
- I'm struggling with the baseline, it seems diminished rather than enhanced. We can have a historical aspect to this, just not this particular interpretation.

ACTION:

On a motion by Harrington, seconded by Huggins, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (6-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 105-113 South Mills Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	5	-	-	-	-	-	-
	6	5	5	-	-	-	6	6
	6	6	5	5	-	6	6	6
	-	5	4	-	-	-	5	5

General Comments:

- Needs a “lighter” historical reference that’s appropriate to an apartment structure.
- Spire Oak is a good selection. Use additional large scale plants/trees (columnar, but not Sentry Norway Maple).
- Please simplify building top. Brackets are over-sized and look cluttered. Splurge on entry at Mills.
- Inappropriate for context.

Parks, Timothy

From: Katherine Loving [REDACTED]
Sent: Wednesday, August 28, 2013 2:48 PM
To: Cornwell, Katherine; Parks, Timothy
Cc: VCC Google; Ellingson, Susan; John Perkins; skieckhafer@prarch.com
Subject: feedback on Gallina/100 S Mills development Madison

Dear City of Madison Plan Commission--

Residents of the Village Cohousing Community, a condominium association directly across the street from the Gallina development slated for 100 South Mills Street, are interested in the impact that building will have on our quality of life and that of the north Greenbush neighborhood of which we have been the owner-occupied anchor for the last 15 years. Below we have listed our main interests and concerns we hope the City of Madison and the Gallina Companies will act on in order to ensure the healthy growth of our neighborhood.

1) Smaller scale & size:

The scale of the development overwhelms the surrounding residential properties and the character of the neighborhood. It also threatens to overwhelm the infrastructure and the walkability we currently enjoy. These streets are already busy and narrow, with fast thru-traffic, street parking, and oft-ignored stop signs. For those of us who value raising our kids in an urban, walkable neighborhood, the significant influx of traffic and cars will affect the neighborhood safety and walkability. Scale should be reduced and steps taken to minimize the impact of the high traffic volume.

2) Improved design:

The design of the Mills Street development may fit in well to the graduated height plan from the medical campus, but the look and feel does not fit in with the surrounding residences, notably the owner-occupied properties directly across the street. Without the balconies, the building could pass for a medical clinic. The looming, big-box design does not fit an urban center nor blend with the modest homes surrounding it. No pitched roofs; no stoops, porches, or multiple street-level entrances; no additional green spaces; little variation in setback or facade-line or materials to create the impression of separate "houses" that mimic the existing housing stock and fit a walkable residential neighborhood. While the current design and height may provide an adequate transition *from* Meriter properties, it does not provide an adequate transition *to* the other residences in the neighborhood. We would like to see a design that approaches the scale of the homes in the neighborhood and offers an attractive, urban design. The townhome design that is being used in multiple new properties downtown offers an example of a more stylish contribution to the neighborhood.

3) Appeal to non-student residents:

College students are well represented in our neighborhood. With a price point, design and lease dates that will appeal to students, this development may contribute a dorm-like environment with high turnover rather than the stable, community-oriented residential base that invests in its neighborhood. In the worst case, it will contribute the primary nuisances that go along with many student rentals: noise, insufficient parking, and lack of investment in upkeep and maintenance.

4) Maintain fidelity to neighborhood plan:

While this area is zoned as a PD, it is reasonable to expect that the land use would not notably differ in scale or intent from what is proposed for the surrounding neighborhood. However, while the Plan's land use recommendation is 25 units per acre, this development appears to be well over 3 times as dense.

6) Setback, greenspace and trees:

The Mills Street development lacks a setback or greenspace design that would make a contribution to the

neighborhood. We will lose a number of trees and a good deal of open space, and that should be compensated for in the design.

7) Minimize ambient noise:

Mechanicals for this development should be directed toward Brooks Street and the current Meriter properties to the east, and should be actively shielded from the residences to the west.

We respectfully request your serious consideration of the above issues. If you wish to correspond with us about them, please direct your communication to me and I will ensure that our residents are involved in responding to you. We will also plan to attend all City hearings scheduled for the development.

Sincerely,

Katherine Loving

[REDACTED] Mound Street

[REDACTED]
[REDACTED]

Prudence Barber

[REDACTED] South Mills Street, Unit A

Alexandra LaKind and Rob Lundberg

[REDACTED] South Mills Street, Unit B

April Sopkin and Thor Ringler

[REDACTED] South Mills Street

Art and Sue Lloyd

[REDACTED] Mound Street

Linda Barry

[REDACTED] Mound Street

Barbara and Don MacCrimmon

[REDACTED] Mound Street

Stephanie Fassnacht

[REDACTED] Mound Street

1153 Emerald St.

Madison, WI 53715

August 20, 2013

Dear City of Madison Plan Commission Members:

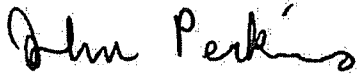
I am writing on behalf of the Greenbush Neighborhood Association (GNA) Neighborhood Council regarding the Vicinato Apartments proposal from Gallina Cos. for the 100-block of S. Mills St.

The GNA Neighborhood Council has the following concerns regarding the proposal as it stands today:

1. We feel the neighborhood would be best served by limiting the number of occupants per unit in the proposed complex to no more than 2 unrelated adults. This project was presented to the neighborhood as a "workforce housing" development offering "market rate" apartments; we feel this is a reasonable demographic to market to and do not feel the 2 unrelated adults limitation will hamper the developer's business plan by preventing them to rent to their target market.
2. The current vehicle parking ratio currently stands at less than 1.0 spaces/dwelling unit, the point at which City Planning typically implements limits on Residential Parking Permit Program (RP3) permits available to a development's residents. We would prefer there be no RP3 permits offered to residents of this building. However, if RP3 permits end up being issued by the City, the permits must be limited to the number of units currently existing on the block prior to development. UNDER NO CIRCUMSTANCES do we feel this development should be allowed to move forward without either eliminating RP3 eligibility entirely or strictly limiting the number of RP3 permits issued to future residents.
3. We are concerned about the number and locations of bicycle and moped parking facilities for residents of this development. Plans indicate 2 bicycle parking areas, one at the north end of the courtyard parking area and one along the south end next to the ramped driveway that will supposedly hold 74 bicycles. Moped parking is listed as "available", but there is no designation where mopeds will be stored, nor how many moped spaces will be available. We are concerned moped and overflow bicycle storage will be along the street terrace areas (causing problems with pedestrian/bicycle and pedestrian/moped interaction), or worse, on the sidewalk itself. We feel the developer should be required to accommodate sufficient moped and bicycle parking that 1) allows egress of this traffic to the street without interfering with pedestrian movements on this block and 2) is out of view or screened from public sidewalk area.

The Greenbush Neighborhood Council feels that addressing these concerns will make this development a more vibrant contribution to the neighborhood.

Sincerely,

A handwritten signature in black ink that reads "John Perkins". The signature is written in a cursive style with a prominent loop at the end of the name.

John Perkins, GNA president

Zaccai Lewis

Cynthia Koschman

Duane Steinhauer

Cynthia Williams

Peter Williams

Nate Warnke

Karen Carlson

Andrea Levy

Parks, Timothy

From: Barbara MacCrimmon [redacted]
Sent: Thursday, August 15, 2013 5:16 PM
To: Ellingson, Susan; Parks, Timothy; Martin, Al; Scanlon, Amy; Cliff Goodhart; Dawn C. O'Kroy; Ken Opin; King, Steve; Resnick, Scott; Michael Heifetz
Subject: new Greenbush apartments

Hi – This memo is written by myself, a resident of the Village Cohousing Community (VCC), an intentional community on the northwest corner of Mills and Mound Streets. It is my response to recent events in my neighborhood; please read it. Yours truly, Don MacCrimmon :

6 August 2013

to : members of the Village Cohousing Community and to the City of Madison's Urban Design Commission, Plan Commission and Common Council

from : Don MacCrimmon, 1110 Mound Street, a resident of the Greenbush Neighborhood

This memo describes an unprecedented expansion of apartment projects in Madison's Greenbush neighborhood : projects which comprise 233 or 273 new apartments on Madison's near-West side, in the area bounded by Emerald, Milton, Brooks and Mills Streets.

One of the four is the Gallina Company's proposed Vicinato Apartments (72 apartments, planned for the east side of the 100 block of South Mills Street, proposed for completion in May, 2014. The others are :

Ideal Apartments (Gallina Company) : 57 apartments, on the western side of Park Street, at 502 South Park Street, now under construction with completion planned in the Fall of 2013;

Lane's Apartments (proposed by Joe McCormick) : planned as a five-story, 40-unit building on the western side of Park Street, across Drake Street from the new Ideal Apartments;

Longfellow Apartments (Alexander Company) : either 64 or 104 apartments, at 210 South Brooks Street. (If the Longfellow School were to be modified into apartments, there would be about 94 apartments in the Longfellow development – if not, 64.)

– a total of 233 or 263 new apartments –

1. According to the proposals of the three developers, their four apartment proposals would have about 74 two-bedroom units, 149 single-bedroom units and 9 studio-size units. (If Longfellow School itself were to be converted into 30 apartments, then there might be 263 apartments : 85 two bedroom, 170 single bedroom, 10 studio) There would be no family-size rental apartments; this, despite the urging of neighbors advocating that more families move into Greenbush. (When thinking about young families, please remember they most often need three bedrooms.)

2. None of these properties ought be permitted without provision for adequate parking. If it's true a recent parking ordinance mandates no more than one parking space for each apartment, there ought, nevertheless, be more parking provided by the developers.

Perhaps as many as 233 parking stalls are shown in their plans, but if these plans go forward, the neighborhood will be beset with too many vehicles on the scout looking for a place to park on the street. The City ought mandate adequate parking and require that developers provide it.

(Assuming a population of about 470 apartment residents, if two-thirds of the residents were to possess their own automobiles (that is, about 320 automobiles), then about 87 renters would need to find street parking [320 auto owners minus 233 parking stalls; $320 - 233 = 87$]. During the UW's academic sessions street parking is already scant and during football games, it is available only for several hours at a cost of \$15 or more. Consider, please, that Randall Stadium lies within walking distance across Regent Street.)

3. The proposed Lane's Apartments and the Ideal Apartments might offer a few retail spaces on Park Street, but the proposed developments at Longfellow and Vicinato do not. The four projects offer no spaces for public libraries, nor study rooms, nor laundry-rooms, nor secure wi-fi, nor spaces for security personnel – nor for something like Lane's Bakery.

A description of the proposed Vicinato Apartment :

The following description derives from notes taken during meetings on March 12, March 19, July 9, and July 29, 2013. Inaccuracies within it are the fault of the notetaker, myself.

The Vicinato Apartments are a Planned Development (PD) which affects the Greenbush neighborhood on Madison's near west side. Meriter Hospital recently sold two real estate parcels, both of which abut, or are across the street from, existing hospital buildings, to two separate developers. It appears Meriter no longer has ownership interest in the following : 1) the west half of the block bounded by Milton/Brooks/Mound/Mills streets, and 2) the east half of the block bounded by Brooks/Chandler/Mills/Mound Streets (that is, Longfellow School and its parking lot). This, despite Meriter's intention, as expressed in an earlier GDP (General Development Plan), to devote the two parcels to 'employment' or 'medical' purposes. According to our alderperson, there is no underlying zoning code which regulates Planned Developments; rather, citizens must resort to whatever ordinances and statutes might have bearing on specific, actual circumstances.

The two successor owners now propose separately to convert the two parcels into 'residential' use. That is, two new owners : the Alexander Company and the Gallina Company, plan to use the two parcels for apartment buildings. Of especial interest to members of Village Cohousing Community is Gallina's proposal for the development on the east side of South Mills Street between Milton and Mound Streets.

In Wisconsin since 1980, the Gallina firms have designed, built and operated apartment complexes, single-family subdivisions and office/retail centers. They now manage over 3,000 apartment units in Madison, Milwaukee, Green Bay, northern Illinois and central Florida, they own and manage single-family subdivisions in Mt. Horeb and Sun Prairie; their retail and commercial properties are located in Madison, Mt. Horeb, and Middleton. (These details are from Gallina's website, gallinacompanies.com/)

Their local properties (in addition to four apartment properties in Middleton) are :

2202 Luann Place Apartments, a little west of Fish Hatchery Road and immediately south of the Beltline,

Cedar Glen Apartments in Cross Plains,

Fuller's Woods Apartments on Sherman Avenue near Maple Bluff,

Lake Pointe Apartments near Cherokee Marsh in northeast Madison,

Schroeder Square near Whitney Way and the Beltline in southwest Madison,

Ideal Apartments at 502 South Park Street (now under construction), and

Vicinato Apartments proposed near Meriter Hospital.

The Ideal project is now partially built; it is on the southwest corner of Drake and Park Streets on the site of the former Ideal Body Shop. If you look at the Ideal Apartments structure soon, before it is closed-in, you will see a sturdy ground-floor parking garage with superstructure of four or fewer floors of wood stud walls, wood joists, wood flooring and wood sheathing. The walls and ceilings of the parking structure are made of cast-concrete and are nearly fireproof. But the apartments atop the parking structure are framed with dimensioned lumber (2" x 6", 2" x 4", trussed wooden joists, wooden underlayments, etc.) nailed together using the 'platform'-type structure now found in most frame homes – much less fire resistant.

The Gallina management proposes a second, similar apartment structure for the east side of Mills Street between Mound and Milton Streets. They have named it Vicinato Apartments. Some of Greenbush's residents, including myself, were in the audience in Neighborhood House yesterday evening; we looked at the drawings of the proposed development and listened to the descriptions by a Gallina officer, Craig _____, and Gallina's architect, Steve _____, of Plunkett Raysich Architects (PRA). In general their descriptions recapitulate drawings and descriptions given earlier, on March 12, 2013, in the Bolz Auditorium in Meriter's McConnell Hall – also four or five years further back, in the description of a proposed general development plan (GDP) offered by Meriter Hospital and termed the 'Greenbush-Vilas Renovation Project'.

Gallina's proposal is framed as a Specific Implementation Plan (SIP) which they intend to soon submit to Madison's municipal commissions and Common Council :

Urban Design Commission (UDC) on September 11, 2013; and the
Urban Planning Commission (UPC) on September 30, 2013; and to the
Common Council on October 15, 2013.

Before and between these dates various municipal departments : Traffic, Water, Sewer, Engineering, etc., will review Gallina's Vicinato SIP and, perhaps, might require changes. If our Common Council approves Gallina's Mill Street existing proposal on the 15th of October, 2013, Gallina intends immediately to begin construction, planning for completion of the Vicinato structure in eight months, about mid-May, 2014.

Gallina's representative told us that downtown occupancy rates in Madison usually exceed 96 percent. He asserted the Gallina Company intends to be a owner/manager for the long-term, and said his firm would hire one live-in manager to help manage the Vicinato apartment.

Further, he told us tenants would be pre-screened and that his firm expected to rent to 'workforce professionals', although some UW graduate students might qualify. He said prospective tenants must :

- have income at of at least two-and-one-half times greater than cost of rent,
- have no record of prior offenses, such as felonies, and perhaps including
some misdemeanors,
- provide references extending at least one year into the past,
- have adequate financial scores.

Some details about the proposed Vicinato structure :

It would run along Mills Street about 255 feet and along Mound Street about 85 feet. At grade level it would be set-back ten feet from the inner edges of the sidewalks along Mills and Mound. But its eaves, balconies and window bays would overhang the ten-foot set-back.

It would be a four-storied building about 42 feet tall, It would have the shape, in plan, of the capital letter 'L', the vertical stem of the 'L' parallel to Mills Street.

The proposed Vicinato structure, if built, would be as tall as the existing McConnell Hall, which is about 42 feet tall. Gallina's representative told us the buildings of Meriter Hospital are restricted to a height of 164 feet; he added that Meriter intends to replace the College Station Apartments and McConnell Hall – sometime – with garages, laboratories and office structures and that such yet-to-be-built Meriter buildings might be as tall as 164 feet. He justified the 42-foot height of the proposed Vicinato structure, saying its height would make a reasonable transition between existing neighborhood houses to the west, and the height of Meriter's future structures to the east.

Seventy-two or seventy-four apartments are proposed with other interior spaces. Monthly rentals are planned to range from \$800 to \$1,125.00 for those more desirable :

- a) 47 one-bedroom apartments,
- b) 24 two-bedroom apartments,
- c) 3 studio apartments,
- d) a ground floor entrance foyer, etc.

Existing houses at 105 and 107 South Mills Street, and at 1018 and 1022 Mound Street would be demolished.

The Vicinato would offer no spaces for public libraries, nor study rooms, nor laundry-rooms, nor secure wi-fi, nor spaces for security personnel – nor for something like Lane's Bakery.

Parking would be provided :

- a) 51 stalls in 'underground', or sub-grade level, located under the proposed ground floor apartments,
- b) 20 outdoor stalls behind the proposed structure,
- c) as many as 45 spaces which might need to be found on nearby streets,
- d) there would be adequate stanchions and small spaces for mopeds and bikes,
- e) entrance and egress for motor vehicles would be on Mound Street, about 90 feet east of Mills Street.

Ground floor apartments along Mills and Mound would be fronted with patios. Apartments on the second, third and fourth floors would have projecting balconies. All apartments would be equipped with ducted through-the-wall forced-air devices for heating and cooling.

There would be one elevator in one elevator shaft in a central location – large enough to accommodate a hospital gurney. There would be three stairwells : one at each end and one in the center.

There would be one hallway on each floor, running the length of the building, and providing access to apartments lying on either side. Hallways parallel to Mills Street would be about 230 feet long and would communicate directly to hallways parallel to Mound Street, which would be about 55 feet long. The connected hallways, when seen in plan-view drawings, have the shape of the capital letter 'L'; and reflect the overall plan shape of the entire structure – also shaped like a capital 'L'.

A pedestrian entrance would divide the Mills Street façade into roughly equal halves, making the structure seem as if the proposed structure were two separate, side-by-side buildings. The pedestrian entrance would be placed in a broad recessed niche perhaps as deep as eight feet, perhaps as wide as twelve feet, extending upward through all four floors. The feeling of separate buildings along Mills Street would be enhanced by a slightly reduced height along the northern part of the structure.

Façades on all sides would be capped by 'Mansard Roof' eaves which would project about three feet outward and be supported by knee braces at intervals of about 30 feet.

A fascia layer of red face brick would cover all four sides of the proposed structure. Windows would look like domestic double-hung windows. Some windows would be accentuated on the upper three floors by their placement within projecting vertical window bays, each bay about 30 feet tall and about 12 feet wide. These bays would have a whitish color and would be sided with cementitious clapboards. There would be six vertical window bays on the Mills Street side – and two or three along the Mound Street side – placed at regular intervals and corresponding to the placement of bedroom windows.

A criticism of the proposed Vicinato Apartments :

1. The proposed Vicinato needs to look more like the smaller structures found across Mills and Mound Streets. It needs set-backs instead of sheer, abrupt façades, such as those planned along Milton, Mills and Mound Streets. Its proposed style resembles that of Meriter Hospital. If it were to look less like Meriter Hospital and more like nearby neighborhood buildings, it might become a more pleasant transition from a high-density apartment precinct to a single-family neighborhood.

My experience is that, depending on the season, our transient student residents are : boisterous, tipsy, sometimes thoughtless, sometimes loud, sometimes shooting off fireworks – and sometimes late into the night.

(But the Gallina firm has no experience in student housing. Gallina's representatives asserted their intention to rent to 'young professionals' – perhaps admitting a few graduate students. Yet the neighborhood of 100 South Mills is a part of an intense bailiwick of undergraduate housing. On St, James, Milton, and Bowen Streets, and between Mills and Randall Streets, there are only a few houses that are not occupied by young student renters, while further east along Milton Street, between Mills and Brooks Streets, and also at the corner of Park and Regent Streets, there must be about 150 student-occupied apartments – the College Station Apartments and Park Regent Apartments.)

(In the more southerly reaches of the Greenbush neighborhood, bounded by Mills, Mound, Lake Wingra and Randall Streets, there are many-single family homes whose resident families favor the settlement of their neighborhood by more families. Indeed, they want their neighborhood to change : from the dinged-up houses now occupied by students – to a place for families with children – families in family homes. They would not favor the barracks-like apartment residence which the proposed Vicinato Apartments seems destined to become : a large-scale abode of – boisterous, tipsy, sometimes thoughtless, sometimes loud, sometimes shooting-off-fireworks – undergraduate students.)

3. Most undergraduate residence halls employ Resident Assistants (RAs) – one RA being allocated to 20 or 40 students. In their Vicinato proposal Gallina would provide for only one resident manager – merely one (1) for perhaps as many as 120 people – in a building whose wooden walls and floors would readily transmit noise.

4. Since undergraduate residence halls nearer the UW campus are made with floors of post-stressed concrete planks laid on ferro-concrete beams and supported by ferro-concrete posts, why not reconfigure the Vicinato proposal as a ferro-concrete structure? Vicinato would be safer and quieter if it were to be constructed of ferro-concrete members.

5. Also, for purposes of management and safety, why not insert two substantial masonry partitions projecting from the basement up through the roof? Fire safety is a serious issue with wooden structures. The existing Vicinato proposal shows four long floors of wooden construction – each floor having a horizontal corridor longer than 200 feet : and each of which, absent vertical fire-resistant partitions for localizing a serious blaze, might allow a fire to travel quickly from one end to the other. Masonry partitions would promote the safety of residents.

The following news article advocates for more families in Greenbush; from :
Wisconsin State Journal, 5 August 2013 :

.... Ald. Sue Ellingson, 13th District, is equally excited about the prospects for the Park/Drake TIF district.

The TIF money would be used to help rehab homes in the area that originally were occupied by families but have since been turned into student housing.

The city will use money generated by the construction of several multifamily developments to fund the purchase and renovation of student rental housing to convert back to single-family homes.

Under the program, the city would provide 20 to 30 forgivable TIF loans ranging from \$50,000 to \$150,000 at 0 percent interest. The loans would include language requiring the home to be owner-occupied for at least 10 years.

"It has the goal of trying to renovate what are basically pretty modest houses in Greenbush that have gotten pretty run down with being rented out for many years," Ellingson said. "Landlords don't seem to care about keeping them up, and the tenants, mostly students, don't either.

"So they get to the point where they're really in bad shape, which is not good for the neighborhood or the city. So we're trying to bring them back."

While the details are still in the works, Ellingson said a key to the plan is to make it more practical for people she calls "urban homesteaders."

"These TIF programs are usually designed for big developments and have a number of requirements that are hard for a homeowner to handle," she said.

In addition to the small cap TIF program, the city also will be able to acquire property and contract with a developer to fix it up.

"These properties are often worth more as student rentals," Ellingson said.

"You've got five students living there, they pay more than a family can pay. So the landlords don't have an incentive to turn it back to single family. They're just willing to let it get ruined to the point where it doesn't stand up anymore."

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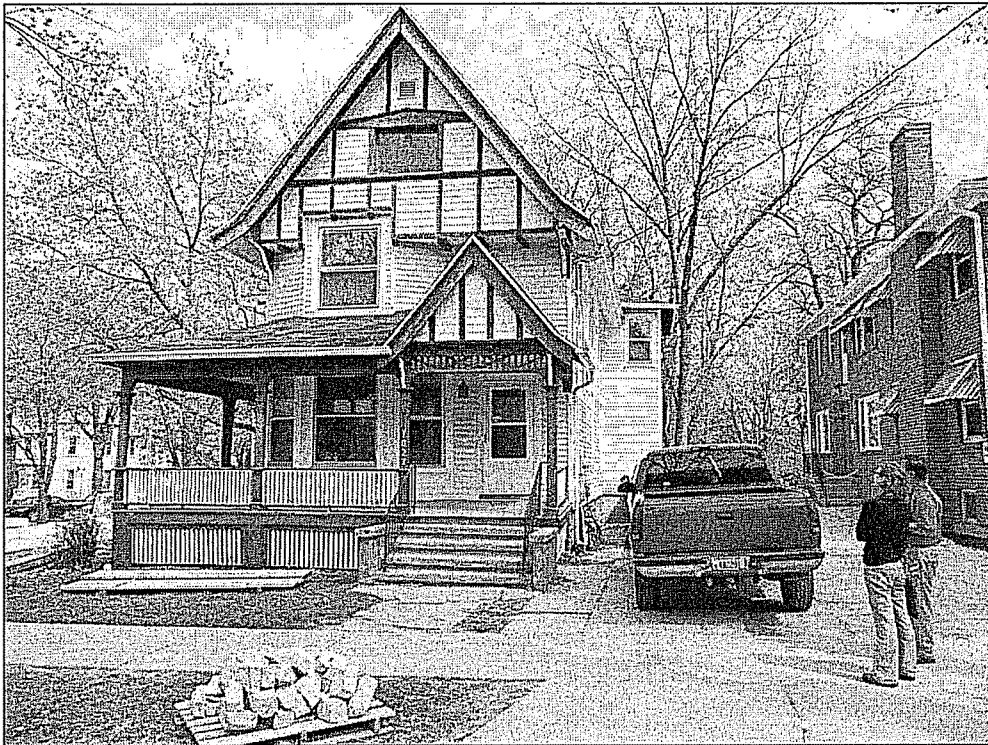


National Trust
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FREE HOUSE

7 May, 2013

House available for relocation
1022 Mound Street, Madison



The Madison Trust for Historic Preservation is assisting *The Gallina Companies* in identifying relocation opportunities for the house at 1022 Mound St. in Madison. The house has been unoccupied for about a year, and must be removed from the parcel by October 1, 2013. The Gallina Corporation is prepared to contribute their anticipated demolition cost to the cost of relocation, should a suitable relocation plan be approved.

MTHP staff inspected the house on May 7 and we offer an overview of its condition below. For more information about the house or the terms under which it is being offered contact:

Craig Enzenroth, President of The Gallina Companies
office 608-437-8301, cell 608-695-1512, cenzenroth@gallinacos.com
101 E. Main St., Suite 500, Mount Horeb, WI 53572

Dedicated to the Preservation of Madison's Historic Places

P.O. Box 296 Madison, Wisconsin 53701-0296 608-441-8864 info@madisonpreservation.org

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FREE HOUSE

MTHP staff conducted a cursory inspection of the house on May 7, 2013. 1022 Mound St. is a 2½-story wood-frame house on a stone foundation built in 1894. There is a small addition on the rear that appears to have been built in the 1950s or 60s. The house features an exterior decorative program influenced by the Stick style, rare in Wisconsin, but used mostly between 1870 and 1890. The exterior decorative elements appear to be in good to fair condition. Some areas – verge boards and porch columns - show some shifting, and weathering where paint has failed. Most of the exterior is covered with vinyl siding installed over extruded foam board. The original clapboard siding is present and, in a small exposed area, appears to be in good condition but in need of refinishing. The gable end features the original wood brackets, patterned wood shingles, and “stickwork,” as does the secondary gable on the side elevation that faces Mills St.

The porch features original decorative elements including a gabled stickwork portico, columns with a bead-and-reel motif, and a dentil motif along the cornice. Salvaging the porch, however, may pose a challenge in a relocation scenario.

The house was divided into two flats, and has been a rental property, presumably for decades. As a result the interior retains very little of its original features. Window and door trim is in place, and painted. All of the original double-hung sash windows appear to be in place, and there is a set of casement windows in the stairway. We did not assess their condition individually. They have been painted, and many of the pulley ropes are disconnected. Interior spaces have been divided with stud framing and drywall, as can be expected in a single-family house converted to rental property.

Floors are carpeted. We were unable to determine whether original flooring remains in place. The ceiling of the basement has been covered with stucco, so floor joists and flooring are not visible from below.

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